

GULU INVESTMENT PROFILE

2025





MESSAGE FROM THE MAYOR

Welcome to Gulu City, the heart of Northern Uganda, specifically the Acholi Sub region and your prime destination for investment in the region. Our city is more than just a place on the map; it's a dynamic hub positioned to connect the entire region with the rest of the country and beyond, offering seamless access to the markets of Northern Uganda, South Sudan and parts of the Democratic Republic of Congo.

Under my stewardship, the political leadership of Gulu, is driven by a singular vision of fostering a prosperous and thriving city. We have developed a well-planned and serviced infrastructure that positions Gulu as the premier center for administrative, financial, and logistical services in the north. The establishment of a major logistics hub further solidifies our role as a trade facilitator for the entire northern region and its neighboring countries.

Unparalleled Investment Opportunities

Gulu's greatest asset is the fertile, arable land that surrounds us, creating a wealth of opportunities for large-scale agricultural investment. Whether you're looking to serve the local market or export, the potential here is immense. Imagine cultivating vast fields of high-demand produce like water melons, oilseeds such as sunflower, simsim, and soya, or various grains and cereals of economic significance.

Beyond raw agriculture, the real opportunity lies in agricultural value addition and agro-processing. With the region's vast farming potential, we are ready to support industries that process and enhance these products. We welcome investments in:

- Agri-support services: Soil analysis, inputs production, and packaging materials.
- Post-harvest infrastructure: Cold storage rooms, modern transport, and silos.
- Processing facilities: Coffee processing plants, commercial fish farming with breeding hatcheries, and apiculture (beekeeping). This represents a significant, untapped local demand waiting for your investment.

Gulu is a vibrant commercial hub offering a wide spectrum of services essential for business success. We have a robust financial sector with banks, agent banking, and mobile money services, alongside strong telecom and ICT infrastructure. Our city is well-equipped to facilitate tourism, with a growing hospitality sector and a focus on health tourism. When upgraded and redeveloped to international standards, Gulu Airport will provide a critical air link, further enhancing our logistical capabilities.

This profile is a direct invitation. It showcases Gulu's strategic location, its foundational infrastructure, and its wealth of services. But most importantly, it highlights the immense human potential of our region, where Gulu City is poised to play a central and significant role in improving lives and driving progress. We are confident that this document will serve as your essential reference point as you consider investing in the future—the future we are building together here in Gulu.

FORWARD BY THE CITY CLERK

Gulu City, was elevated to city status in 2020, and is the undisputed commercial and administrative capital of Northern Uganda. Strategically positioned as the region's largest urban center, Gulu stands out for its robust revenue collection and its ambitious vision to become a major economic powerhouse.

Strategic Location and World-Class Infrastructure

Gulu's strategic importance is highlighted by its role as a key gateway for trade to South Sudan and the parts of the Democratic Republic of Congo. The city is a logistics and transportation nexus, with a newly designated ultra-modern Logistics Hub. This facility features state-of-the-art warehouses and integrated clearing services, seamlessly connected to a robust network of all-weather roads that link Gulu to the rest of the country.

The government's commitment to Gulu is evident in its benchmark-setting infrastructure developments. These improvements are not just for Gulu but are being emulated by other urban centers across Uganda, solidifying the city's reputation for having a forward-looking, high-quality built environment.

A Hub for Agribusiness and Innovation

Situated amidst vast, arable farmlands, Gulu is ideally positioned to become a center for agri-processing and value addition. The city's location provides investors with direct access to large-scale farms and a ready supply of agricultural products, offering unparalleled opportunities in the food and beverage industry.

Furthermore, Gulu University is a leading institution for research, development, and innovation. The university serves as a critical resource, generating new ideas and providing a skilled workforce that is ready to support and drive business growth.

