



**DAWA
INDUSTRIAL
ZONE**

THE LMI ADVANTAGE

ATTRACTING
FDIs TO THE CENTER
OF THE **WORLD**

Lmi Holdings



Ghana's Trade and Investment Climate



Ghana is one of the fastest-growing economies in Africa and the second-largest economy in West Africa. The country's robust industrial infrastructure, combined with favorable policies and government incentives, make it an attractive destination for businesses looking to invest in emerging markets.

Additionally, Ghana's strategic location and efficient ports provide easy access to both local and international markets, as well as the flexibility to leverage trade in logistical services, foreign direct investment and trade policies like the African Continental Free Trade Area (AfCFTA), which enables duty-free trade across the African continent.

- Ghana has a welcoming environment for business and investment thanks to the country's current stable political environment, sustained economic growth of about 5% annually, and better macroeconomic performance.
- Strategic and central location in West Africa, providing access to the ECOWAS market of 400 million people.
- The adoption of good macroeconomic policies and the promulgation of liberal investment law, which liberates the

investor from needless bureaucracy and offers facilities to lower costs and delays in project implementation, have all contributed to Ghana's promising investment climate.

- Duty-free access to manufactured exports to USA (AGOA) and EU market (EPA)
- Excellent connections by sea and air to Europe and USA
- The government's privatization initiatives have opened up avenues for business partnerships in Telecommunications, banking, and the country's petroleum industry.
- Non-Ghanaians are free to establish and operate businesses in industries like pharmaceuticals, textiles, automotive manufacturing, hydropower, natural gas production, fruit and vegetable cultivation, food processing, agro-chemical production, and information technology under the terms of the 1994 Ghana Investment Promotion Act.
- Many other benefits under the Ghana Free Zones Act and the Ghana Investment Promotion Act.



Ghana Investment Promotion Centre - Incentives

Ghana is a safe investment destination; due to its distinct edge, significant incentives, and the effective services offered by the GIPC, our business environment is more than prepared to deliver the highest returns on investment. Here are the incentives and guarantees you will get under the GIPC:

Investment Incentives

- There is custom duty exemption for agricultural, and industrial plant, machinery and equipment imported for investment purposes
- Listed companies enjoy corporate tax of 25% and newly listed companies enjoy 25% corporate tax for the first three years
- Location Incentives (tax rebate) for manufacturing industries located in the regional capitals

Investment Guarantees

- Free transferability of capital, profits and dividends
- Insurance against non-commercial risks – Ghana is a signatory to the World Bank's Multilateral Investment Guarantee Agency (MIGA) Convention
- Double Taxation Agreements (DTAs) – to rationalize tax obligations of investors in

order to prevent double taxation. DTAs have been signed and ratified with France and the United Kingdom. DTAs have been signed with Germany and concluded with Belgium, Italy and Yugoslavia.



Ghana Free Zones Advantage

The Ghana Free Zones Authority (GFZA) provides broad and significant incentives to potential investors interested in creating and running free zone enclaves and single-factory free zones in Ghana in order to draw investors into the Free Zones Scheme and to create a viable and sustainable business environment. Below are the monetary and non-monetary incentives to enjoy:

Monetary Incentives

- 100% exemption from payment of direct and indirect duties and levies on all imports for production and exports from free zones.
- 100% exemption from payment of income tax on profits for 10 years which will not exceed 15 percent thereafter.
- Total exemption from payment of withholding taxes from dividends arising

out of Free Zones investments.

- Relief from double taxation for foreign investors and employees where Ghana has a double taxation agreement with the country of the investors or employees.

Non-Monetary Incentives

- No import licensing requirements and minimal customs formalities. Also, Free Zones investments are also guaranteed against nationalization and expropriation.

- 100% ownership of shares by any investor – foreign or national – in a Free Zones Enterprise is allowed. Also, Free Zones Investors are permitted to operate foreign currency accounts with banks in Ghana.

- There are no conditions or restrictions on repatriation of dividends or net profit; payments for foreign loan servicing; payments of fees and charges for technology transfer agreements and remittance of proceeds from sale of any interest in a Free Zones investment.

