

YINGHUA ENERGY PARK

CONCEPT OVERVIEW

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Commercial Lead/ TA

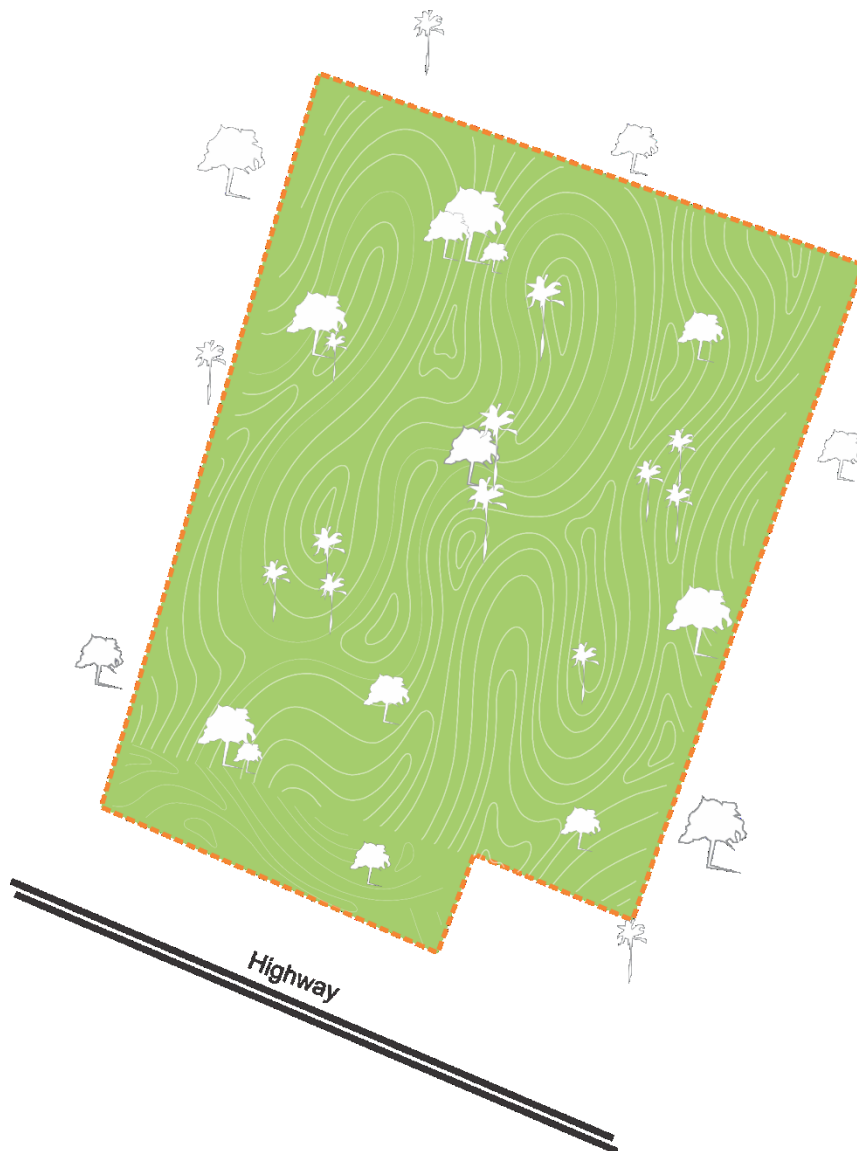
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OVERVIEW OF THE YINGHUA ENERGY PARK

The Yinghua Energy Park will be Nigeria's premier integrated energy and industrial hub, combining industrial, commercial, and residential zones on a large estate, ensuring a well-balanced and sustainable environment for businesses, workers, and residents.

The park is designed to attract world-class industries that are keen to leverage Nigeria's growing natural gas sector while benefiting from proximity to critical raw materials and easy market access.

It will provide a meticulously master-planned site with state-of-the-art and secure infrastructural facilities and utilities, including gas distribution and processing facilities, CNG refuelling stations, warehousing and raw materials storage, freight forwarding and logistics services, reliable centrally provided uninterrupted power supply, telecommunications, modernised water and waste treatment plants, security and a well-developed road network.





PROJECT LOCATION

Located in Benin City, Edo State, along the Benin-Lagos highway, the Yinghua Energy Park is a *** hectare mixed-use development designed to accommodate light industries, commercial and residential zones.

It is strategically positioned at the centre of major interstate highways, offering seamless connectivity for the import of raw materials and the export of finished products to key metropolitan cities such as Lagos, Abuja, Port Harcourt, Enugu, Warri, and Onitsha.