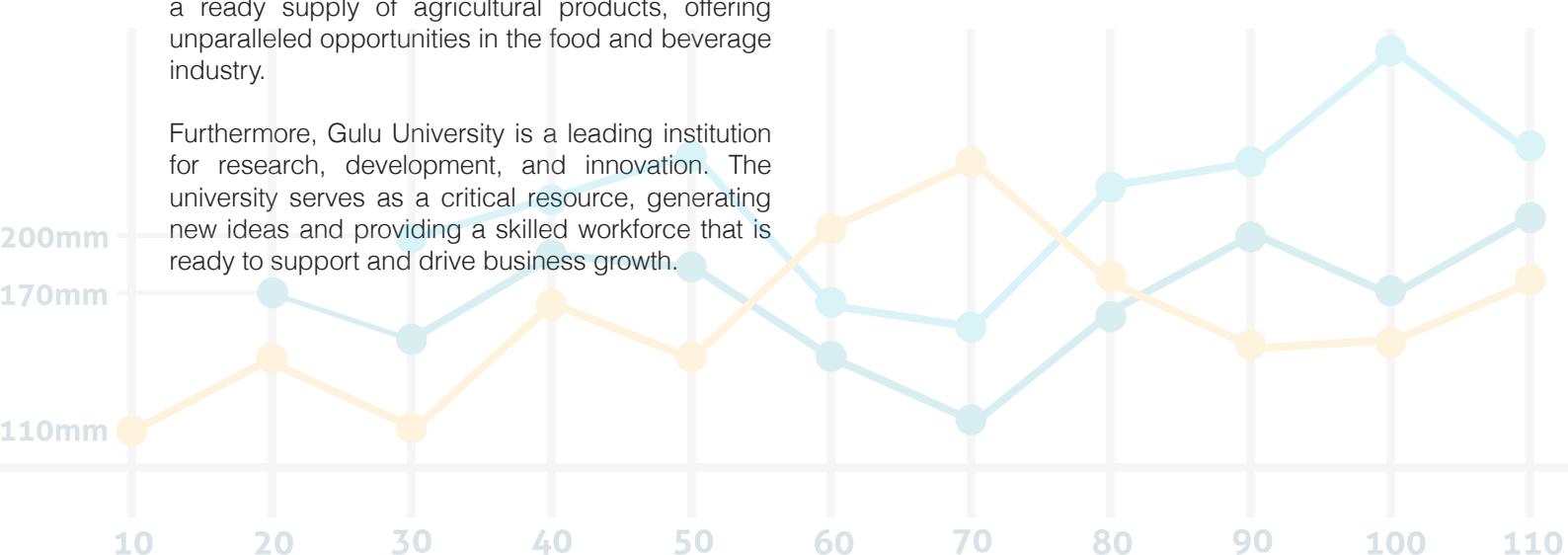
Investor-Ready Environment

This investment profile provides a detailed overview of Gulu City's competitive advantages, including its:

- Geographical and strategic location
- Efficient administrative framework
- Modern infrastructure and services
- Human resources and talent pool
- Available investment opportunities

The city's development is a result of a committed and focused partnership between its technical and political leadership, ensuring a welcoming and supportive environment for investors.

We invite you to explore the opportunities within Gulu City. This profile is designed to provide you with the insights you need to make Gulu the definitive choice for your next major investment.



GULU TODAY

- **Location:** Strategically and centrally located on the Great North Road, 332 kilometers north of Kampala.
- **Role:** The largest commercial and social coordinating center in Northern Uganda. It also hosts many regional offices.
- **Historical Significance:** Established by British colonialists in 1906 as an administrative and agricultural transshipment hub.

Gulu's Future Role:

- **Logistical Hub:** Gulu is being prepared to serve as a major logistical hub for exports, imports, trade, and commerce.
- **Geographic Focus:** This role will be particularly important for Northern Uganda and the neighboring countries of South Sudan and the eastern Democratic Republic of Congo.



Gulu's Economic Role



About Gulu

• Economic Activities:

Gulu's Economy Is Centered Around Commerce, Trade, And Industry, With Notable Processing Industries Like Oilseed And Grain Milling, And Cigarette Manufacturing.

