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西非加纳光明国际自由贸易区
Bright International Free Zone



GHANA
West·Africa

中国·福建省远建投资有限公司
CHINA FUJIAN PROVINCE YUANJIAN INVESTMENT COMPANY LTD
格林豪斯国际置业开发（加纳）集团
GREENHOUSE INTERNATIONAL DEVELOPMENT GROUP GHANA LTD

前言 FOREWORD

随着全球经济一体化的格局形成以及企业实力的不断壮大，国际化战略是企业发展的必然选择。特别是对制造业、金融、大型综合批发、仓储物流等相关企业来说，在全球拓展业务是可持续发展的必由之路。

习近平总书记提出“一带一路”发展战略以来，为中国企业海外拓展提供了前所未有的发展机遇，中国与很多沿线国家都获得了诸多合作共赢的发展机会。特别是2024年9月，中非合作论坛北京峰会圆桌会议发布的《中非合作论坛-北京行动计划（2025-2027年）》，对未来3年和今后一段时间中非各领域务实合作进行了规划。习近平总书记强调，我们一致同意秉持共商共建共享原则，将中非合作论坛建设成为中非团结合作的品牌、国际对非合作的旗帜。并把中非共建“一带一路”、非洲联盟《2063年议程》、联合国2030年可持续发展议程、非洲各国发展战略紧密结合起来，为非洲发展振兴提供更多机遇和有效平台，为中非合作提供不竭动力和更大空间。作为“海上丝绸之路起点与核心区”的福建，更要在把握历史机遇中抢占鳌头、率先发展。为此，福建省远建投资有限公司立足自身优势，主动投入中国“一带一路”建设，发扬“敢拼会赢”的闽商精神，努力在“走出去”上当先锋、做表率，竭尽全力打造中国企业进驻西非、立足西非的高端发展平台。目前，远建公司旗下的格林豪斯集团已投资在西非加纳共和国特马市AFIENYA区购置土地10200余亩，规划建设立足加纳、辐射西非的商业新城，全力打造加纳特马市最大的光明国际自由贸易区。

With the formation of the pattern of global economic integration and the growing strength of enterprises, internationalization strategy is the inevitable choice for the development of enterprises. Expanding business in the world is the only way for sustainable development, especially for manufacturing, finance, large-scale comprehensive wholesale, warehousing and logistics and other related industries.

Since Chinese President Xi Jinping initiated “The Belt and Road” development strategy, it has provided unprecedented development opportunities for Chinese enterprises to expand overseas. China and many other countries along the way have won many opportunities for win-win development and cooperation opportunities. Especially in September, 2024, Forum on China-Africa Cooperation-Beijing Action Plan (2025-2027) issued by the Roundtable of the Beijing Summit of the Forum on China-Africa Cooperation, it has planned to strengthen practical cooperation across the board in the coming 3 years and in the future. The two sides will enhance synergy between strategies and policies, advance cooperation under the Belt and Road initiative, and pool the strength of this initiative with that of Agenda 2063 of the African Union, the 2030 Agenda for Sustainable Development of the United Nations and national development strategies of African countries, it will provide more opportunities and give even stronger impetus to China-Africa cooperation. As the “starting point and core area of the Maritime Silk Road”, Fujian should seize the historical opportunity and take the lead in the development. Therefore, China Fujian Province Yuan Jian Investment Co., Ltd, based on its own advantages, actively participate in the Belt and Road development, carry forward the “Fight to Win” spirit of Fujian entrepreneurs and build up the high-end development platform for Chinese companies in Africa. Greenhouse Group, an affiliate of Fujian Yuan Jian company is currently forging the largest Bright International Free Zone in Tema City, Republic of Ghana, a new commercial city which will be based in Ghana and radiate West Africa through investing and acquiring more than 1800 acres of lands at Afienva area of the Tema city, Ghana.

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THE REPUBLIC OF GHANA 美丽的西非加纳共和国

加纳共和国（The Republic of Ghana），位于非洲西部、几内亚湾北岸，西邻科特迪瓦，北接布基纳法索，东毗多哥，南濒大西洋，海岸线长约562公里，国土面积238537平方公里，人口2950万。官方语言为英语，还有埃维语、芳蒂语和豪萨语等民族语言。居民69%信奉基督教，15.6%信奉伊斯兰教，8.5%信奉传统宗教。

The Republic of Ghana is located in the west of Africa and on the North Bank of the Gulf of Guinea. It is adjacent to Cote d'Ivoire in the west, Burkina Faso in the north, Togo in the East, and the Atlantic Ocean in the south. It has a coastline of 562 km, a land area of 23,8537 square kilometers, and a population of 31.07 million. The official language is English, and other ethnic languages such as Ewe, Fanti and Hausa are also spoken 69% of the residents believe in Christianity, 15.6% believe in Islam and 8.5% believe in traditional religion.

GRAND OPENING CEREMONY 光明国际自贸区开园盛况



2019年12月19日，格林豪斯集团光明国际自由贸易区开园盛典在加纳隆重举行。加纳总统纳纳·阿库福·阿多阁下和中国驻加纳特命全权前任大使王世廷亲临开园现场，加纳政府官员、中国各商协会嘉宾和社会各界人士云集，共走红毯，见证开园。加纳总统和王世廷阁下携格林豪斯董事长郑祥明、副董事长高建共同揭牌剪彩，标志着格林豪斯集团在加纳开启“共建绿色的共同家园”战略之梦迈出了可喜的第一步。



加纳总统为光明自贸区剪彩
The President of Ghana Inaugurates Bright International Free Zone



加纳总统纳纳·阿库福·阿多
H.E. President of Ghana Nana Akufo-Addo is
Delivering A Speech.



中国驻加纳大使王世廷
Former Chinese Ambassador to Ghana
Wang Shiting is Delivering A Speech



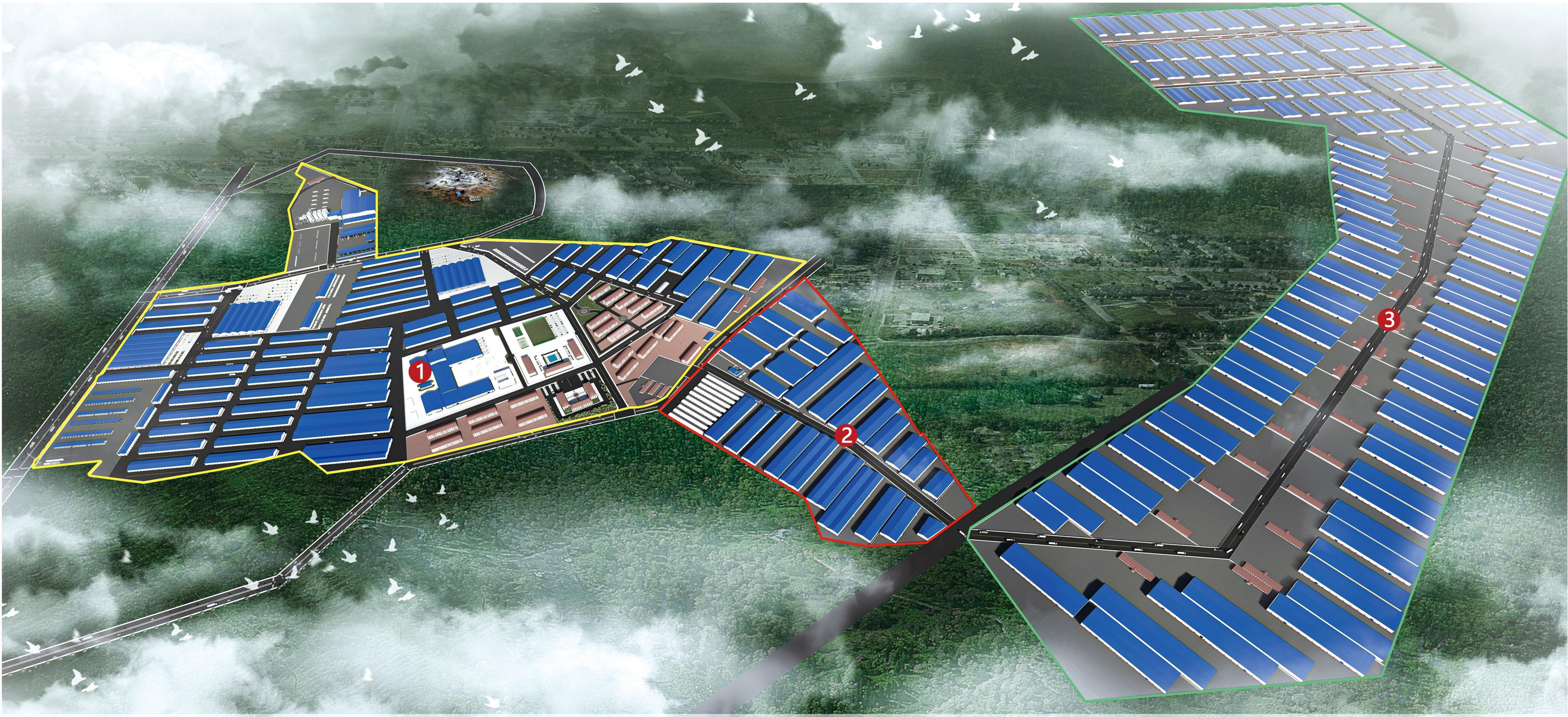
加纳总统和中国驻加纳大使王世廷为光明国际自贸区揭牌
The President of Ghana and Former Chinese Ambassador to Ghana Wang Shiting Inaugurate the Bright International Free Zone



格林豪斯集团副董事长高建致辞
Vice Chairman of Greenhouse Group Mr.
Gao Jian delivering speech

Grand Opening of the Free Zone

On 19th December 2019, the Grand Opening Ceremony was held in the Bright International Free Zone Enclave which is invested by Greenhouse International Group Ghana Limited. His Excellency the President of Ghana Nana Akufo-Addo and His Excellency the Chinese Ambassador Extraordinary Plenipotentiary to Ghana Wang Shiting were present at the scene, gathered with other dignitaries, officials of the government of Ghana, guests from various Chinese business associations and all walks of life walking the red carpet and witnessing the event. His Excellency President and the Ambassador Wang Shiting together with Greenhouse Group Chairman Zheng Xiangming, Vice Chairman Gao Jian unveiled the plaque, signaling the first step taken by the Group for the building of "GREEN COMMEN HOMELAND"