Its location also makes it accessible to ports such as Koko, Warri, Apapa, Tincan, e.t.c. It also has proximity to water bodies, which can be a veritable source of large volumes of water for production processes

MASTER PLAN

The Yinghua Industrial Park is strategically divided into four distinct zones, each serving a unique purpose to create a balanced, functional, and sustainable community: the Yellow Zone, Blue Zone, Brown Zone, and Green Zone.

The Yellow Zone, located on the left side of the park, is the residential area. It is designed to provide a secure, comfortable, and well-connected living environment for both residents and workers. This zone offers a variety of housing options—including affordable, mid-range, and premium homes—ensuring inclusivity and a high quality of life. The residential area is complemented by green spaces, pedestrian-friendly streets, and modern infrastructure that fosters a vibrant and sustainable community.

The Blue Zone, situated on the right side of the park, is dedicated to industrial activities. It is carefully planned to accommodate a wide range of manufacturing and production operations while upholding environmental sustainability. This zone is further divided into two sections: one for light and non-polluting industries, such as technology and food processing, and the other for medium-scale industries like automotive assembly and general manufacturing.

At the center of the park lies the Brown Zone, which is the commercial hub of the development. This zone serves as the business and social nucleus of the park, offering essential services, retail outlets, corporate offices, and entertainment facilities. Designed for accessibility and convenience, the Brown Zone hosts banks, shared office spaces, and other service providers, creating an ideal environment for businesses to flourish and residents to access daily needs.

The Green Zone encompasses the park's recreational and ecological spaces. This includes landscaped parks, tree-lined streets, eco-corridors, and a world-class golf course located at the rear center of the park. The golf course, built to international standards, not only provides a serene recreational facility for executives, investors, and residents but also serves as a green buffer that enhances the park's aesthetics and increases real estate value. Across the Green Zone, these natural spaces improve air quality, reduce urban heat, and offer areas for walking, cycling, and outdoor activities—promoting a healthier and more sustainable lifestyle.

Zoning Structure

1. Industrial Zone (Right Side)

- **Light/Non-Polluting Industries:** Suitable for technology, renewable energy, and advanced manufacturing.
- **Medium Industries:** Accommodating processing plants and assembly lines with controlled emissions.
- **Infrastructure & Support Services:**
 - Dedicated logistics and warehousing areas.
 - Reliable utilities, including uninterrupted power, water, and natural gas.
 - Waste management and environmental monitoring systems.

2. Commercial Zone (Central Area)

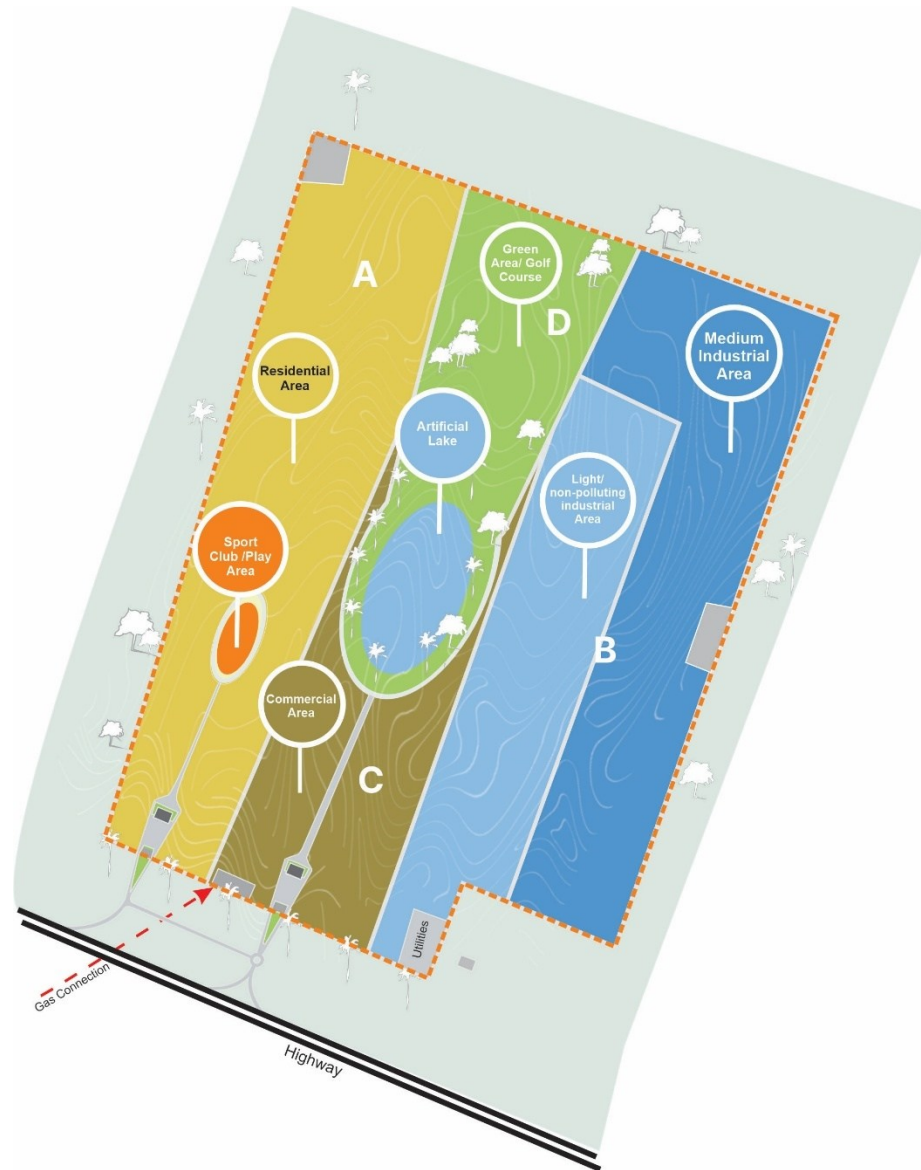
- **Business & Financial Hub:** Banks, shared office spaces, and corporate service providers.
- **Retail & Entertainment:** Shopping malls, supermarkets, restaurants, and cinemas.
- **Hospitality & Services:** Hotels, event centers, and recreational facilities.