• Agricultural Hub:

The City Also Serves As A Key Marketing Center For The Surrounding Agricultural Region Of Northern Uganda, Which Grows Cotton, Tea, Coffee, Corn, Sorghum, And Tobacco.

• Regional Context:

Gulu's Economy Is Primarily Driven By Its Commercial Activities And Its Role As An Agricultural Marketing And Processing Hub



200mm
170mm
110mm

10 20 30 40 50 60 70 80 90 100 110

GULU CITY GEOGRAPHY & PROFILE

LOCATION	Acholi Sub Region, Northern Uganda
AREA	222.0 km ²
SIZE	Largest City in Northern Uganda
POPULATION	233,271
DAYTIME POPULATION	323,888
POPULATION DENSITY	1,051/km ²
DAYTIME POPULATION	323,888
GENDER STRATIFICATION	Males: 109,996 Females: 123,275
NUMBER OF DIVISIONS	2
NUMBER OF CONSTITUENCIES	3
NUMBER OF WARDS	32
NUMBER OF CELLS	128
NUMBER OF HOUSEHOLDS	51,486
AVERAGE HOUSEHOLD SIZE	5.2
INDUSTRIAL AND COMMERCIAL ACTIVITIES	79%
INFORMAL ACTIVITIES	68%
UNEMPLOYMENT RATE	21%
NUMBER OF ESTABLISHED BUSINESSES	1,891
TOTAL ROAD LENGTH (KM)	249.2Kms (Paved: 57.1Kms Gravel: 192.1Kms)
HOUSEHOLD ACCESS TO IMPROVED WATER SOURCE	57,699 / 61,139
ACCESS TO IMPROVED SANITATION	42,774 / 61,139
ELECTRICITY GRID/ SOLAR POWER COVERAGE	39,568 / 61,139



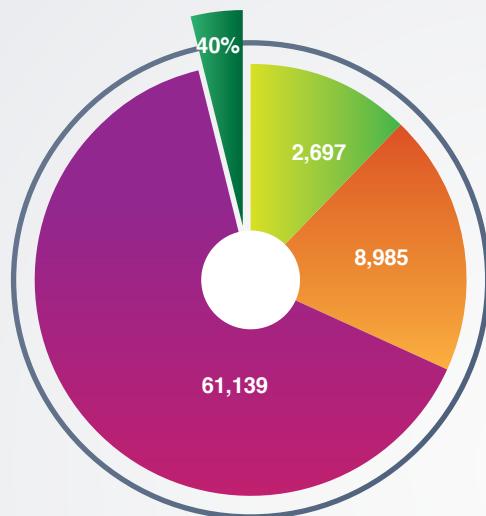
SOCIO-ECONOMIC PROFILE

Social & Economic Activities in Numbers

ITEM	NUMBERS
GDP	
GDP PER CAPITA	
NO. OF AGRO PROCESSORS (MEDIUM)	25
NO. OF AGRO PROCESSORS (SMALL)	300+
NO OF MANUFACTURERS	00
NO. EXPORTING FIRMS	07
NO. OF COOPERATIVES SOCIETIES	108
NO. SUPER MARKETS	08
NO. OF SHOPPING MALLS	05
NO. OF LOCAL MARKET FACILITIES	15 (one modern, 14 basic)
NO. OF FINANCIAL INSTITUTIONS	26 (according to DINE profile,2020/21)
NO. OF COMMERCIAL BANKS	
NO. OF INNOVATION HUBS	2
NO. OF CULTURAL & RELIGIOUS TOURISM SITES	13
AIRPORTS & AIRSTRIPS	01
TOTAL LENGTH OF ROAD NETWORK(KM)	482.3km(220.3 planned & 262km)
NO. OF HOTELS	308
NO. OF RECREATIONAL CENTRES	04
SPORTS STADIUM	01
NO. OF HEALTH FACILITIES	42 (08 PNFP, 20 PFP &15 Government)
NO. OF UNIVERSITIES	03
NO. TECHNICAL INSTITUTIONS	03
TERTIARY INSTITUTIONS	05
NO. OF SECONDARY SCHOOLS	29 (22 private & 7 government)
NO. OF PRIMARY SCHOOLS	113 (72 private& 41 Government)
NO. OF PRE-PRIMARY/ KINDERGARTENS SCHOOLS	200 all private, with an average enrolment of 350 pupils
WATER- AREA COVERAGE BY NWSC	
DEPENDABLE POWER SUPPLIES	Grid and source of supplies (Jinja/Karuma)
NO. OF GAZETTED FOREST RESERVES	
WETLANDS	40%
PUBLIC PARKS	01
NO. OF COMMUNITY BASED ORGANISATIONS	62