1

一期规划 PHASE 1 PLANNING

2

二期规划 PHASE 2 PLANNING

3

三期规划 PHASE 3 PLANNING

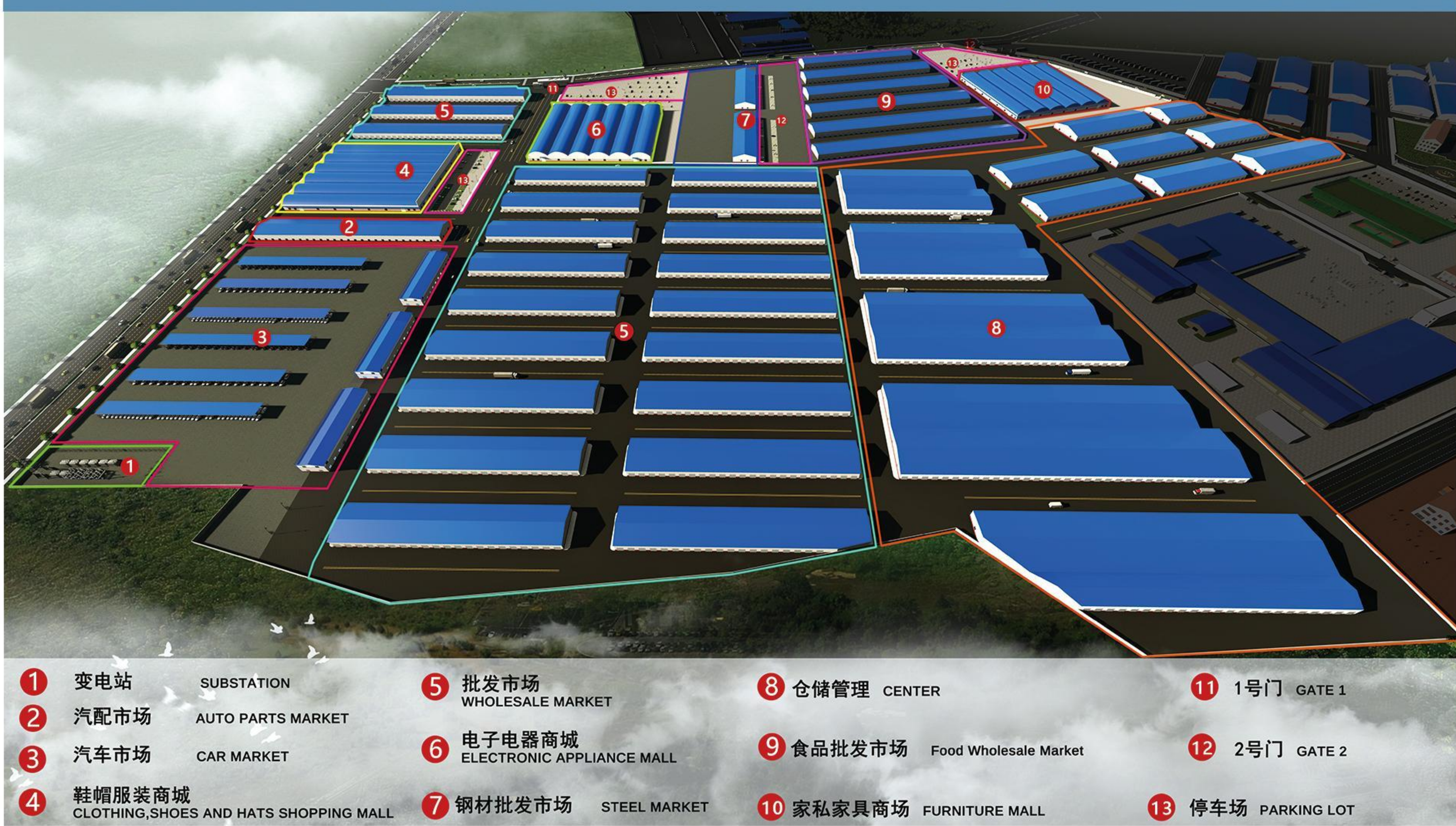
光明国际自贸区规划图

PLAN OF THE FREE ZONE

光明国际自由贸易区一期规划图
PHASE 1 PLANNING OF THE FREE ZONE



光明国际自由贸易区商贸批发城规划图
TRADE AND WHOLESALE CENTER PLANNING OF THE FREE ZONE



FEE FOR LEASING OF SHOPS AND WAREHOUSE
商铺和厂房租赁收费标准

1. 商铺 Shop

在园区内有10万平米商铺，在全国范围内主要城市有有20家批发商城，合计约12万平米，根据客户需求，免费提供店面、展厅、仓储收取其营业额2%当作服务费。

The There are 100,000 square meters of shops in the park, and 20 wholesale malls in major cities across the country, totaling about 120,000 square meters. According to customer needs, we provide stores, exhibition halls, and warehouses free of charge and charge 2% of their turnover as service fees.

2. 厂房 Warehouses for Rent

类别 Category	计价租金 (每月/平米) Rate (month/m ²)	计价月数 Base Rental Period	实际使用月数 Actual Rental Period	一次性实付租金 (每平米) Full Payment Required	优惠后实付租金 (每月/平米) Actual Rent after Discount per month/m ²
套餐一 Category 1	2美元 2 USD	12 months	12 months	24美元 24 USD	2美元 2 USD
套餐二 Category 2	2美元 2 USD	18 months	24 months	36美元 36 USD	1.5美元 1.5 USD
套餐三 Category 3	2美元 2 USD	24 months	36 months	48美元 48 USD	1.33美元 1.33 USD
套餐四 Category 4	2美元 2 USD	48 months	480 months	96美元 96 USD	0.2美元 0.2 USD

备注：①全部为标准厂房出租
②交通便利，通水通电
③面积可根据需求大小分割
Notes: ①Standard factory building for rent
② Convenient transportation environment with water and electricity supply (33KV high-tension to ensure continuous power supply)
③ Space to be partitioned based on customer demand

FEE FOR LEASING OF SHOPS AND WAREHOUSE 商铺和厂房租赁收费标准

3. 买土地自建 Buy land and self-build

光明国际自贸区内有大量土地可供投资者选择，投资者可自行购地建设厂房、生活区及其他配套设施，现土地价格为9万美元一英亩（约10万人民币/亩），园区内有工程机械可供租赁，也提供土地清表、平整和其他土建工程服务。

There is a large amount of land available for investors to choose from in Bright International Free Trade Zone. Investors can purchase land to build factories, living areas and other supporting facilities. The current land price is US\$90,000 per acre. There are construction machinery available for rent in the park, and land application, leveling and other civil engineering services are also provided.

4. 建厂房送土地 Buy warehouse get free land

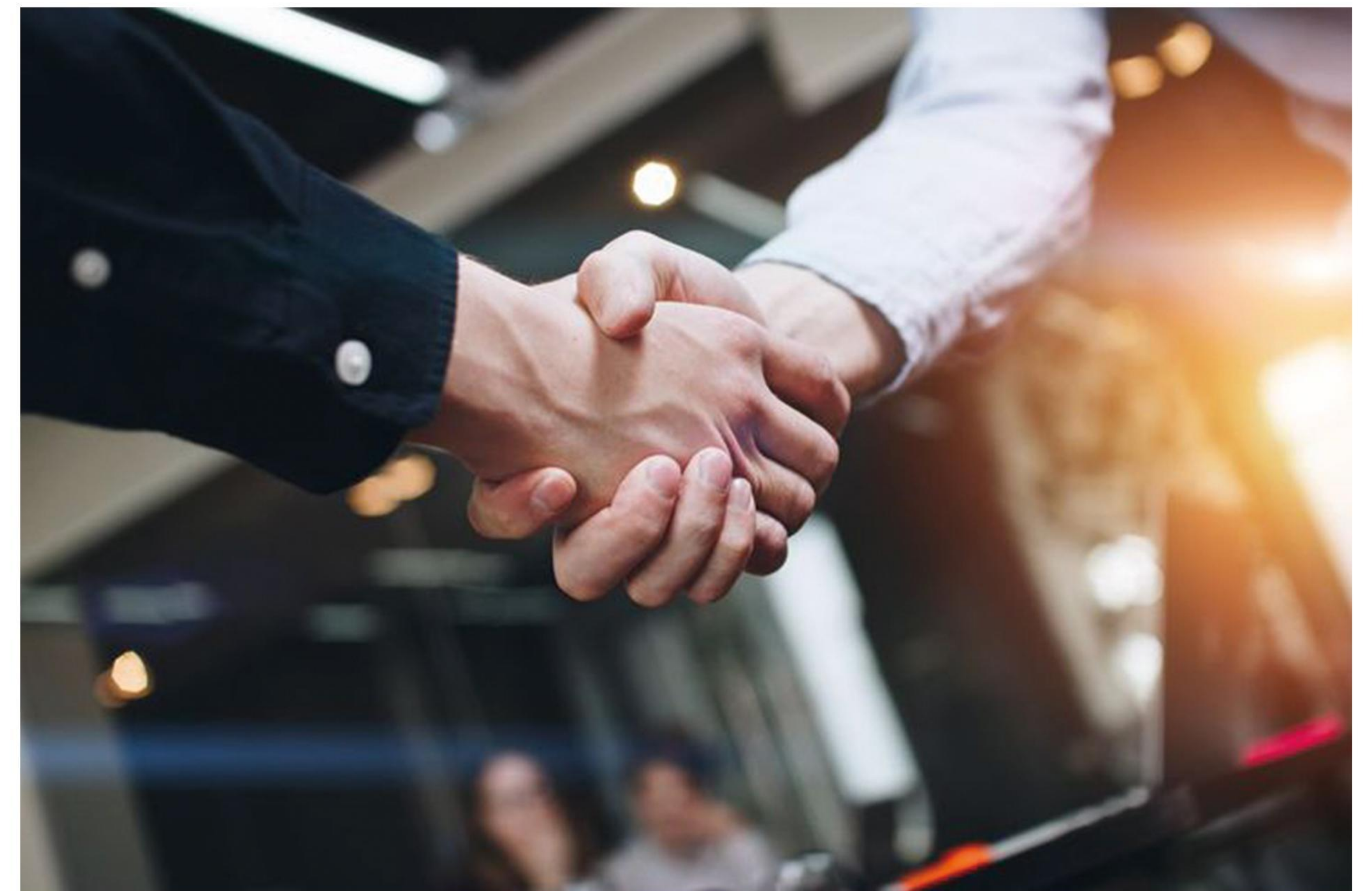
园区可以提供建厂房送土地服务，建厂房服务包含厂房对应地块的土地、平整、钢结构工程（中间10米，檐口8米，屋顶带隔热棉）、地面10cm混凝土、采光带及厂房门窗，根据赠送面积大小分两种方案：

1. 建厂房送2倍于厂房面积的土地，价格为120美元/平米（厂房所占土地免费还有同等面积空地）；
2. 建厂房送1.5倍于厂房面积的土地，价格为110美元/平米（厂房所占土地免费还有0.5倍面积空地）。

The developer can provide land services for building factories. The factory building services include land, leveling, steel structure engineering (10 meters in the middle, 8 meters at the eaves, roof with thermal insulation cotton), 10cm concrete on the ground, light strips and factory doors and windows. There are two plans according to the size of the gift area:

1. Building a factory will give you land twice the size of the factory; the price is \$120/sqm meter (the land occupied by the factory is free and there is an equal area of open land);

2. Building a factory will give you land 1.5 times the size of the factory, the price is \$110/square meter (the land occupied by the factory is free and there is an equal area of open land);