3. Residential Zone (Left Side)

- **Community Infrastructure:**
 - Schools, a mosque, a chapel for worship, and healthcare facilities.
 - Sports clubs, playgrounds, and fitness centers.
- **Transportation & Connectivity:**
 - Well-planned road networks, walkways, and green transit options.
 - Integration with external transport systems for easy accessibility.

MASTER PLAN

The **Yinghua Industrial Park** is designed as a **self-sustaining, integrated ecosystem** that balances industrial, commercial, and residential functions. The master plan strategically distributes zones to optimize efficiency, sustainability, and livability.



ZONING:


A - Yellow Zone

B - Blue Zone

C - Brown Zone

D - Green Zone

KEY:

	Residential Area		Utilities
	Light/ non-polluting Industrial Area		Play area/ relaxation
	Medium Industrial Area		Welcome building
	Commercial Area		Boundary
	Open Green Space/ Golf Course		

Sustainability & Key Features

- **Artificial Lake (Central Feature):** Serves as a recreational space, and aids in climate control.
- **Golf Course (Back-Center):** Provides a high-end recreational facility and green buffer.
- **Smart Energy & Utilities:**
 - A **natural gas-powered energy system** for sustainable power supply.
 - Smart water and sewage infrastructure to reduce waste.
 - Integration of Telecommunication /IT systems.
- **Environmental Considerations:**
 - Green spaces, eco-friendly construction, and waste recycling programs.
 - Noise and air pollution control measures for industrial activities.