- At least 70% of annual production of goods and services of Free Zones Enterprises must be exported; consequently up to 30% of annual production of goods and services of a free zone enterprise are authorized for sale in the local market.



LMI Holdings is a highly diversified Ghanaian conglomerate with a presence in the construction, Industrial Park development, real estate development, warehousing and logistics, utilities, and ICT sectors in Ghana. Established in 1992, LMI Holdings has grown over the past 30 years into a major group with 5 primary business units and 20 subsidiaries.

The major business groups within LMI Holdings are as follows:

- LMI Shamrock Group – General Construction and Engineering
- LMI Land Investment Group – Industrial Park Development
- LMI Logistics Group – Warehousing and Logistics
- LMI Homes – Affordable and Middle-Income Housing
- LMI Utilities – Electricity & Water Generation and Distribution, ICT/Telecoms

LMI also has a proven track record in the development of industrial parks across Ghana. Our expertise and experience ensure that our clients' investments are

secure and that they have the infrastructure and support needed to thrive.

Major Projects by LMI Holdings

- The Trans-Volta Logistic Corridor is a multimodal logistics corridor connecting the Tema/Dawa Industrial Cluster to Northern Ghana and beyond via an efficient transit container corridor on Lake Volta. The project includes an industrial park at Debre, aiming to increase regional trade, value-added manufacturing, and reduce approximately 30,000 trucks annually.
- Phase 1 of 132 MVA, 330/34.5 kV substation at Dawa Industrial City. Completed October 2018 at an estimated cost of US\$ 30 million. Meant to provide electricity for the Dawa Industrial Zone.
- Concrete Sleeper Plant at Dawa. First of its kind in West Africa. Has the capacity to produce 1000 sleepers a day. Potential to save Ghana US\$ 27 million per annum and boost the railway sector. Commissioned in 2018.
- 92,000m² Mega Warehouse located within the Tema Free Zones Enclave. Largest bonded and managed warehouse in Ghana. Estimated cost US\$ 45 million.
- 165 MVA, 161/34.5/11.5 kV substation in the Tema Free Zones Enclave. Commissioned April 2015. Provides electricity to over 100 industries and businesses located in the Tema Enclave. Valued at US\$ 35 million.
- Meridian Industrial Park – a brownfield industrial park that is home to more than 30 companies across industries.

- Dawa Industrial Zone. Ghana's largest industrial park, offering a one-stop shop for potential investors. Access to litigation-free land, full provision of amenities (roads, streetlights, sewage, services), and utilities (electricity, water, telecoms). Initial development 2,000 acres. Full development 22,000 acres. Now open for business.



Dawa Industrial Zone (DIZ), Ghana's premier industrial park, is a one-stop-shop offering world-class infrastructure and acreage for businesses to set up in specialized industry groupings. Our 2000-acre industrial park has been demarcated to suit the needs of Textiles & Garments, Pharmaceuticals, Technology, Automotive, Food-Processing, Warehousing and Logistics, and Steel Fabrication industries.

At DIZ, we provide demarcated areas for each industry grouping to ensure

businesses can enjoy proximity to suppliers, customers, and related businesses. Our location provides close proximity to the ports, ensuring easy transportation of goods. The park is equipped with state-of-the-art infrastructure which includes high-speed internet connectivity, 24/7 access to water, and a reliable supply of electricity.

Specialized Industry Groupings at DIZ

At Dawa Industrial Zone, we have made available acres of land for specialized industry groupings to establish their businesses. Our advanced infrastructure in this zone serves both free zones and non-free zones businesses across industries.

Textiles & Garments Village (170 acres)

If you are planning to start a cloth manufacturing business, you need the best industrial park with the latest high-end technology that makes your business more successive. The Dawa Industrial Zone provides a perfect environment for textile businesses to leverage the industry's value chain. From textile manufacturing to garment production and export, DIZ provides the necessary infrastructure, including a dedicated power plant, water supply, and internet connectivity to support textile businesses in carrying out their activities and facilitate growth in the industry.

