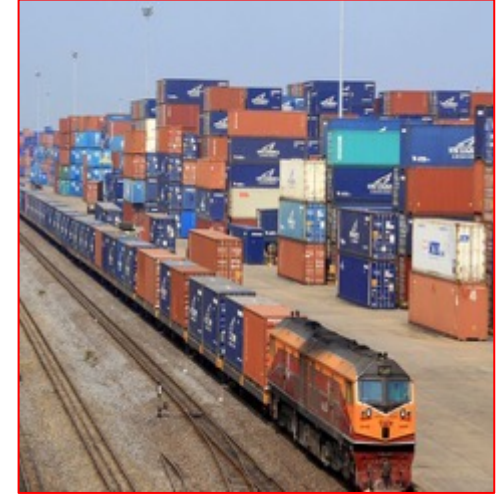


THE FREE ZONE ENCLAVE, TEMA



Investing In Ghana's Property Development Sector

Investing In Ghana's Property Dev't Sector 1

Sector Overview 2

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- Residential
- Industrial
- Commercial

Introducing The Dawa Industrial Zone 5

Conclusion 6

GHANA'S PROPERTY DEVELOPMENT INDUSTRY

SECTOR OVERVIEW

Ghana's property development industry is divided into three (3) areas:

- The Public Sector Real Estate Development
- Emerging Private Sector Real Estates Development
- Private individuals

The activities of these three groups are facilitated by the banks and the primary mortgage market which although at its early stages of development, has demonstrated enormous growth potential.

The property development industry consists of three main segments. They are

- Residential property
- Commercial property
- Industrial property

The industry is dominated mainly by residential and commercial developers. In the last ten years the residential market, undoubtedly the most vibrant in the industry, has registered an estimated 85,000 transactions yearly.

INVESTMENT OPPORTUNITIES IN THE PROPERTY INDUSTRY

INVESTMENT OPPORTUNITIES

Ghana has immense opportunity in property development and construction. A potential investor interested in the Real Estate sub-sector would be looking at the construction of residential houses, industrial and commercial houses as well as shopping centres. Residential accommodation, particularly hotels and hostels for tertiary institutions are in significant demand.

An estate management company may be established to provide the following services:

1. Maintenance services:

- - refuse collection
- - landscape maintenance
- - road and drainage maintenance

2. Rental services: Rental services may be provided for owners who wish to lease out their property.

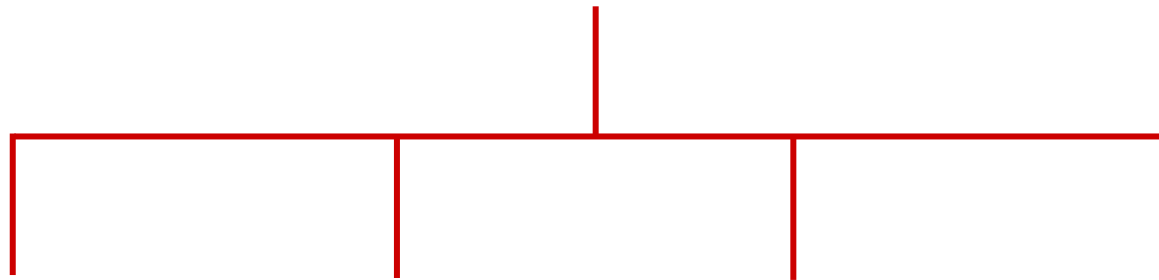
3. Repair services

- Plumbing
- Electricals and wiring etc.



THE CONTRIBUTION OF LMI HOLDINGS TO THE INDUSTRY

LMI Holdings



CONSTRUCTION

INDUSTRIAL & COMMERCIAL PROPERTY

LOGISTICS &

INDUSTRIAL UTILITIES

SHAMROCK



LMI Holdings is a Ghanaian industrial conglomerate with over **\$450M** in assets and interests in construction, industrial property, industrial utilities and logistics.

Established in 1992, LMI has grown over 26 years into a major group with 4 Primary Business Groups and over 20 subsidiaries:

1. **Shamrock Group** – Construction and Engineering
2. **Land Holdings** - Land & Property development
3. **International Warehousing & Logistics Group** – Logistics
4. **Southern Utilities** – Industrial & Commercial Utilities

The Dawa Industrial Zone

- ◆ **LMI**, key developer of the Tema Free Zones Enclave - 700 acres (~70%) of industrial real estate, is developing a much bigger industrial zone at Dawa.
- ◆ The Dawa development is designed to be the Special Economic Zone for Greater Accra Region.
- ◆ The city will consist of a broad ecosystem of industrial, commercial and residential developments designed to position Ghana as a hub for industrial activity in the West African sub-region.