RESIDENTIAL AREA

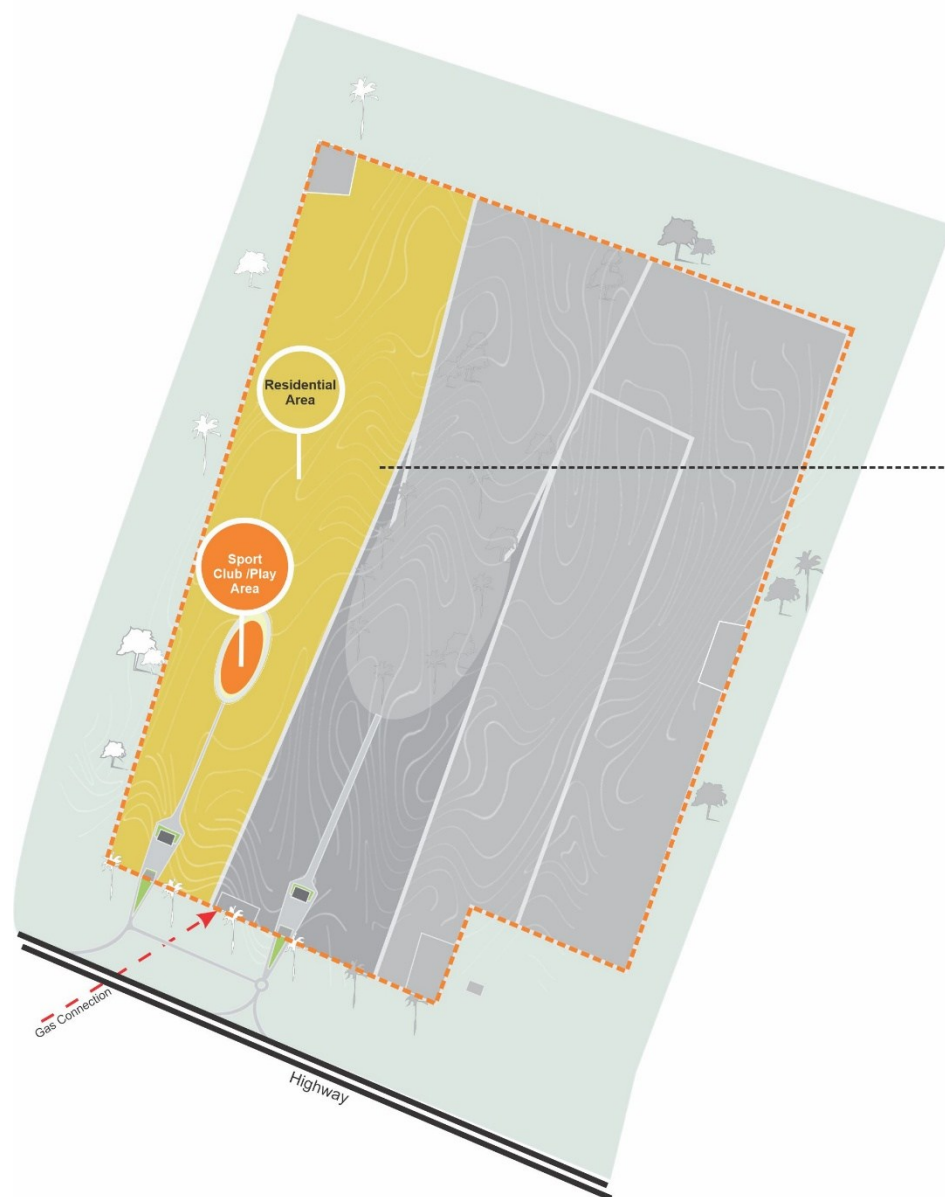
The residential zone, located on the left side of Yinghua Industrial Park, is designed to offer a comfortable, secure, and well-connected living environment for residents and workers. It features a mix of affordable, mid-range, and premium housing, ensuring inclusivity while promoting a high quality of life. Green spaces, pedestrian-friendly streets, and modern infrastructure create a sustainable and vibrant community.

Essential amenities include schools, healthcare centers, and places of worship, such as a chapel and mosque, catering to the diverse needs of residents. The zone also features sports clubs, playgrounds, and recreational spaces, encouraging an active and healthy lifestyle. A well-planned transportation network, including shuttle services and cycling lanes, ensures seamless mobility within the park.

With its strategic location, modern facilities, and focus on sustainability, the residential zone fosters a live-work-play balance. Its proximity to the commercial and industrial areas enhances convenience, reducing commute times while supporting a thriving, self-sustaining community within Yinghua Industrial Park.

ZONE A/ YELLOW ZONE

RESIDENTIAL AREA



Modern, Well-planned Community



Social infrastructure, including schools, healthcare centers, and places of worship.