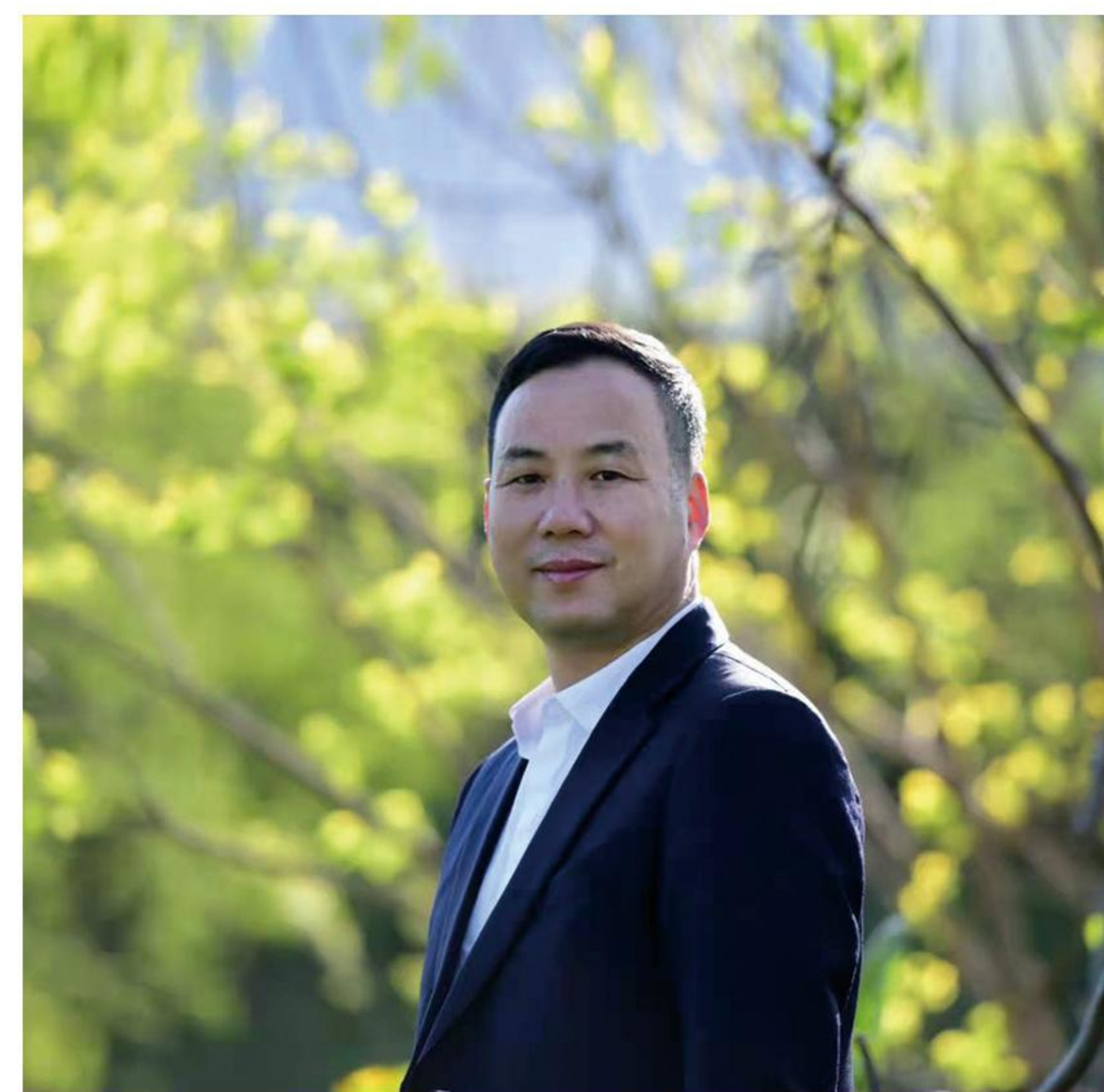
董事长、副董事长简介

INTRODUCTION OF GROUP CHAIRMAN, VICE CHAIRMAN



董事长郑祥明，男，福建平潭人，现任格林豪斯国际置业（加纳）集团公司董事长、福建省远建投资有限公司董事长、加纳福建商会名誉顾问。1990年至2011年，曾在国内甘肃、陕西、齐齐哈尔等地组织参与“平定高速”、“陇南文县水电站”等十余项大中型建设项目，参与工程量超过20亿元。2011年在非洲加纳注册成立格林豪斯国际置业开发（加纳）有限公司。

Zheng Xiangming, male, from Pingtan County, Fujian Province, is currently the chairman of Greenhouse International Development Group Ghana Limited, the chairman of Fujian Yuanjian Investment Co., Ltd., and the honorary consultant of Fujian Chamber of Commerce in Ghana. From 1990 to 2011, he organized and participated in more than 10 large and medium-sized construction projects in GanSu, ShanXi, Qiqihar and other places in China, such as "Pingding expressway" and "Longnan Wenxian hydropower station", with a total contract sum of more than 1 billion yuan. In 2011, he came to Ghana and registered Greenhouse International Development Group Ghana Limited.



高建，男，福建平潭人，现任格林豪斯国际置业（加纳）集团公司、福建省远建投资有限公司副董事长；加纳华侨华人社团联合总会、加纳中华工商总会、加纳中国和平统一促进会副会长、加纳福建华人华侨工商联总会监事长；政协福建省平潭委员会常委；平潭综合实验区工商联会副主席；区岚台企业与企业家协会总会荣誉会长；区诚信促进会副会长；区建筑行业协会顾问；被聘为福建省雕刻艺术家协会海外顾问；福建商学院设计学院、福建工程学院设计学院海峡学院客座教授；全国农村青年创业致富带头人；获评第七届中国企业家年会“社会责任企业家”荣誉称号。

Gao Jian, Male, from Pingtan County, Fujian Province, is now the General Manager of Greenhouse International Development Group Ghana Limited and Fujian Province Yuanjian Investment Company Limited; Vice President of Ghana Federation of Overseas Chinese Associations, Ghana Chinese Federation, of Industry and Commerce,

Ghana China China Association for Promoting Peaceful Reunification; Chief Supervisor of Ghana Fujian Federation of Overseas Chinese Association of Industry and Commerce; Member of the Pingtan County Standing Committee of Fujian Provincial CPPCC; Vice President of the Federation of Industry and Commerce of Pingtan Comprehensive Experimental Zone; Honorary President of Federation of Pingtan Lantai Enterprises and Entrepreneurs; Vice President of the Zonal Integrity Promotion Association; Appointed Overseas Consultant of Fujian Provincial Association of Sculpting Artists; Visiting Professor of School of Design of Fujian Business University and School of Design of Fujian University of Technology; Nationwide Young Rural Entrepreneurial Leader and awarded with the Honorary Title of "Entrepreneur with Social Responsibility" at the seventh national annual conference of Chinese entrepreneurs.

总经理简介

INTRODUCTION OF GENERAL MANAGER



吴维鑫，男，江西赣州人，西南交通大学电力系统及其自动化硕士研究生，电气工程师，2023年9月至今担任格林豪斯国际置业（加纳）集团总经理。

2011-2017年曾担任中国电建昆明勘测设计研究院尼日利亚办事处主任、中西非和南美市场部主任，2017-2023年担任广东新南方集团有限公司总裁助理、奥贡广东自贸区总经理和尼日利亚粤商会会长。

Wu Weixin, male, from Ganzhou, Jiangxi, is a master's student in power system and automation at Southwest Jiaotong University, an electrical engineer, and is currently the general manager of Greenhouse International Real Estate (Ghana) Group. From 2013 to 2017, he served as the director of the Central, West and South American Marketing Department of China Power Construction Kunming Survey and Design Institute. From 2017 to 2023, he served as the assistant to the president of Guangdong New South Group Co., Ltd., the general manager of Ogun Guangdong Free Trade Zone and the president of the Nigerian Guangdong Chamber of Commerce. From November 2023 to date, he has served as the general manager of Greenhouse Group in Ghana.

自贸区简介 Brief Introduction of Free Trade Zone

光明国际自由贸易区建设项目地点位于加纳特码市AFIENYA区内，格林豪斯国际置业（加纳）有限公司在充分与加纳政府协商的基础上，公司已获得位于特马AFIENYA地区的10200亩土地，致力于倾情打造位于特马港口附近的一片新热土——“特马新城”。

光明国际自由贸易区是集公司企业、大型综合批发市场、仓储物流、制造业、厂房、住宅、金融、娱乐、教育、物业等于一体的一个复合型现代新城，为企业入驻提供一站式服务，同时，该自贸区的建设与运营将成为未来整个非洲地区“一带一路”的发展战略的标杆与典范之作。



Bright International Free Zone is located at Afienya, Tema city of Ghana. Based on full consultation with the Government of Ghana, Greenhouse Group acquired 1,200 acres of land at the above location and is committed to forge a new hot land "Tema New City". The Free Zone is a comprehensive new modern city integrating companies, large-scale comprehensive wholesale markets, warehousing and logistics, manufacturing, factories, housing, finance, entertainment, education and property. It provides one-stop service for enterprises to settle in. The Free Zone will become the landmark and model for the future development of the Belt and Road initiative in Africa.

自贸区优势

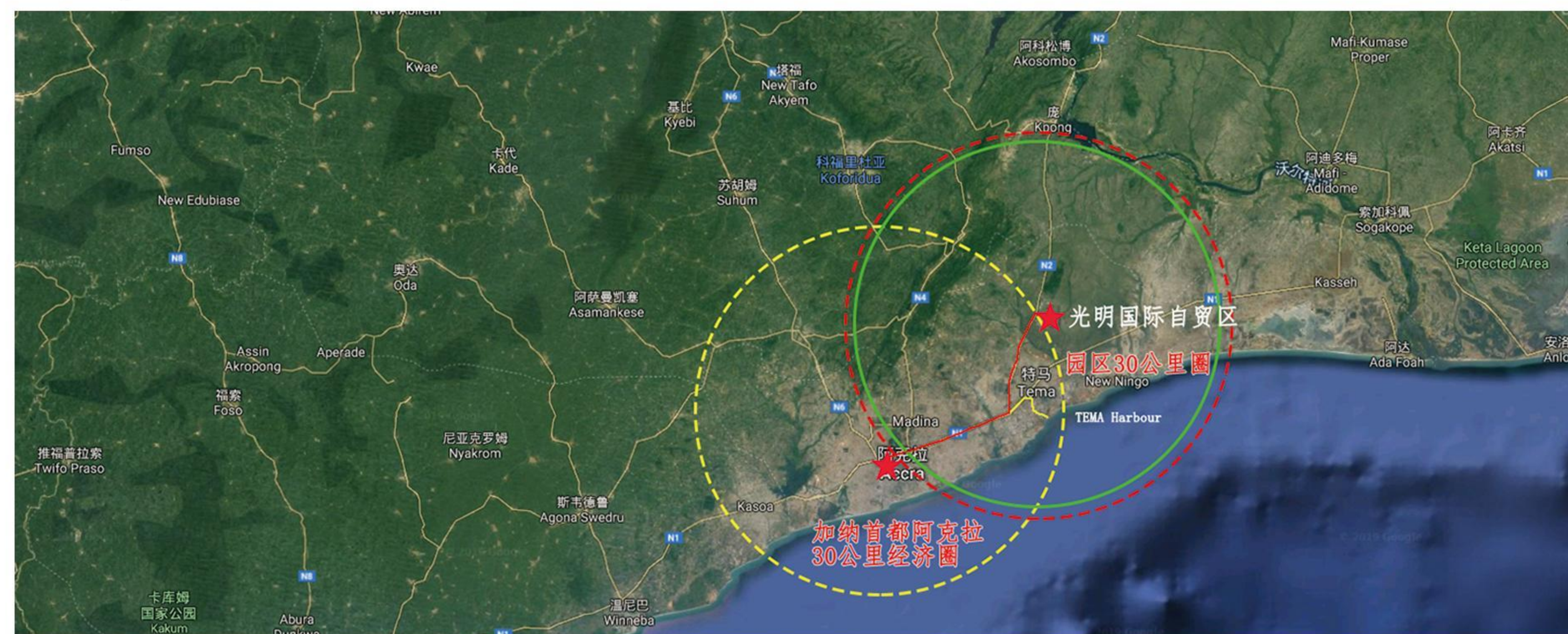
ADVANTAGES OF THE FREE ZONE



1. 区位优势 Location Advantages

光明国际自由贸易区规划用地10200多亩，分4期完成建设，该项目拟建地址位于加纳特马新城，地处特马市AFIENYA区，与特马—阿克松博主干道相邻，与特马港相距20公里车程，距加纳首都国际机场仅30公里，特马港—阿克松博铁路干线正在修建中，全线通车后区域交通能力将得到全面提升，区域交通优越，为项目的建设运营提供了得天独厚良好的先天条件。

Bright International Free Zone, with a planned land area of more than 1,800 acres, will be completed in four phases. The proposed project is located at Afienva, Tema City, adjacent to the main trunk road of Tema to Akosombo, 20 km away from Tema port, and 30 km away from Ghana Capital International Airport. The railway line of Tema port to Akosombo is under construction. After completion, the regional traffic capacity will be improved in an all-round way, which provides a unique and good congenital condition for the construction and operation of the free zone development.