NATURAL RESOURCES

FORESTS	Acholi Sub Region, Northern Uganda
FERTILE LANDS% RAINFALL	153sqkm
MINERALS	Sand and stones, marram
OTHERS	Pece –stream wetland, stretches for about 56sqkm



- Total area: 225.65 km²
- Sand and stones, marram
- Households Benefited from PDM
- Households in Agriculture Production
- Total Households

CLIMATE

Gulu City consists of dry and wet seasons.

- Average total rainfall: 1,500 mm per annum
- Monthly average rainfall between: 1.4 mm in Jan and 2300 mm in August.
- Wet season: April to November
- Highest peaks: May, August and October.
- Average maximum temperature: 25 Degrees Centigrade
- Average minimum temperature: 17 Degrees Centigrade.

Manufacturing /Industrialization

Rate of industrial development: very low 1.2%.

Manufacturing mainly small scale value addition and Agro processing

Number of establishments: about 18 value addition facilities.

Export Trade

Key Players in export and re-export: 2-3

Gulu Agricultural Development Company (Cotton & Sesame)

Waribe Ltd (millet and cassava products)

Other small players: (organic processed products like fresh fruits, vegetables, and cereals)

Mining & Quarrying

Mainly Sand, Murram and Stone quarrying

Cooperatives and VSLA

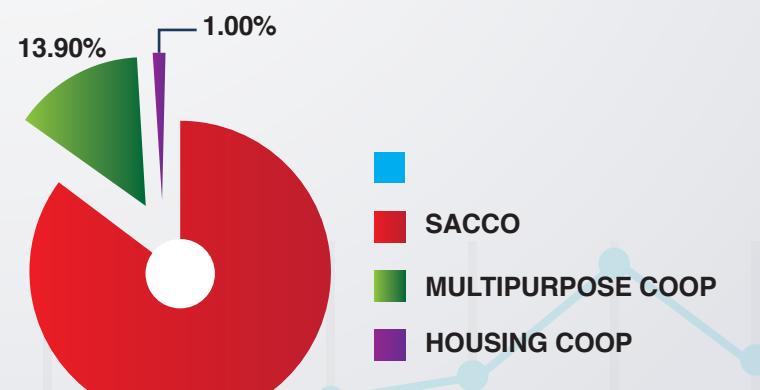
108 registered (Cooperatives, Savings and Credit Societies)

Village Savings and Loan Associations (VSLAs): 85.1%

Multipurpose cooperatives (13.9%)

Housing Cooperatives: 1.0%

Percentage of cooperative by type



Source: Primary data





A trader manning her stall in Gulu Main Market

Informal Business Activities

- Employs 60% of working population
- Predominantly cottage industries
- Brick making, sand & Murram mining, stone quarrying
- Grinding mill operations
- Small scale agro processing
- Retail trade
- Handicrafts
- Pottery
- Artisanal activities
- Market Women and youth Food sellers