Pharmaceutical Park (140 acres)

With a rapidly growing population, Africa's demand for pharmaceuticals has never been higher. The Dawa Industrial Zone

provides an ideal location for pharmaceutical companies to set up shop and take advantage of the African pharmaceuticals value chain. The 140-acre-sized park is designed to meet the unique needs of the pharmaceutical industry, with features such as high-quality roads and modern warehouses that are temperature-controlled. Additionally, with proximity to ports, access to water, and electricity, companies can benefit from reduced logistics costs and have the potential to access new markets.

Technology Park (65 acres)

The technology industry is one of the fastest-growing sectors in Africa, and the Dawa Industrial Zone provides an ideal location for technology-based businesses to establish themselves and grow. The Zone has a dedicated 65-acre technology park that provides access to high-speed internet and reliable power, making it an ideal location for businesses that rely on technology to function.

Automotive Manufacturing Park (310 acres)

The 310-acre Automotive Park at the Dawa Industrial Zone offers world-class infrastructure for automobile manufacturers. The park is equipped with modern road networks and reliable water and power supply, making it an ideal location for businesses that require uninterrupted power and water supply. Again, auto manufacturers can take advantage of the Zone's steel fabrication park to source high-quality steel for production, and its logistics park to

facilitate the distribution of finished products.

Food-Processing Park (180 acres)

Ghana's food processing industry is growing at a rapid pace, and the Dawa Industrial Zone provides a conducive environment for agro-businesses to set up and take advantage of the value chain. The Zone's food processing park provides world-class infrastructure and access to reliable power, water supply, and internet connectivity, making it an ideal location for agro-businesses (both free zones and non-free zones) to grow and prosper.

Warehousing and Logistics Park (48 acres)

The Dawa Industrial Zone's 48-acre warehousing and logistics park provides businesses with the necessary infrastructure to streamline their operations. The park is strategically located near ports, making it an ideal location for businesses that rely on exports to function. The park has a dedicated power plant, water supply, and high-speed internet connectivity to facilitate business growth.

Heavy Industrial Area (240 acres)

The Dawa Industrial Zone's Heavy Industrial Area provides ample space for heavy industrial activities such as metal fabrication, steel, and cement manufacturing. The area is strategically designed to cater to the unique needs of these industries, with world-class infrastructure that includes dedicated power plants, water supply, and high-speed internet connectivity. The Metal Fabrication, Steel Fabrication Park,

and Cement Manufacturing Zone within the area provide a suitable location for businesses to thrive in their respective fields. With a focus on efficiency and competitiveness, DIZ's Heavy Industrial Area is a fitting spot for businesses seeking to grow and take advantage of the value chains in the Metal fabrication, steel, and cement manufacturing industries.

Electronics Parks (132 acres)

Discover Ghana's premier Electronics Park in the Dawa Industrial Zone. This dedicated zone offers a favorable environment for electronics manufacturing and related industries. Benefit from strategic location near major transportation routes, modern infrastructure, and utilities including power, water, waste management, and high-speed internet. Collaborative facilities, training centers, and government incentives create a thriving ecosystem for innovation and growth. Maximize your business potential in this 132-acre park.

Light Industrial Area (116 acres)

Experience the dynamic Light Industrial Area in the heart of the Dawa Industrial Zone. With 116 acres of versatile space, it welcomes diverse sectors like textiles, food processing, assembly, and more. Enjoy excellent infrastructure, utilities, and easy access to domestic and international markets. Additionally, there are government support programs and incentives that provide a boost to your business.

The Dawa Advantage

- **Location:** Situated just 25km east of Tema in the Greater Accra Region, DIZ is

conveniently located along the trans-West African Highway, providing easy access to neighboring countries by road.

- **Access to skilled labour:** DIZ's proximity to Prampram and Sege, offers easy access to a skilled labor force, supported by the Technical and Vocational Education and Training (TVET) facility and Central University, ensuring a trained workforce with the necessary skills for your business success.
- **Power Supply:** DIZ is served by a dedicated ultramodern 132MVA substation, which is one of the largest in West Africa. This facility provides reliable and customizable electricity to industries operating within the zone.
- **Telecommunications:** Stay connected with ultra-fast fiber broadband internet and data facilities, available to all tenants.
- **Transportation:** With a well-developed road network connecting the zone to nearby cities and major transportation hubs, transportation to and from DIZ is hassle-free. Plus, all tenants are provided with first-class reinforced asphalted or paved block roads complete with streetlights to their premises.
- **Water Supply:** DIZ and other demand clusters are served by a water treatment plant with a 4000m³/day capacity.
- **Security and Safety:** Enjoy peace of mind with a dedicated security force that ensures the safety and security of your industry and employees. Plus, DIZ has provisions for fire hydrants and fire trucks to deal with any emergency situations.
- **Concrete Products:** Atlantic Concrete