自贸区优势

ADVANTAGES OF THE FREE ZONE

2. 政策优势 Policy Advantages

光明国际自由贸易区已经正式获批自贸区资格，在园区内，可享受自贸区优惠政策。

1. 货币刺激政策包括：自贸区加工企业年生产产品或者提供的服务达到70%出口，其余30%可在本地市场出售可免除原材料进口关税；100%免除10年企业所得税，10年免税期届满后，企业所得税缴纳不超过15%；自贸区投资完全免除预扣税；加纳与其他国家对外国投资商或雇员有双重征税协议的，减免双重税负。

2. 其他非货币刺激政策包括：无进口许可证要求；最低要求的海关手续；自贸区中外国投资商或者本国投资商100%拥有股份所有权；股利与净利收益汇回所在国、外国贷款支付、技术转让协议的费用或手续费支付以及自贸区任何买卖收益的汇兑均可自由进行，不受限制；自贸区投资商可在加纳银行开立外币账户。

Bright International Free Zone has been officially approved as a free trade zone, companies and factories can enjoy the free trade zone preferential policies in the park.

1. The monetary incentives offered include: The import tariff of raw materials can be exempted for Free Zone enterprises in which 70% of products or services must be exported and the remaining 30% can be sold in local market; 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 zone 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.

2. Other non-monetary incentives include: no import licensing requirements; Minimum required customs formalities; Foreign investors or domestic investors in the free trade zone have 100% ownership of the shares; The repatriation of dividends and net profits to the host country, the payment of foreign loans, the payment of fees or commissions for technology transfer agreements, and the exchange of proceeds from any trade in the Free Trade Zone can be carried out freely and without restrictions; FTA investors can open foreign currency accounts in Ghana banks.



自贸区优势

ADVANTAGES OF THE FREE ZONE

3. 环境优势 Environmental Advantages

政府支持力大 Strong Government Support

自2017年以来，加纳政府推广“一区一厂”、“一村一坝”、“百万基金”减税降费等优惠政策，吸引投资的政策也相对宽松。加纳作为世贸组织、西非经济共同体、经济合作组织发展中心等成员，并且与欧盟签署经济伙伴协定，其产品不但可以自由进入西非其他国家，而且作为美国《非洲增长与机遇法案》受惠国之一，可按普惠制向美国免税出口6450种商品。

Since 2017, Ghana government has promoted preferential policies such as "One District One Factory", "One Village One Dam" to reduce taxes and fees, and the policy of attracting investment is relatively easy. As a member of the WTO, Economic community of West African States and the development center of the economic cooperation organization, and an economic Environment partner of the economic agreement with the European Union, its products can freely enter other countries in West Africa, and as one of the beneficiaries of the African Growth and Opportunity Act of the United States, it can export 6,450 kinds of duty-free goods to the US under the GSP.

4. 政治局势稳定 Stable Political Environment

自加纳独立以来，治安环境较好，刑事犯罪率低，且境内没有反政府武装组织。加纳是非洲大陆经济调整和改革较好的国家之一。世界经济论坛《2017-2018年全球竞争力报告》显示，加纳在全球最具竞争力的137个国家和地区中，排名第111位，根据世界银行发布的《全球营商环境报告》，加纳排名在108位。

Since independence, Ghana enjoys a better social security with low criminal rate and no armed anti-government groups. Among all the African countries, Ghana has been doing good in economic adjustment and reform, ranking 111th of the 137 most competitive countries and regions in the "2017-2018 Global Competitiveness Report". According to the Doing Business Report released by Work Bank, Ghana ranks 108th.

5. 劳动力供求市场足 Sufficient Labor Supply

虽然加纳工业基础较薄弱、技术装备落后，但其15-64周岁的适龄劳动人口总数占总人口数的57%，劳动力价格处于非洲地区较低水平，也为投资者降低人工、商务成本带来了较大的利润空间。

Although Ghana has a weak industrial foundation and backward technology and equipment, its working age population aged 15-64 accounts for 57% of the total population, and its labor price is at a low level in Africa, which also brings a large profit margin.

6. 自然资源丰富 Rich Natural Resources

加纳拥有丰富的黄金、钻石、铜矾土、铁和汽油等自然资源，其渔业、森林、旅游和劳动力资源非常丰富。

Ghana is rich in natural resources such as gold, diamonds, bauxite, iron and gasoline, fishery, forest, tourism and labor resources.

7. 服务优势 Service Advantages

凡是加盟入驻光明国际自由贸易区的投资者，公司将竭诚提供“保姆式”的全方位服务：

1.协助注册公司，准备对外投资报备材料清单、办理商务签和工作签；2.人事劳务服务，提供人事代理、人才招聘、人才测评、人才引进等服务；3.合作模式多元化，提供多种、灵活且适合企业发展的合作模式，包括风险投资、落实政策导向资金、申请优惠政策、海关清关服务；4.办理建筑许可、环保证、消防证等各种批文以及协助处理各种政府关系，保证企业正常生产经营。



For all investors who join Bright International Free Trade Zone, our company will wholeheartedly provide "nanny-style" full-service:

1. Assist in registering companies, preparing a list of materials for reporting foreign investment, and applying for business and work visas; 2. Human resources and labor services, providing services such as human resources agency, talent recruitment, talent assessment, and talent introduction; 3. Diversified cooperation models, providing a variety of flexible and suitable cooperation models for enterprise development, including venture capital, implementation of policy-oriented funds, application for preferential policies, and customs clearance services; 4. Handle various approvals such as building permits, environmental guarantees, and fire certificates, and assist in handling various government relations to ensure the normal production and operation of enterprises.

自贸区整体规划 MASTER PLAN



园区总体规划可以概括为“一圈、两园、四区、四中心”。

“一圈两园”

一圈—生活休闲圈，提供房产酒店、通讯金融、物业管理、园区商务、休闲娱乐、绿化园林等生活配套服务；

两园—商贸物流园和加工制造园，形成“前店后厂”的集生产、加工、销售一条龙的产业链条格局。

“四区四中心”

四区，主要将加工制造园区分为食品药品加工区、五金机械加工区、轻工家电加工区、纺织服装加工区；

四中心，主要将商贸物流园分为中央会展中心、商城批发中心、仓储管理中心、物流配送中心。

The overall planning of the park can be summarized as "one circle, two parks, four zones and four centers".

"One Circle, Two Parks"

One Circle - living and leisure area, providing real estate, hotel and communication, financial service, property management, business, leisure and entertainment, landscaping and other living supporting services;

Two Parks, the trade logistics park and processing and manufacturing park, to form an industrial chain pattern of "front shop and back factory", which integrates production, processing and sales.

"Four Zones and Four Centers"

Four Zones-the processing and manufacturing zone is mainly divided into food and drug processing zone, hardware machinery processing zone, light industry and household appliances processing zone, textile and garment processing zone;

Four centers, mainly dividing the business logistics park into the central conference and exhibition center, mall and wholesale market center, warehouse management center, logistics distribution center

光明国际自由贸易区一、二、三期内已完成了水、电、路等基础设施，总投资8000多万美元的综合批发市场、大型钢材市场、家私商城、电器商城、鞋帽服装商城以及星级酒店等自建项目建筑面积达40万平方米，自建厂房面积达50万平方米，目前已建成商业和厂房面积总和超过60万平方米，截至目二期土地已开发成75%，三期开发完成约完成35%，四期正在完善基础设施。

The infrastructure such as water, electricity and roads have been completed in the first, second and third phases of Guangming International Free Trade Zone. The self-built projects including the comprehensive wholesale market, large steel market, furniture mall, electrical appliance mall, shoes and clothing mall and star-rated hotel with a total investment of more than 80 million US dollars have a construction area of 400,000 square meters and a self-built factory area of 500,000 square meters. Currently, the total commercial and factory area has exceeded 600,000 square meters. As of now, 75% of the land in the second phase has been developed, about 35% of the development of the third phase has been completed, and the infrastructure of the fourth phase is being improved.



园区第四期占地2000亩，规划以农业相关企业为核心，打造集生产与生态于一体的特色片区。湖边将开发别墅区和水上乐园，为企业员工及居民提供高品质生活与休闲体验，形成农业、旅游、生活相融合的现代示范区。

The fourth phase of the park focuses on agriculture-related enterprises, creating a distinctive area that integrates production and ecology. A villa community and water park are planned along the lakeside, offering high-quality living and leisure experiences, blending agriculture, tourism, and lifestyle into a modern demonstration zone.

区内配套服务企业 SUPPORTING ENTERPRISES



1 光明水泥厂 BRIGHT CEMENT GHANA LTD

该项目于2020年底开工建设并与2022年10月投产，初始设计产能年产60万吨。目前，二线和三线正扩产之中，完工后年产能可达150万吨。该项目位于自贸区内，为园区企业购买水泥提供了巨大的便利。

In The project started construction at the end of 2020 and will be put into production in October 2022, with an initial design capacity of 600,000 tons per year. Currently, the second and third lines are being expanded, and the annual capacity will reach 1.5 million tons after completion. The project located in the Free Trade Zone, which provides great convenience for enterprises in the park to purchase cement.

2 福星工业有限公司 FUXING INDUSTRIES GHANA LIMITED



区内配套服务企业 SUPPORTING ENTERPRISES

钢结构工厂在自贸区开发和建设过程之中必不可少，为满足自身和园区企业的需要，保证厂房建设的质量和速度，作为园区开发上，我们投资建设了福星工业有限公司，专注生产各种类型的钢结构产品、基础、钢结构和厂房材料的施工安装，同时也生产挂车车厢及配件，钢材年加工能力达2万吨。

Steel structure factories are indispensable in the development and construction of the free trade zone. In order to meet the needs of ourselves and enterprises in the park and ensure the quality and speed of factory construction, as part of the park development, we invested in the construction of Fuxing Industrial Co., Ltd., which focuses on the production of various types of steel structure products, construction and installation of foundations, steel structures and factory materials. It also produces trailer carriages and accessories, with an annual steel processing capacity of 20,000 tons.



3 联合石场 FUXING INDUSTRY COMPANY LTD

联合石场于2017底投产，公司配备了先进的采石和加工设备，能够保质保量的为园区发展提供各种规格的石子和石粉料，为企业施工建设解决基础建材的问题，保证了施工进度。

The United Stone Quarry was put into operation at the end of 2017. The company is equipped with advanced quarrying and processing equipment, which can provide various specifications of gravel and stone powder for the development of the park with guaranteed quality and quantity, solve the problem of basic building materials for the construction of enterprises, and ensure the construction progress.

区内配套设施 SUPPORTING FACILITIES



1



1 道路和排水设施 ROAD AND DRAINAGE

园区内所有主干道均已铺设沥青，路面宽阔、干净整洁，路面和水沟定期有人打扫维护，园区自建沥青搅拌站，可及时对路面进行维护和修补。

All main roads in the park have been paved with asphalt. The road surface is wide, clean and tidy. The road surface and ditches are cleaned and maintained regularly. The park has its own asphalt mixing station, which can maintain and repair the road surface in a timely manner.