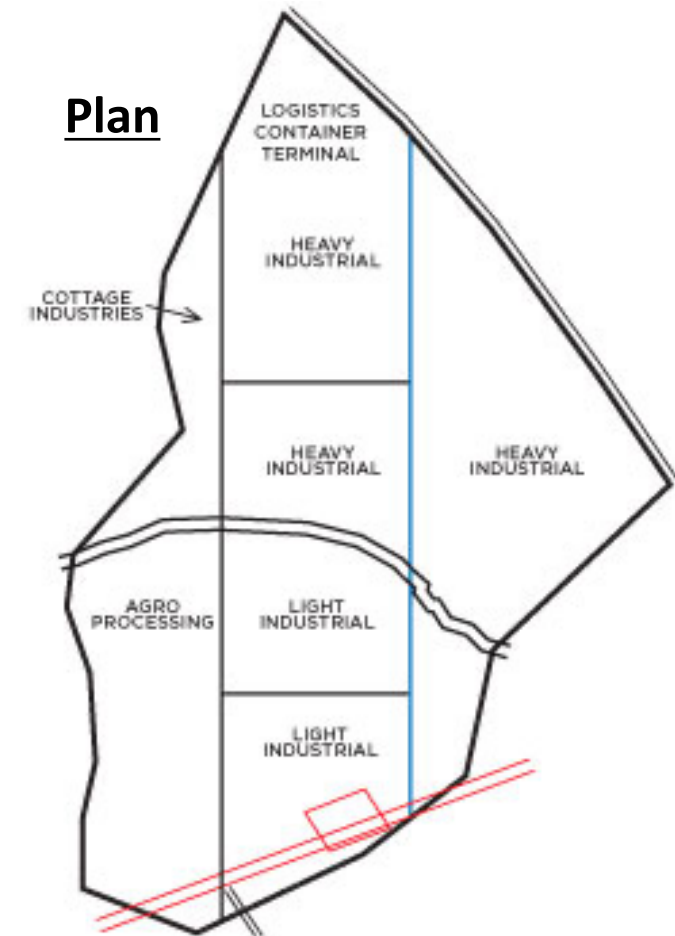
Project Layout



Dawa Industrial Zone

Project Summary

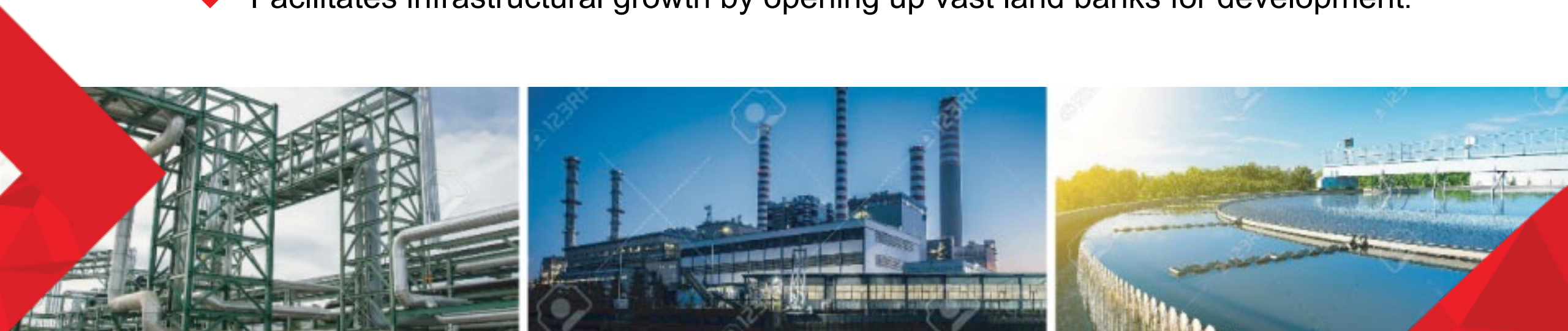
- ◆ **2,000-acre** planned industrial enclave
- ◆ To host an estimated number of 1500 companies
- ◆ **New Industrial Zone** for Greater Accra.
- ◆ 6 factories established and running
- ◆ Availability of drains, sewage lines, asphalt roads, landscaping, etc.



Dawa Industrial Zone

Key Benefits

- ◆ One-stop shop industrial zone
- ◆ Alleviates land acquisition challenges for investors
- ◆ Multiple jobs created
- ◆ Facilitates infrastructural growth by opening up vast land banks for development.



Dawa Energy Park

Project Summary

- ◆ A **300-acre** energy park designed to host power plants, and petroleum and gas tank farms along the coast of Dawa.
- ◆ A **400-acre** solar farm situated close to the Volta Lake.
- ◆ To be connected to the completed \$80-million electricity substation at the Industrial Zone
- ◆ Substation carrying installed transformer capacity of 132MVA
- ◆ Project to tie into BOST Gas transmission infrastructure and Gridco's 330KV transmission network.



| Dawa Energy Park



Single Point Mooring (SPM) operations



Fuel Tank Farm to be built



Solar Farm



Existing Substation



**NO MATTER THE SIZE OF
YOUR INDUSTRY, WE HAVE
THE LAND TO ACCOMODATE
YOU AND MORE...**

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