Commercial Services in Gulu City

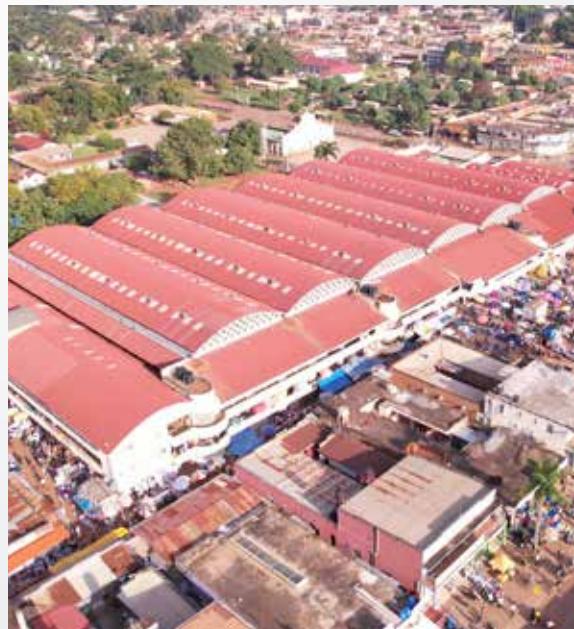
- Mostly the sale and trade of goods
- Services sector
- Construction
- Hospitality
- Agriculture



Goods being offloaded at a distribution centre in Gulu City

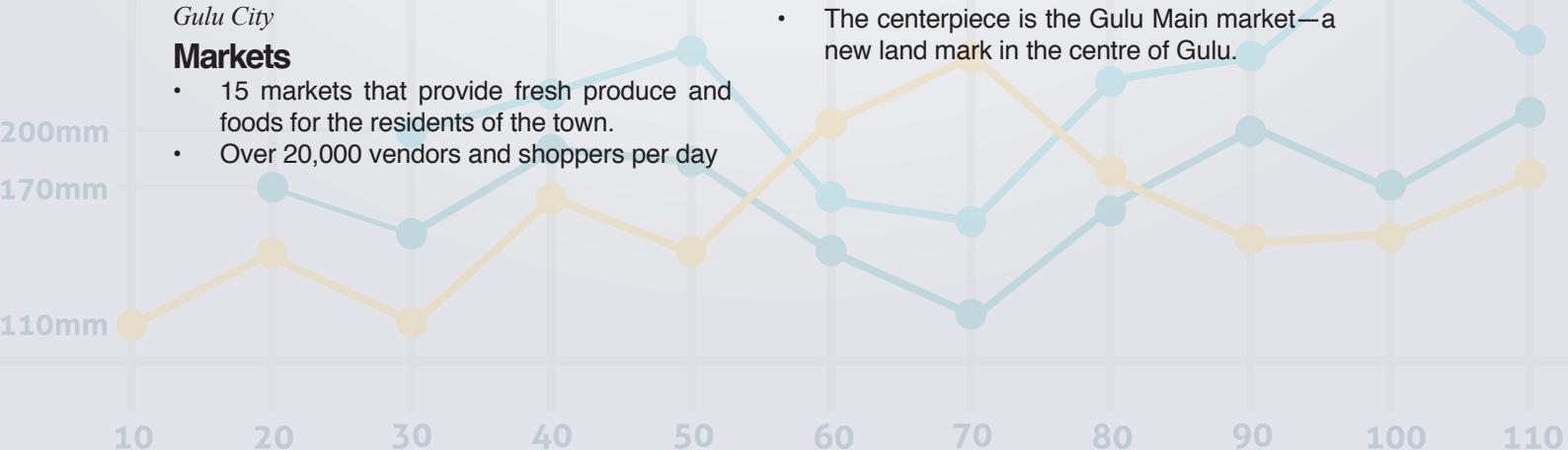
Markets

- 15 markets that provide fresh produce and foods for the residents of the town.
- Over 20,000 vendors and shoppers per day



Gulu Central Market

- The centerpiece is the Gulu Main market—a new land mark in the centre of Gulu.





There is also a wide range of products and services like arts and crafts stalls, retail shops, restaurants, beauty and hair parlors, clothes stalls to name a few.



Crafts on sale in Gulu main Market



A modern paved road in Gulu City



Tuk Tuks lined up to pick passengers in Gulu City