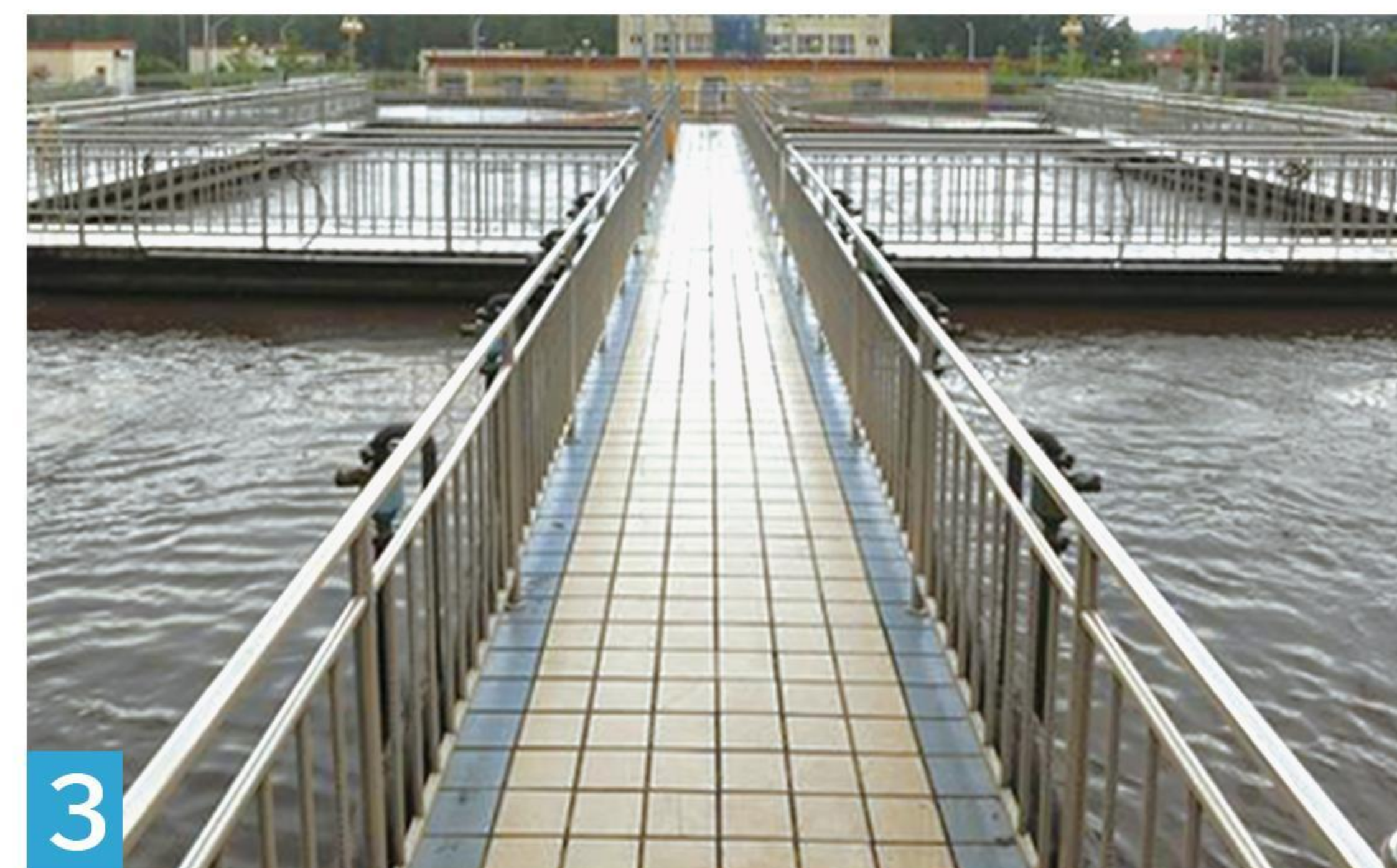
2

2 格林豪斯电力公司 GREENHOUSE POWER

自贸区开发商自建变电站并取得能源部电网牌照，变电站规划容量250MW变电站，实现24小时不间断供电，第一期50MW，可满足整个园区的供电需求。电价按照当地国家电网电价给园区企业享受9折优惠，同时为企业提提供持续稳定且经济的电力。

The developer of the Free Trade Zone built its own substation and obtained the distribution network license from the Ministry of Energy. The substation is planned to have a capacity of 250MW, which can provide 24-hour uninterrupted power supply. The first phase is 50MW, which can meet the power supply needs of the entire park. The electricity price is based on the local national grid electricity price, giving the park enterprises a 10% discount, while providing enterprises with continuous, stable and economical electricity.

配套服务 SUPPORTING SERVICES

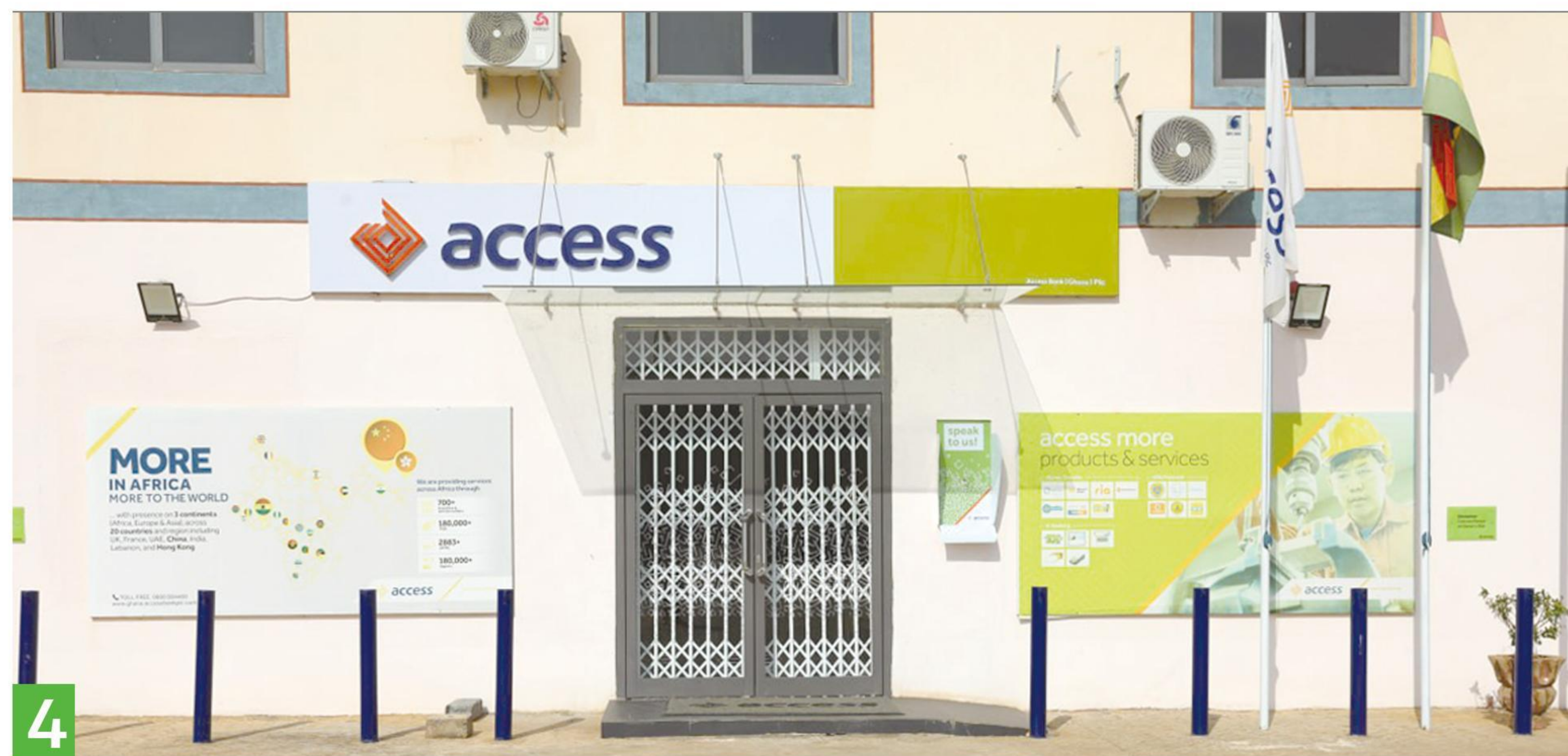


3

3 水厂 WATER TREATMENT PLANT

园区规划建设自来水厂，率处理达到2000吨/天，可达到饮用水的标准，水价按照当地价格进行8折优惠。

A water plant is being planned to build to treat 2,000 of standard drinking water per day to be sold at 20% discount per ton.



4

4 Access Bank

加纳最大的本地银ACCESS银行在光明自贸区内开设了Afienya分行，同时提供专门的中国客户柜台，提供中英文服务，区内企业和员工、附近社区和村民能享受到便捷的存取款、换汇和汇款等全方位的金融服务。

ACCESS Bank, the largest local bank in Ghana, has opened its Afienya branch in the Bright Free Trade Zone. It also provides a dedicated Chinese customer counter and offers services in both Chinese and English. Enterprises and employees in the zone, as well as nearby communities and villagers, can enjoy a full range of financial services including convenient deposits and withdrawals, currency exchange and remittances.