Products, a subsidiary of LMI Holdings, operates one of the largest concrete products factories at DIZ, providing high-quality culverts and pipes, building and pavement blocks required by tenants to put up their facilities.

- **Civil Works and Engineering:** Rapid project development is made possible with civil works and engineering services available at highly competitive rates from Murphy Construction, a subsidiary of LMI Holdings, that is already on-site and ready to mobilize.
- **Estate Management:** Other services provided include common area security, landscaping, sewerage treatment, and facilities maintenance.
- **Complementary Residential Estate:** LMI Holdings is developing a 350-acre residential estate to provide suitable affordable housing to all categories of staff at the DIZ. Tenants can request housing built to their specifications.

Dawa Industrial Zone (DIZ) offers investors a range of benefits, including access to modern infrastructure, proximity to ports and markets, world-class facilities, and future benefits to be derived from our multi-modal transportation network, centralized services, and our cluster business model. Additionally, Ghana has a stable political environment, a growing economy, and a strategic location in West Africa, making it an ideal destination for investors looking to expand their business. Our goal is to help businesses achieve their growth objectives by providing the infrastructure and support services they need to succeed.



Other developed initiatives - Meridian Industrial Park



17MW rooftop solar project at Tema Free Zones Enclave



Container Terminal within the TFZE



Railway Link from the Tema Port to the TFZE



Trans Volta Project from the Tema Port to the Akwamu-Korankye Port to the Debre Port

Trans-Volta Logistic Corridor

LMI intends to develop a complementary logistics corridor for the transportation of goods from the Tema/Dawa Industrial Cluster to Northern Ghana and beyond.

Project Objective

The Project aims to develop a multimodal logistics corridor linking Tema to Ouagadougou via Lake Volta by establishing an efficient transit container corridor on Lake Volta, developing an industrial park at Debre (Northern Ghana), and capturing a greater share of transit trade volumes in the sub-region.

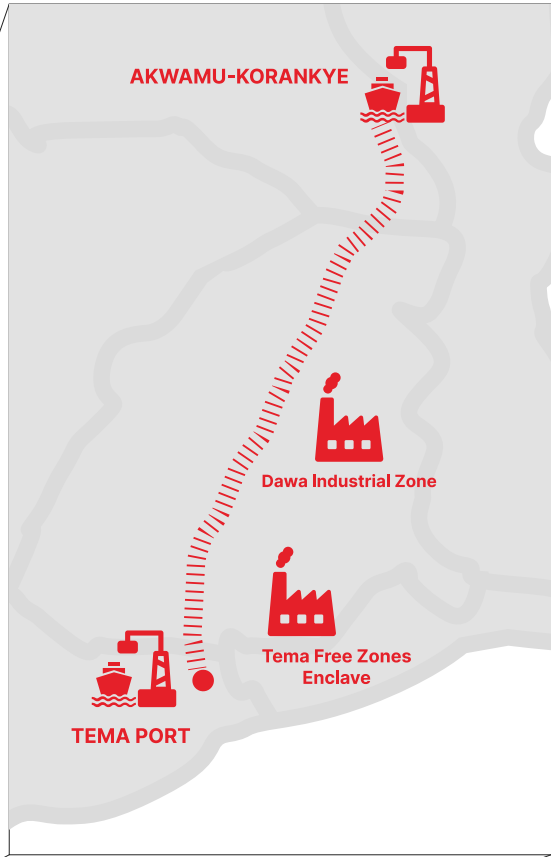
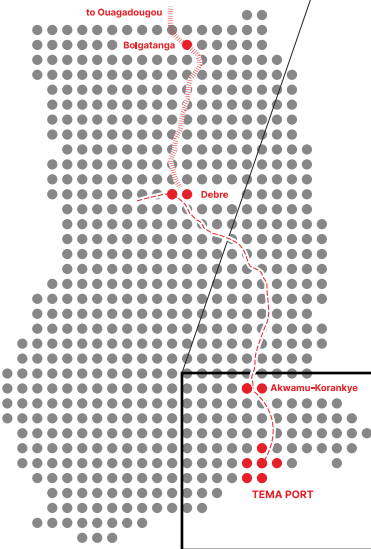
Long term, the Project will boost regional trade and value-added manufacturing, while taking ~30,000 trucks off the road each year.