Sports Clubs, Playgrounds, and Fitness Centers



Smart Transportation Network

INDUSTRIAL AREA



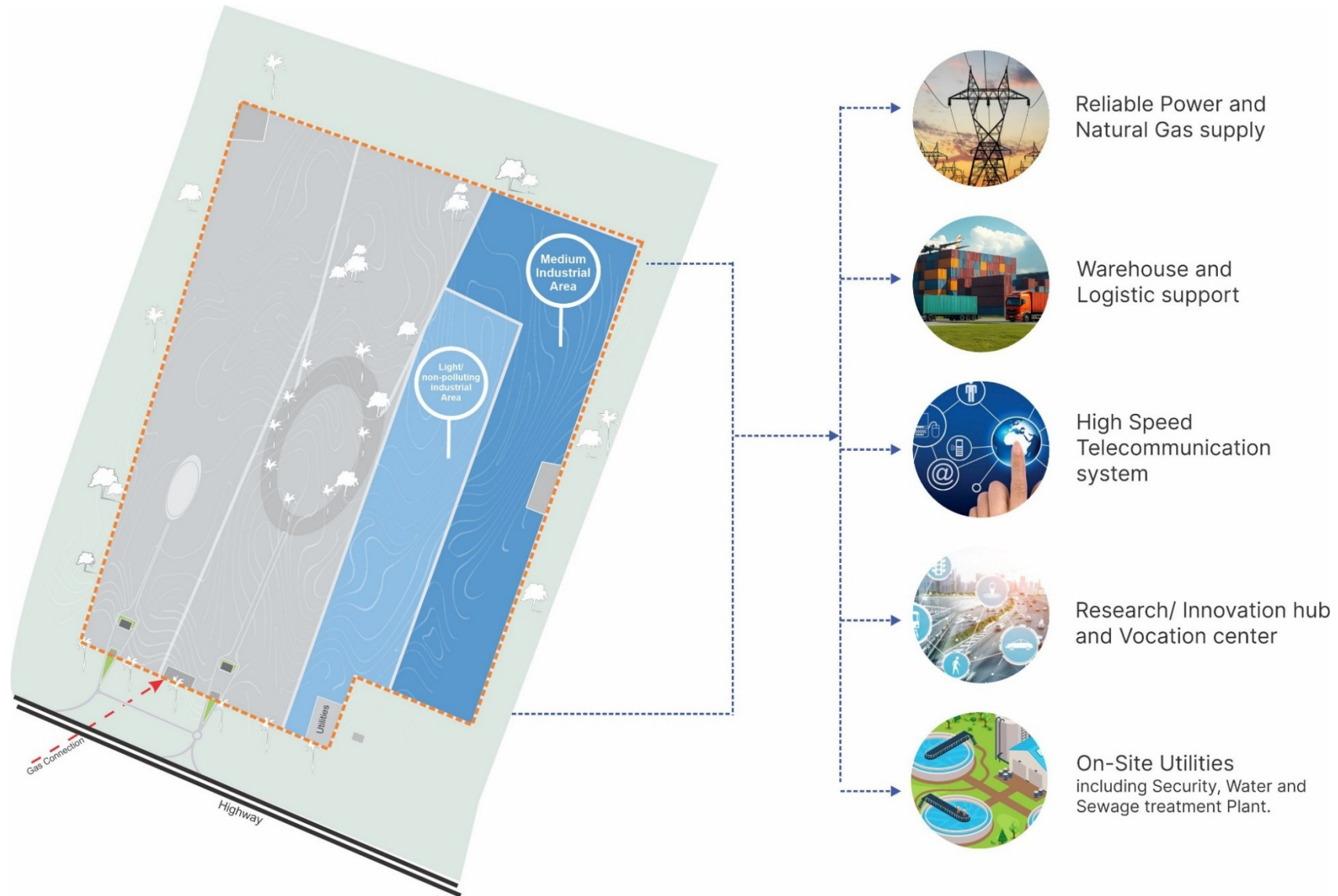
The industrial zone of Yinghua Industrial Park, located on the right side of the park, is designed to support diverse manufacturing and production activities while ensuring environmental sustainability. It is divided into two sections: light/non-polluting industries, which include technology, and food processing, and medium industries, accommodating sectors like automotive assembly, production and manufacturing. This structured approach allows for a balanced industrial ecosystem that promotes efficiency and innovation.

Equipped with logistics centres, and reliable utilities (power, water, and natural gas, the zone ensures efficient operations. Well-planned roads and transport networks enhance supply chain movement and workforce accessibility.

With modern infrastructure and strategic location, the industrial area attracts investors, fosters economic growth, and creates jobs, positioning Yinghua Industrial Park as a premier manufacturing hub.