生活配套 RESIDENTIAL AND COMMUNITY FACILITIES



光明酒店 BRIGHT INT'L HOTEL



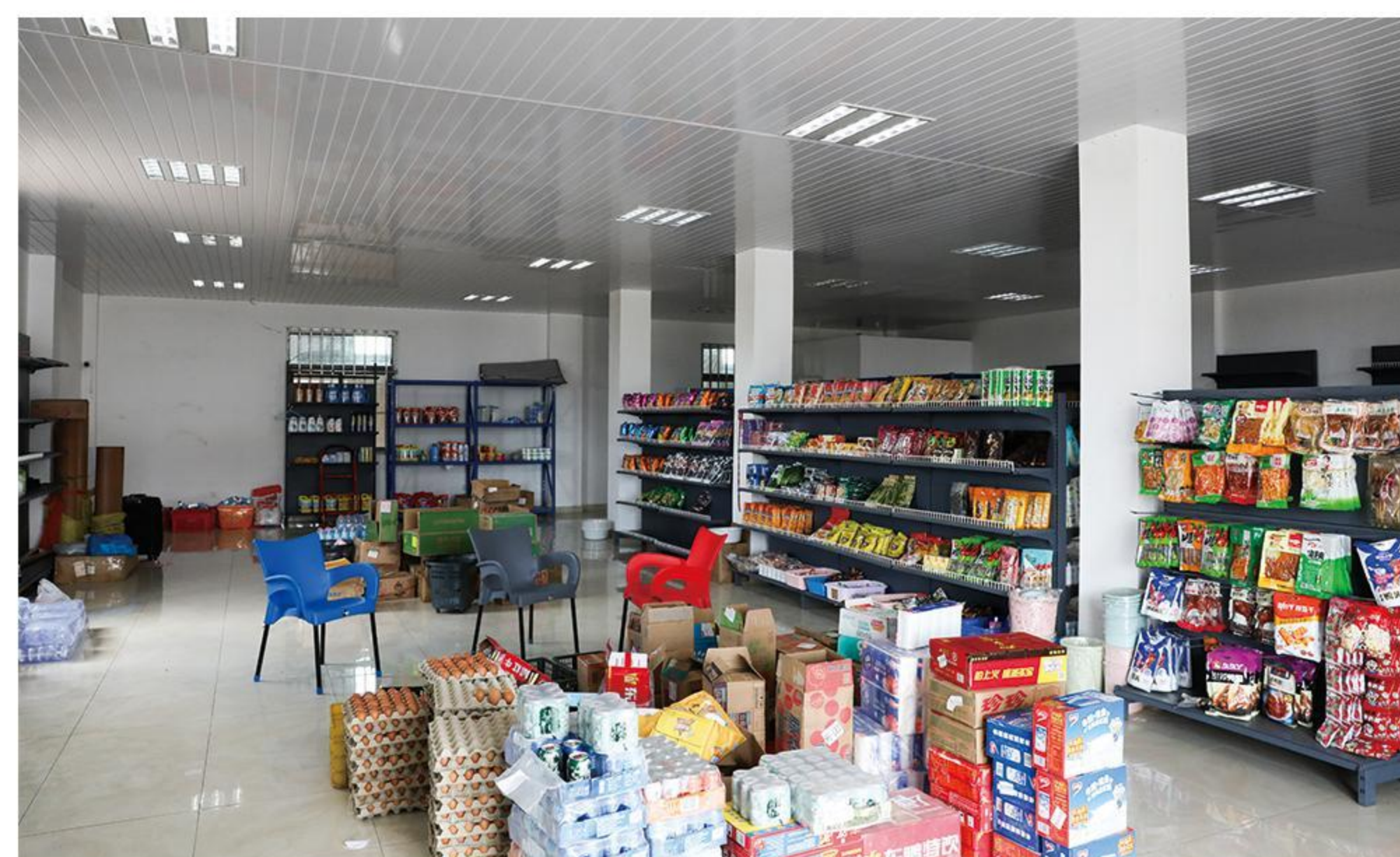
光明诊所 BRIGHT CLINIC GH LTD



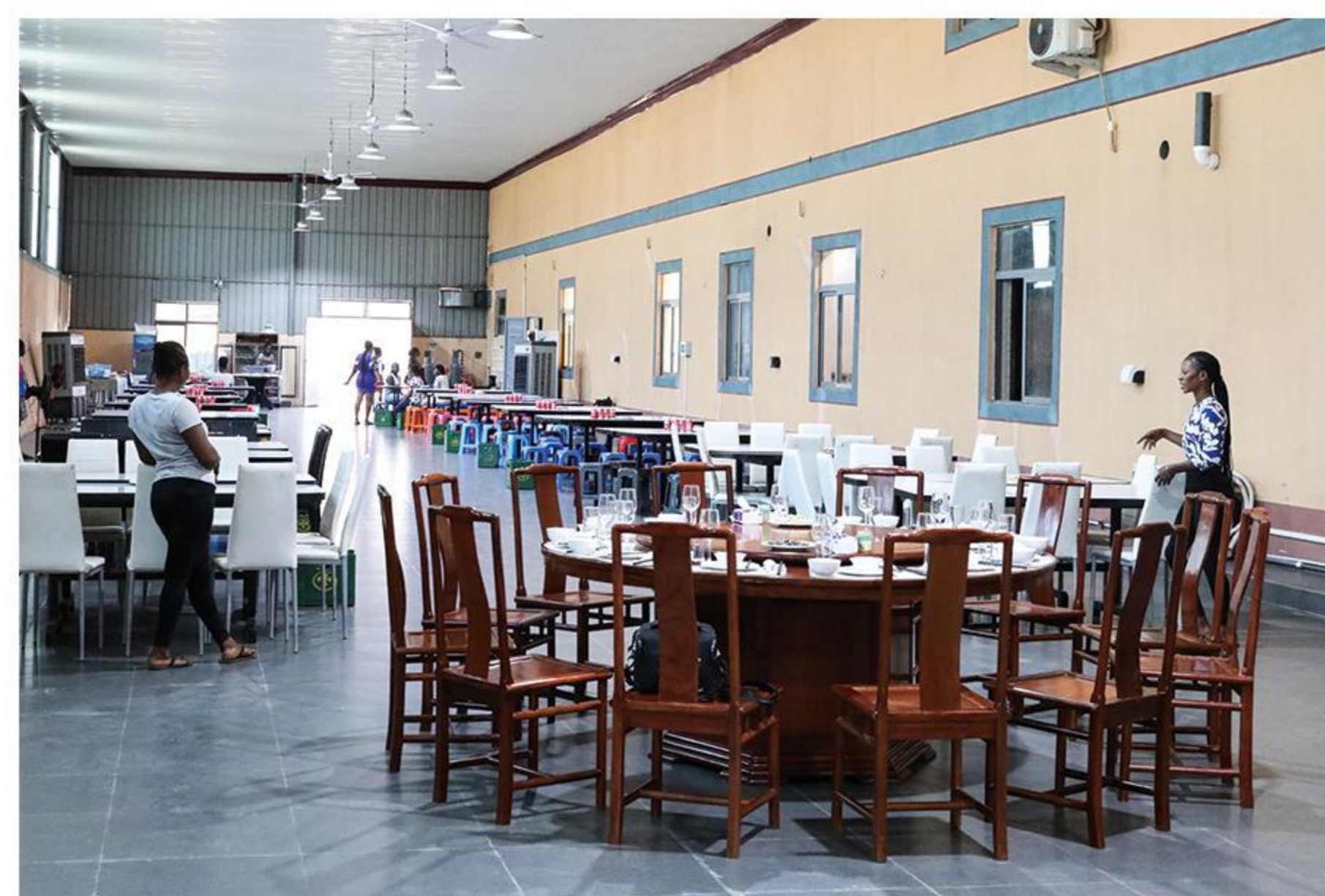
户外运动区 Outdoor Sports Zone



健身房 Gym



光明超市 GM. Supermarket



员工餐厅 Staff Canteen

光明国际自贸区为园区企业、投资考察者和员工提供了完善的生活配套设施，区内酒店、诊所、超市、KTV、茶室、棋牌室、台球室和健身房等一应俱全，餐厅对园区企业开放，为大家创造了安全舒适便利的工作生活环境。

Bright Int'l Free Trade Zone provides complete living facilities for enterprises, investment investors and employees. The zone is fully equipped with hotels, clinics, supermarkets, KTVs, tea rooms, chess and card rooms, billiard rooms and gyms. The restaurant is open to park enterprises, creating a safe, comfortable and convenient working and living environment for everyone.

社会活动 PUBLIC ACTIVITY



为传播中国传统文化，增进中加两国友谊，2019年4月6日，由中华人民共和国驻加纳大使馆指导，中国行为法学会与格林豪斯集团联合主办的“2019丝路画语艺术展”在加纳大学孔子学院隆重开幕，展览汇聚15位中国艺术家和9位加纳画家的67件佳作。

加纳第一夫人Rebecca Akufo-Addo女士、中国驻加纳大使王世廷阁下、加纳旅游和文化部副部长Ziblim Barrilddi博士、加纳华联总会会长唐宏先生、格林豪斯集团董事长郑祥明先生、副董事长高建先生等嘉宾出席开幕式，与200多名来自政商、文化艺术和媒体界的代表共同见证了这场中加文化交流盛会。

The "2019 Silk Road Painting and Art Exhibition" was grandly launched on April 6, 2019, at the Confucius Institute of the University of Ghana. Jointly hosted by the Embassy of the People's Republic of China in Ghana, the China Behavioral Law Society, and Greenhouse Group, the exhibition featured 67 masterpieces by 15 Chinese and 9 Ghanaian artists.

Distinguished guests included Ghana's First Lady, Rebecca Akufo-Addo, Chinese Ambassador to Ghana, H.E. Wang Shiting, Ghana's Deputy Minister for Tourism, and Culture, Dr. Ziblim Barrilddi, President of the Ghana Chinese Community Association, Mr. Tang Hong, Chairman of Greenhouse Group, Mr. Zheng Xiangming, and General Manager Mr. Gao Jian. Over 200 attendees from government, business, cultural, and media sectors witnessed this milestone in China-Ghana cultural exchange.

社会活动 PUBLIC ACTIVITY



格林豪斯集团向加纳第一夫人Rebecca Foundation慈善基金捐献10万赛地
The Greenhouse Group donated 100,000 Ghana cedis to the Rebecca Foundation initiated by the First Lady of Ghana.



加纳华侨华人庆祝国庆70周年系列活动之慈善义诊

Free Medical Outreach Service in Celebration of the 70th Anniversary of the Founding of PRC by Chinese people in Ghana



第十八届世界大学生中文比赛加纳赛区决赛
Finals of the 18th Chinese Bridge Qualifying Competition in Ghana

公益爱心

DONATION AND SPONSORSHIP



格林豪斯集团致力于慈善和社会责任，积极促进中国与加纳之间的文化交流，同时支持各种公益项目，包括援助贫困妇女和儿童、赞助教育项目以及组织慈善义诊。在2020年新冠疫情期间，公司捐赠了大量资源，支持中国和加纳的社区，以其对社会责任和社区发展的承诺赢得了广泛认可。

Greenhouse Group actively promotes cultural exchanges between China and Ghana while supporting various public welfare initiatives, including aiding underprivileged women and children, sponsoring educational programs, and organizing charitable clinics. During the 2020 COVID-19 pandemic, the company donated significant resources to support communities in both China and Ghana, earning recognition for its commitment to social responsibility and community development.



福建远建公司总经理高建向平潭综合实验区公安局捐赠防疫物资

General Manager Gao Jian of Fujian Yuanjiang Company Donated Anti-pandemic Stuff to Police



格林豪斯集团向特码警察总局捐赠防疫物资
Greenhouse Group Donated Anti-pandemic Stuff to Tema Police Regional Headquarters

感谢您的观看 自贸区期待与您合作

THANK YOU VERY MUCH FOR YOUR TIME.

WE CHERISH OUR RELATIONSHIP AND LOOK FORWARD TO
COOPERATE WITH YOU.