Trans Volta Project Development Plan

Construction of inland port at AKWAMU-KORANKYE connected by rail to the TEMA HARBOUR, MERIDIAN INDUSTRIAL PARK (Tema Free Zones Enclave) and DAWA INDUSTRIAL ZONE.



OUR 5 SIMPLE NEXT STEPS

1

FILL OUT OUR ONLINE LAND ENQUIRY FORM

Provide your business details and investment plans through our online form.



2

CONFIRM A MEETING

Confirm a meeting to explore options and align your investment goals with the Dawa Industrial Zone.



3

EXPLORE OFFERS AND NEGOTIATIONS

Receive tailored offers, discuss terms, and negotiate your investment.



4

CLOSE OUR OFFER LETTER

Finalize your investment by reviewing and accepting the official offer letter.



5

SIGN OFF LEGALESE

Finalize legal procedures, lease agreements, and necessary documentation to begin your business in the Dawa Industrial Zone.



Land Enquiry Form

1. Please provide your full name below

First: Last:

2. Please provide your email address below

.....

3. Please provide your phone number below

.....

4. Please provide the full name of your organisation below

.....

5. Please provide your organisation's physical address below

Street: City:

Postal Code/P.O Box: Country:

6. Please provide the website address below for your organisation, if not applicable please confirm as N/A below

.....

7. How many acres of land do you wish to purchase?

.....

8. Are you a Free Zones Company? YES NO

9. Please confirm the intended use of the land

Storage Manufacturing Commercial Others

10. In what industry does your organisation operate?

Healthcare Energy (Thermal, Electricity, Oil) Mining of Raw Minerals Logistics

Industrial Storage (Tank farms, Warehousing etc.) Food Products Machinery

Other: please elaborate here

11. In what part of the consumer chain does your business operate? (Please confirm as many as apply to your organisation).

Procurement of Raw Materials Processing of Raw Material (pre-distribution) Commercial

Distribution to retail after processing Sales directly to the consumer Others

 Address

P.O. Box AN 15096
Accra-North, Ghana

 Tel

+233 (0) 55 203 0000
+233 (0) 55 204 0000

 Fax

+233 (0) 302 224 960

 Email/Website

info@diz-ghana.com
www.lmi-ghana.com

Land Enquiry Form

11. Are you enquiring through an Agent?

Yes No

Please confirm by which individual and organisation below

Name: Company:

12. How did you find out about us?

- Email Newsletters
- Phone call from our team
- Advertisement on online property/land promotion websites
(Meqasa,Ghanaproperty.org etc.)
- LMI main website or subsidiary websites
- Online Newspaper (Daily graphic online, my joy online etc.)
- Newspaper(Daily graphic, B&FT etc.)
- Recommendation, please confirm by which individual
and organisation below
- Other: please elaborate here

13. Estimated Power usage per month(Kilo watt)

14. Estimated water Usage per cubic meters a day

SIGNATURE:

 **Address**

P.O. Box AN 15096
Accra-North, Ghana

 **Tel**

+233 (0) 55 203 0000
+233 (0) 55 204 0000

 **Fax**

+233 (0) 302 224 960

 **Email/Website**

info@diz-ghana.com
www.lmi-ghana.com

Our Clients



1 El-Senoussi Street,
Off Independence Avenue,
Ridge - Accra

+233 55 203 0000
+233 55 204 0000

P.O. Box AN 15096,
Accra-North, Ghana

enquiry@diz-ghana.com
www.diz-ghana.com

 @dawaindustrialzone  @CityDawa

 Dawa City Limited  Dawa Industrial Zone