ZONE B/ BLUE ZONE

INDUSTRIAL AREA



COMMERCIAL AREA



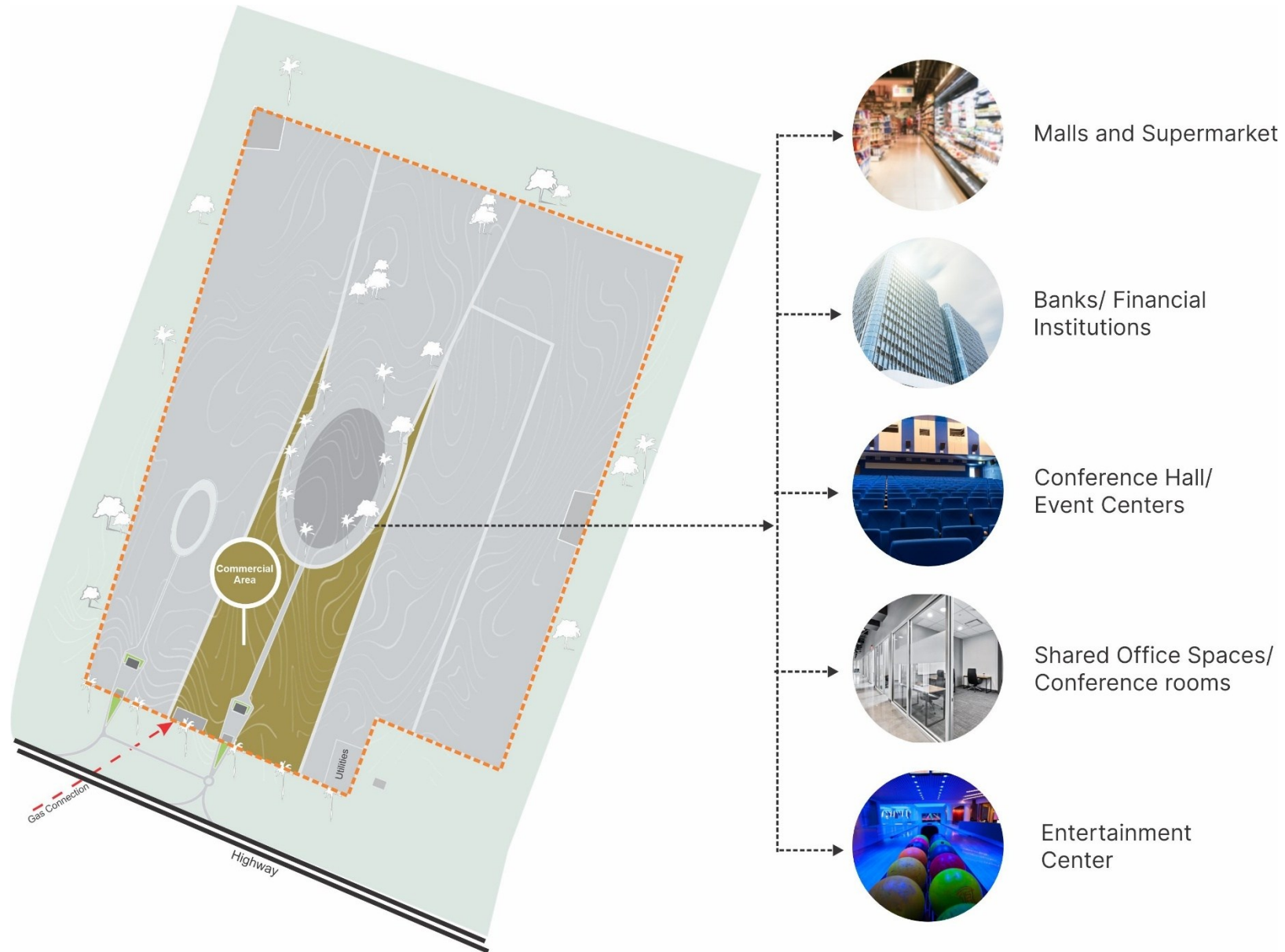
The commercial zone, centrally located within Yinghua Industrial Park, serves as the business and social hub of the community, providing essential services, retail, and entertainment. Designed for convenience and accessibility, it hosts banks, shared office spaces, and corporate service providers, making it an ideal environment for businesses to thrive.

This vibrant zone also features shopping malls, supermarkets, restaurants, and entertainment centers, catering to residents, workers, and visitors. Hospitality services, including hotels and event centers, further enhance the area's appeal, supporting business tourism and corporate engagements.

With modern infrastructure, efficient transportation links, and a well-planned layout, the commercial area promotes economic activity and enhances the overall live-work-play balance of the park. It fosters connectivity between the residential and industrial zones, ensuring a dynamic and self-sustaining ecosystem within Yinghua Industrial Park.