附件： 光明国际自贸区内企业目录							
序号	分区	项目编号	企业名称（中文）	企业名称（英文）	经营类别	经营范围	状态
1	A区	A1	光明水泥加纳有限公司	Bright Cement GHANA LTD	生产加工型	水泥加工、经销、批发	运营
2		A2	光明水泥袋加纳有限公司	Bright Cement Paper GHANA LTD	生产加工型	水泥包装袋生产	运营
3		A3	光明修理厂	Bright Mechanic Shop	服务型	汽车维修、配件更换、车床零部件加工	运营
4		A4	光明氧气厂	Bright Oxygen Plant	生产加工型	氧气生产、加工与销售	运营
5		A5	光明搅拌站	Bright Mixing Plant	生产加工型	混凝土搅拌加工、运输、泵送	运营
6		A6	联合石场	UNIAFRICA Construction Limited	生产加工型	石料开采、加工、储存、销售	运营
7	B区	B1	格林豪斯电力有限公司	Greenhouse Power Limited Company	施工建设型	变电站工程施工、建设运营、电力分销	在建
8		B2	假发加纳有限公司	DOVE Hair Fashion Ghana Ltd	生产加工型	假发产品、头模加工销售	运营
9		B3	光明商城（工业园店）	Bright-Afrimall Trade And Industry Ghana Ltd	商贸型	家居用品、家用电器、生活日用品的日常销售	运营
10		B4	甜爱香水加纳有限公司	Sweet Love Cosmetics Ghana LTD	生产加工型	日化用品（化妆品、香水）的生产、销售	运营
11		B5		Goldking Materials Ghana LTD	生产加工型		运营
12		B6	华洁卫浴加纳有限公司	Wahkit Ghana LTD	商贸型	卫浴产品批发与零售	运营
13		B7	博达国际有限公司	F&M World Enterprise LTD	生产加工型	稻米收购、加工、销售；五金产品加工销售	运营
14		B8	光明家纺	Bright Home Textile	生产加工型	床上用品（床单、被套、枕套）、家居饰品（窗帘、地毯、桌布）生产	运营
15	C区	C1	光明家居产品加纳有限公司	Bright Home Products GHANA LTD	生产加工型	各类木制家具、金属家具、软体家具制造与销售	运营
16		C2	封边条加工厂	Edge Banding Processing	生产加工型	木质封边条生产加工、销售	运营
17		C3		Weyon Ghana Ltd	商贸型	家用电器（音响设备、电视机）的批发零售	运营
18		C4	光明电器制造加纳有限公司	Bright Electrical Appliance Manufacturing Ghana Ltd	生产加工型	冰箱零部件组装、门体箱体的生产和加工、冰箱销售	运营
19		C5	光明电柜厂	Bright Electric Cabinet	生产加工型	电柜组装和销售	运营
20		C6	加纳家电产品有限公司	Home UR Ghana Ltd	商贸型		运营
21		C7	光明墙板加纳有限公司	Bright Manufacturing Ghana Ltd	生产加工型	墙板及树脂瓦加工、销售、安装	运营
22		C8	福星工业加纳有限公司	Fuxing Industries Ghana Ltd	生产加工型	钢材加工、钢结构产品生产、钢结构安装	运营
23		C9	光明菌业	Bright Mushroom	生产加工型	食用菌培育种植、加工包装、批发零售	运营
24		C10	光明农场	Bright Farm	生产加工型	农作物种植、畜禽养殖、农副产品加工和销售	运营
25		C11	光明能源（工业园）	Bright Energy Limited	施工建设型	工程勘察测量、工程施工；加工厂、仓储设施建设	运营
26		C12	光明国际大酒店	Bright International Hotel	服务型	住宿、健身、娱乐休闲服务	运营
27		C13	光明茶业	Bright Tea	服务型	各类茶饮冲泡与销售、茶叶茶具销售、茶文化推广、娱乐休闲服务	运营
28		C14	光明超市	Bright Supermarket	服务型	散装食品、饮料粮油副食品、生活用品销售	运营
29		C15	光明诊所	Bright Clinic GH LTD	服务型	医疗预防、诊断治疗服务、健康咨询服务以及药品零售服务	运营
30		C16	利丰食品加纳有限公司	LEEFOUND Food Stuff Ghana Ltd	生产加工型	番茄酱及相关农副产品的加工和销售	运营
31	D区	D1	唯壹国际加纳有限公司	Wei Yi International	生产加工型	铝塑板的生产制造、加工和销售	运营
32		D2	西尼罗加纳有限公司	Westnile Manufacturing Ghana Ltd	生产加工型	银制品、银饰品的生产加工、销售	运营
33		D3	光明注塑厂	Bright Plastic Injection Molding	生产加工型	塑料加工、塑料制品的生产和销售	在建
34		D4	展辰国际加纳有限公司	Vision New Materials Ghana Ltd	生产加工型	家具涂漆研发、生产、销售	在建
35	E区	E1	光明砖厂	Bright Brick Works	生产加工型	各类砖块的生产制造、销售	运营
36		E2	光明铝厂	Bright Aluminum	生产加工型	铝制品加工、销售	运营
37		E3	光明钙粉厂	Bright Calcium Powder	生产加工型	碳酸钙粉生产加工、销售	在建
38		E4	光明油漆厂	Bright Paint Manufacturing	生产加工型	各类工业漆及涂料生产、加工、销售；涂装方案设计、订制、施工服务	在建
39		E5	炉子厂	Burn Manufacturing Ghana Ltd	生产加工型	厨灶、炉具生产加工	运营
40		E6	美好时光餐盒有限公司	Happy Time Packaging Ghana Ltd	生产加工型	不同尺寸的一次性快餐盒生产、加工、销售	运营
41		E7	光明电动车厂	MOTOR Manufacturing Ghana Ltd	生产加工型	电动车配件组装、整车销售	运营
42		E8	优达能源加纳有限公司	YOTA Energy Ghana Ltd	生产加工型	机油、润滑油生产及销售	运营
43		E9	福佑加纳有限公司	4U GHANA Limited Company	生产加工型	碳酸饮料加工、销售；密胺餐具生产、销售	运营
44		E10	雅好拖鞋制造加纳有限公司	Yaho Manufacturing Limited Company	生产加工型	凉拖鞋生产加工、销售	运营
45		E11	SED加纳有限公司	Quality SED 2009 Limited Company	生产加工型	防盗门生产制造、销售安装	运营
46		E12	无锡太宇渔需用品有限公司	Taiyu Fishing Equipment Manufacture LTD	生产加工型	渔网（尼龙网、涤纶网）制造、销售	运营
47		E13	加纳西海岸木业有限公司	West Coast Wooden Products Ghana Ltd	生产加工型	木制品、板式家具生产加工、销售	运营
48		E14	光明食品加工有限公司	Africa Bright Food Processing Limited Company	生产加工型	小麦加工、饼干及其它食品生产	在建
49		E15	前丰国际加纳有限公司	Qian Feng International Ghana Ltd	生产加工型	棒球帽设计生产、出口欧美销售	在建
50		E16	九鼎加纳有限责任公司	Jiudine GHANA Corporation LTD	生产加工型	T恤衫及服装配饰设计生产、出口欧美销售	在建
51		E17	鸿达大鹏塑料制品有限公司	Hongda Dapeng Manufacturing LTD	生产加工型	各类尺寸塑料包装袋的生产、销售	运营
52		E18	摩托车轮胎制造有限公司	Ascender Motor Tyre Ghana Ltd	生产加工型	轮胎生产制造、批发销售	在建
53		E19	华光新能源电池(加纳)有限公司	HUAGUANG NEW ENERGY BATTERY GHANA LIMITED COMPANY	生产加工型	车辆电池生产、销售、维修保养	在建
54		E20	光明地板厂	Bright Floorboard	生产加工型	地板制造和销售	在建
55		E21	EPS泡沫厂	Bright EPS Foam	生产加工型	EPS泡沫板、泡沫塑料包装制品、泡沫包装材料生产、销售	在建

GREENHOUSE PLAZA 格林豪斯公寓楼

设计方案
Design proposal

2024.7.12





01 PROJECT OVERVIEW \ 项目概况

02 ARCHITECTURAL PLAN \ 建筑方案

03 INTERIOR PLAN \ 室内方案

项目背景

加纳是西非的一个国家，以其丰富的文化遗产和自然资源而闻名。作为非洲大陆经济快速增长的地区之一，加纳拥有稳定的政治环境和投资机会，特别是在房地产和基础设施领域。

Ghana is a country in West Africa, renowned for its rich cultural heritage and natural resources. As one of the fastest-growing economies on the African continent, Ghana offers a stable political environment and numerous investment opportunities, particularly in the real estate and infrastructure sectors.





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公寓楼效果图

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公寓楼效果图

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公寓楼效果图

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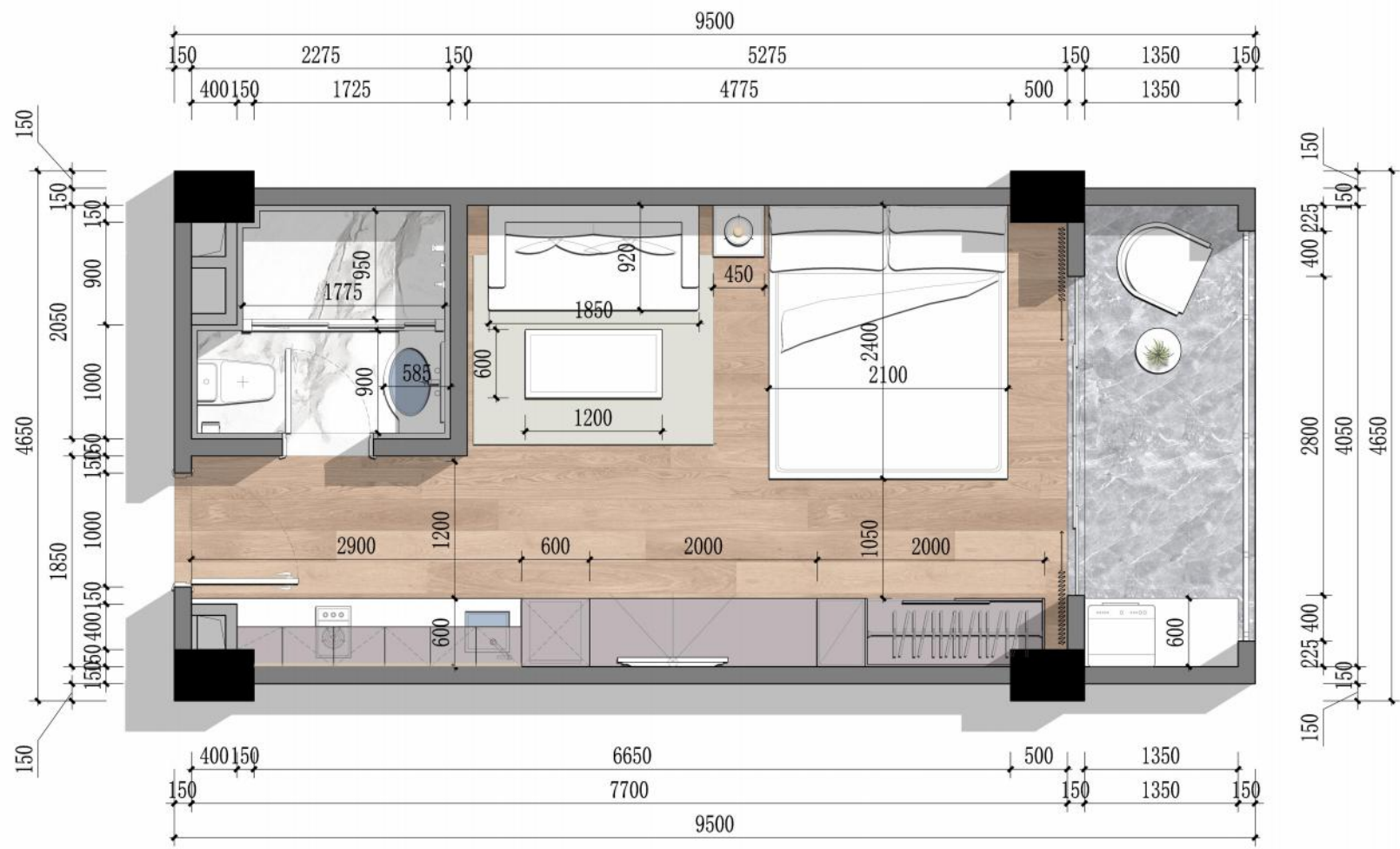


01 PROJECT OVERVIEW \ 项目概况

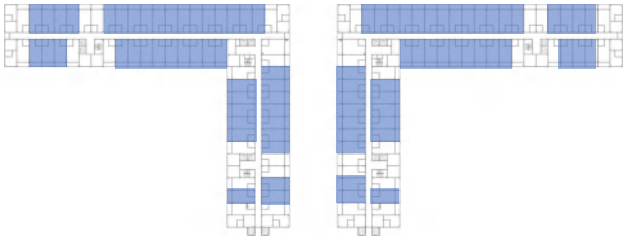
02 ARCHITECTURAL PLAN \ 建筑方案

03 INTERIOR PLAN \ 室内方案

标准户室内平面图



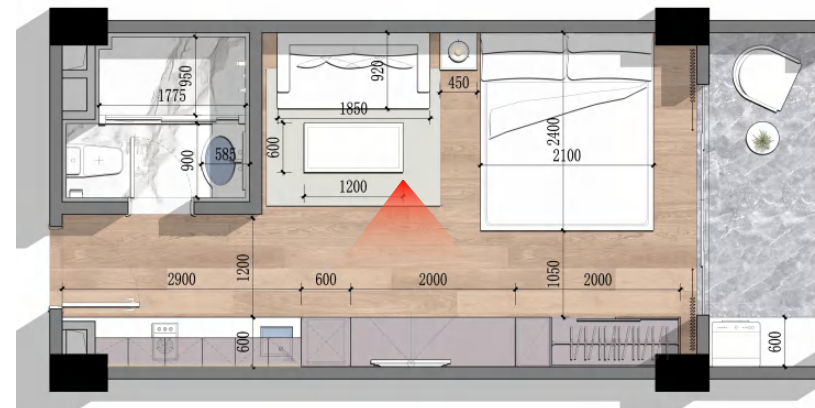
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标准户公寓楼位置分布图

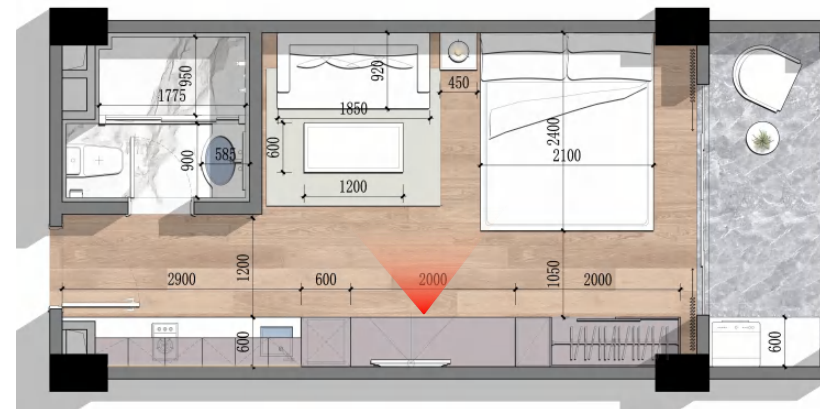
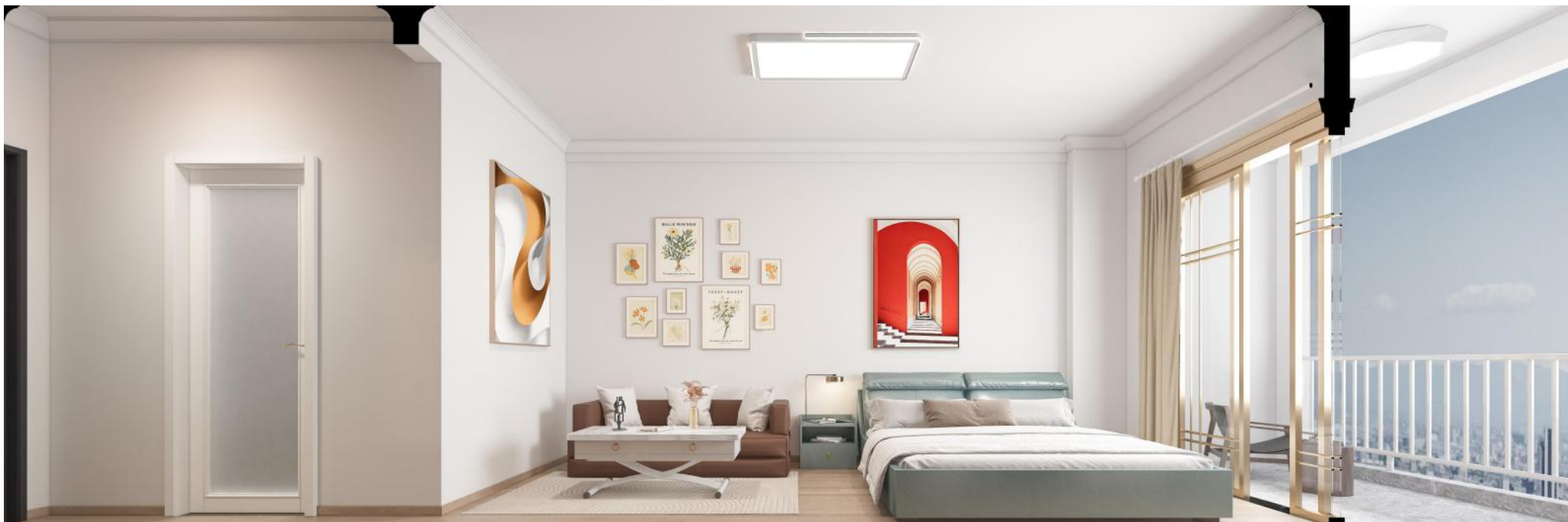
标准户效果图

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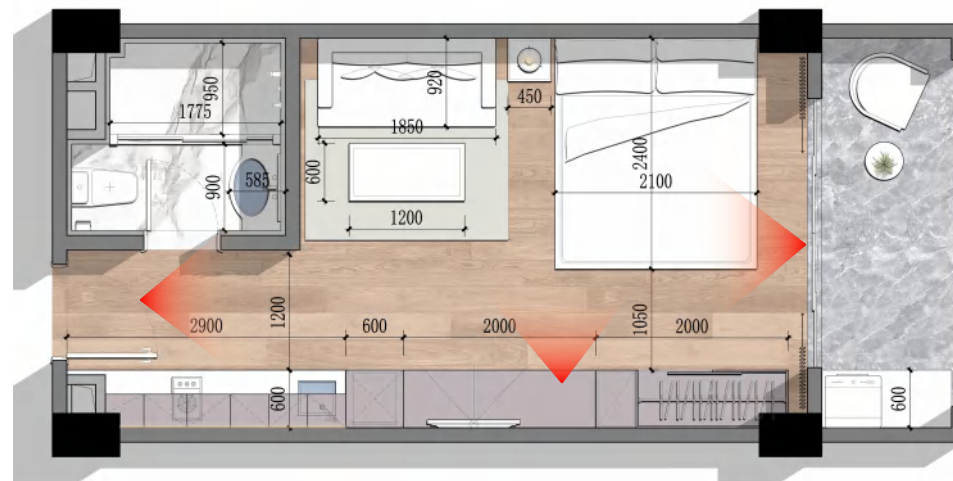
标准户效果图

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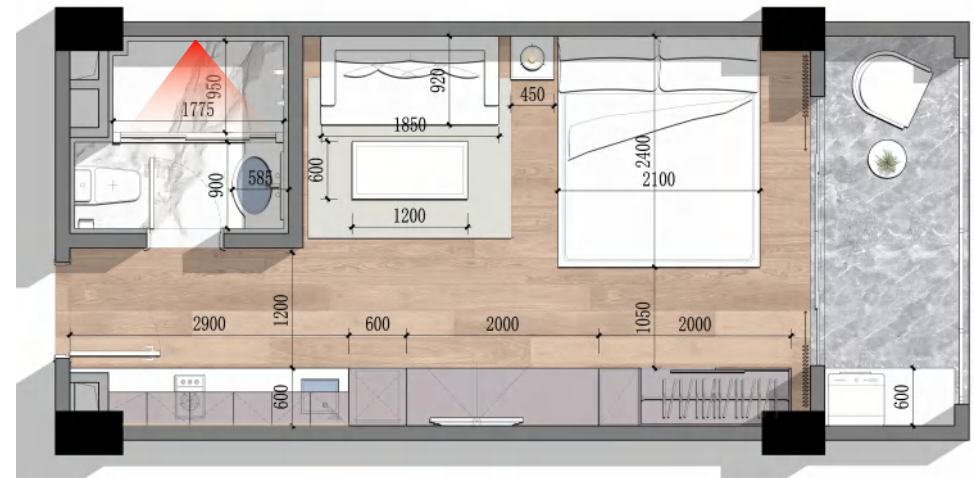
标准户效果图

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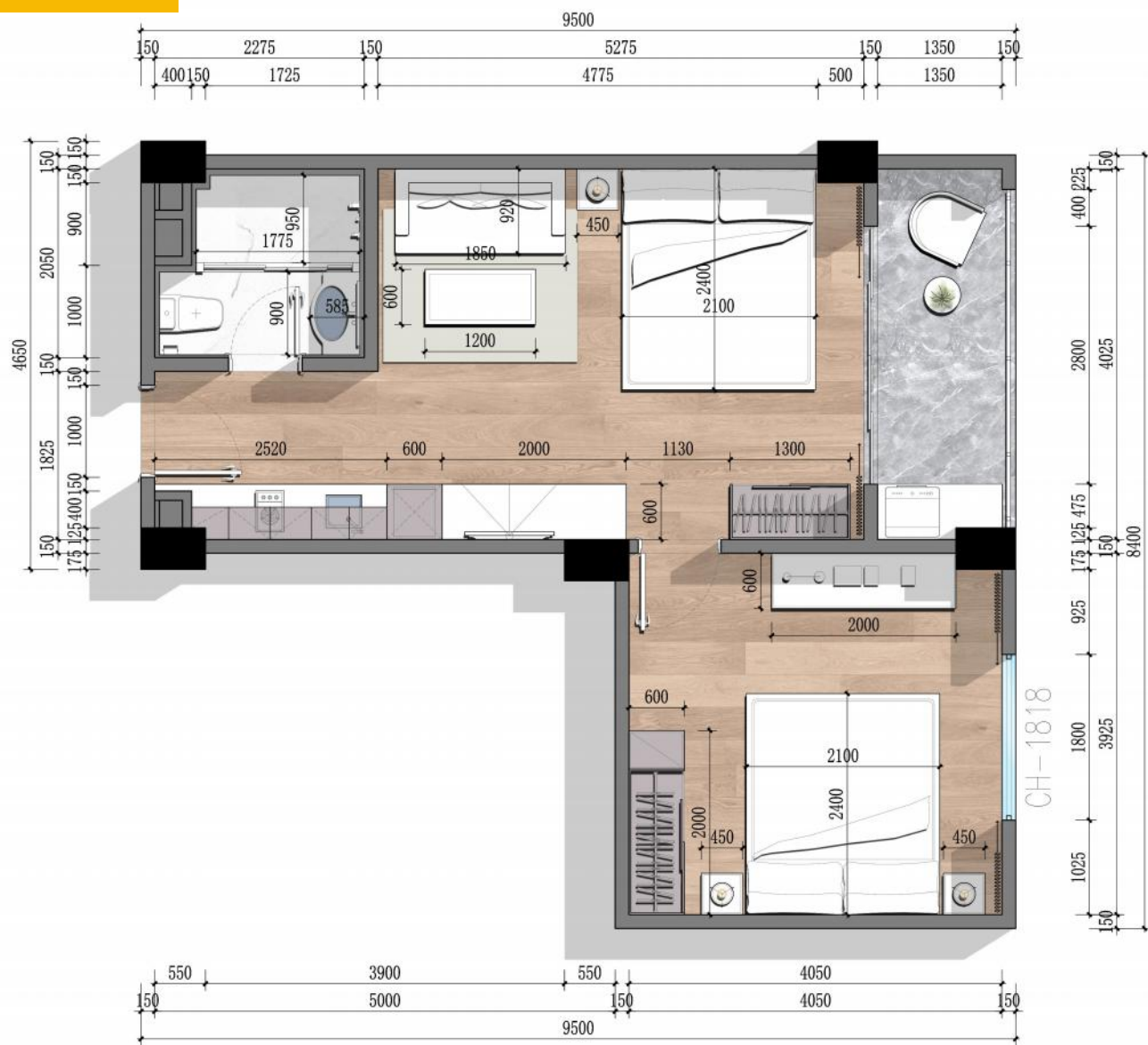


标准户效果图

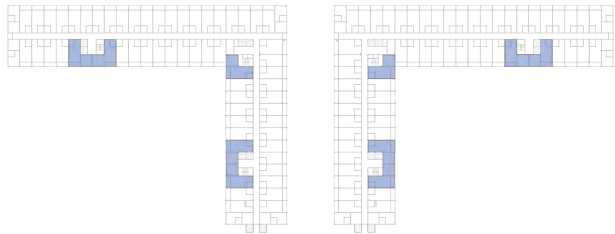
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一室一厅户室内平面图



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一室一厅公寓楼位置分布图

一室一厅户室内效果图

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一室一厅户室内效果图

GREENHOUSE
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一室一厅户室内效果图

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一室一厅户室内效果图

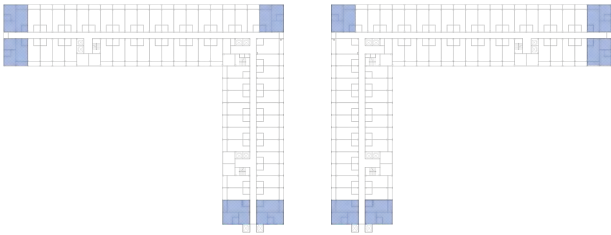
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两室一厅户室内平面图



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两室一厅公寓楼位置分布图

两室一厅户室内效果图

GREENHOUSE
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两室一厅户室内效果图

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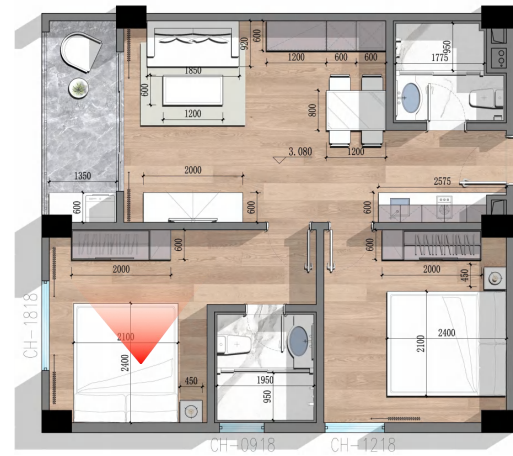
两室一厅户室内效果图

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两室一厅户室内效果图

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两室一厅户室内效果图

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