ZONE C/ BROWN ZONE

COMMERCIAL AREA





GOLF COURSE, GREEN SPACES, AND ARTIFICIAL LAKE

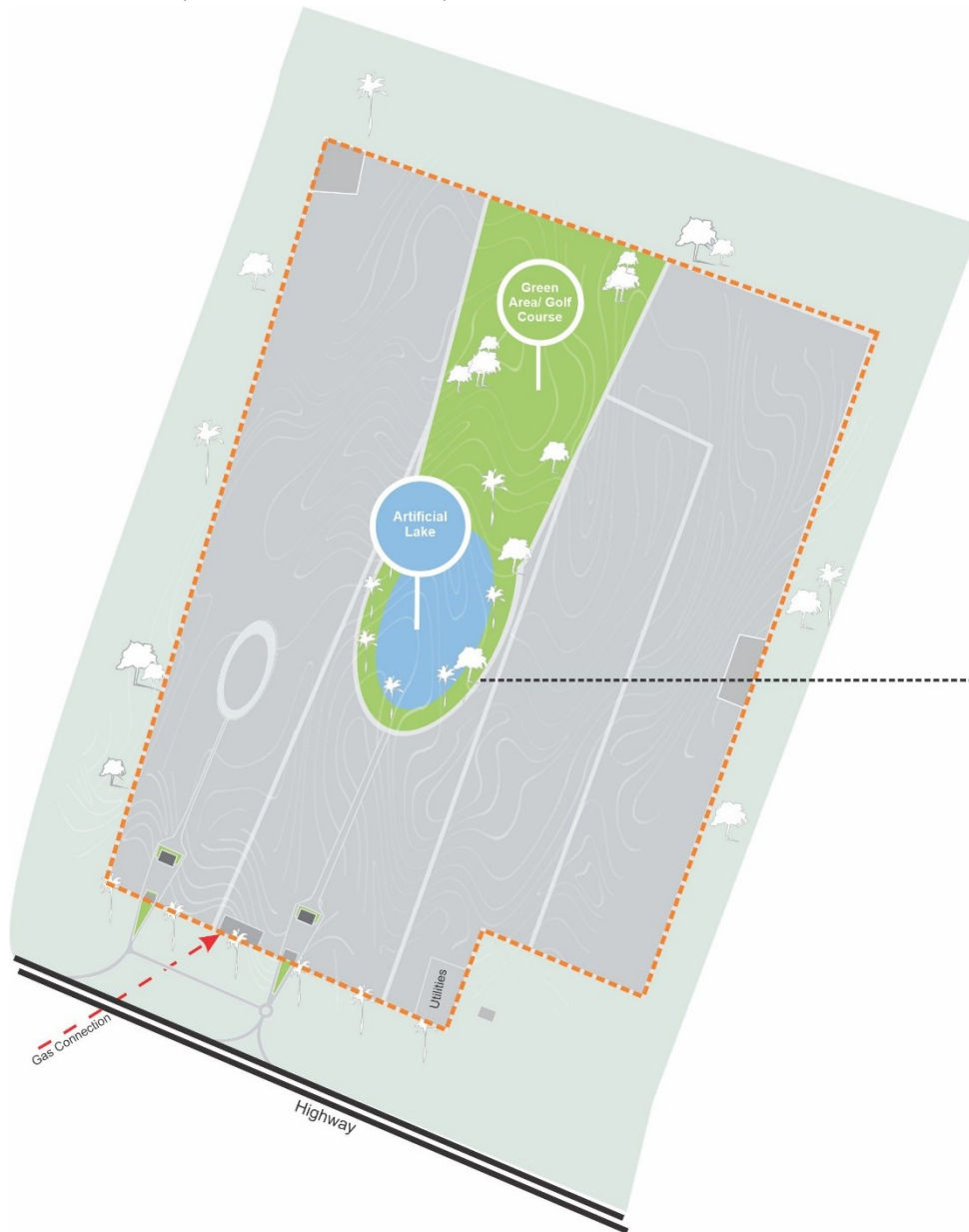
The golf course, located at the back centre of Yinghua Industrial Park, serves as both a recreational facility and a green buffer within the development. Designed to meet international standards, it provides a luxurious and serene environment for executives, investors, and residents. Beyond recreation, the golf course enhances the park's aesthetics, promotes social engagement, and increases the area's real estate value.

The green spaces throughout the park contribute to environmental sustainability and community well-being. These areas include tree-lined streets, landscaped parks, and eco-corridors, improving air quality and reducing urban heat. Additionally, they serve as recreational zones for walking, cycling, and outdoor activities, promoting a healthier lifestyle.

At the heart of the park, the artificial lake acts as a central landmark, enhancing the visual appeal and microclimate of the area. It serves as a stormwater management system, helping to regulate water flow and reduce flooding risks. The lake also supports leisure activities such as boating and waterfront dining, adding to the park's attractiveness as a live-work-play destination.

ZONE D/ GREEN ZONE

GOLF COURSE, GREEN SPACES, AND ARTIFICIAL LAKE



Standard Course
Design & Layout



Essential Facilities
including Clubhouse &
Lounge, pro shop,
Golf Cart Paths



Tree-lined Streets,
Landscaped Parks &
Improved air quality



Recreational zones for
walking, cycling, and
outdoor ac



Boating and waterfront
dining

UTILITIES & FACILITIES

The Park is equipped with world-class utilities and support facilities designed to provide a safe, efficient, and sustainable environment for industrial, commercial, and residential activities. The park's infrastructure ensures seamless operations, promoting productivity and a high quality of life for all stakeholders.

1. Core Utilities

- **Natural Gas and Power Supply** – In partnership with QSL Gas and Power, a world-class gas and power company, a reliable power supply will be made available for energy supply in industries, businesses, and residential areas, reducing reliance on the national grid. Dedicated embedded power generation infrastructure utilizing natural gas from the park's distribution network. Reliable and sustainable power supply to all zones, independent of the national grid.
- **Water Supply & Wastewater Management** –The park's water infrastructure is designed to ensure continuous access to clean water and responsible wastewater management: A Centralized water supply system with high-capacity boreholes and treatment plants, efficient distribution networks, and wastewater recycling systems for industrial and residential use.
- **Sewage and sewage treatment:** An efficient sewage collection, treatment, and recycling system to promote environmental sustainability and hygiene.
- **Telecommunications & Internet** – High-speed broadband internet, 5G connectivity, and a smart and reliable telecommunication network for seamless business and residential connectivity.
- **Street Lighting:** Energy-efficient streetlights and lighting management systems.
- **Stormwater Drainage System:** A well-designed drainage infrastructure to prevent flooding and support environmental sustainability.

2. Support Facilities and Services

- a) **Fire-Fighting and Emergency Response**
 - Fully-equipped Fire-Fighting Station with modern fire trucks and equipment.
 - Fire hydrants are across the park and trained emergency response personnel.
- b) **Security and Access Control:** A comprehensive security system is in place to ensure the safety of all park users:
 - 24/7 manned security posts and patrol teams.
 - CCTV surveillance systems covering key locations.
 - Controlled entry and exit points.
 - Emergency response coordination.
- c) **Solid Waste Management Facility**
 - Centralized waste collection points.
 - Waste recycling, sorting, and disposal systems to handle industrial, commercial, and domestic waste sustainably.

d) Warehouse and Logistics Facilities

- Standard and customisable warehouse spaces.
- Designated truck loading/offloading bays.
- Integrated logistics services with direct access to the internal road network and external transportation routes.

e) Park Welcome Building (Management and Administrative Office)

- Dedicated Park Management Office to oversee daily operations, tenant relations, facility maintenance, and regulatory compliance.

3. Social and Recreational Infrastructure

a) Residential and Commercial Amenities: The park provides mixed-income housing options in the Yellow Zone and a vibrant commercial area in the Brown Zone featuring:

- Retail outlets, banks, shared offices, and entertainment facilities.
- Restaurants, corporate services, and other essential businesses.

b) Hospital/ Health Services

- A well-equipped First Aid and Emergency Clinic is available within the park to provide immediate medical assistance.

c) Public Transportation & Mobility: The park's transport infrastructure includes:

- Dedicated public transport terminal.
- Internal shuttle services for mobility within the park.
- Well-paved internal road networks, pedestrian walkways, and cycling tracks.

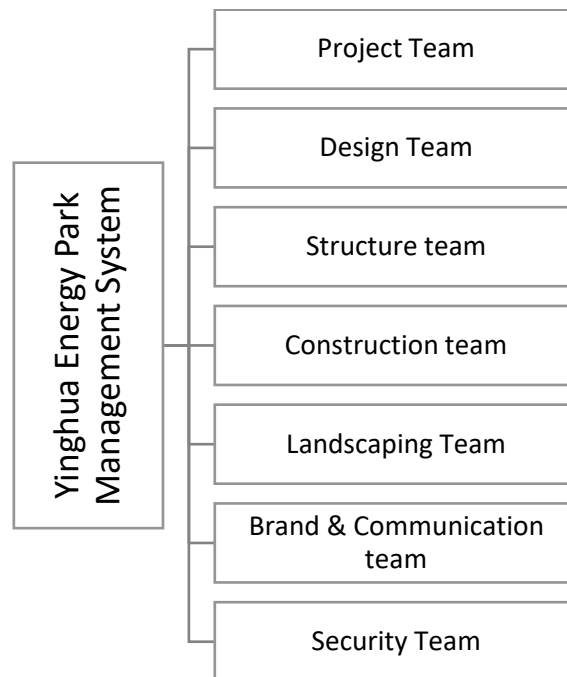
d) Parking Facilities: Designated parking spaces are available for:

- Residents, visitors, and staff.
- Heavy-duty and logistics vehicles.

e) Green and Recreational Spaces: The Green Zone of the park promotes sustainability and well-being through:

- Landscaped parks, eco-corridors, and tree-lined streets.
- A world-class Golf Course serving as a recreational and social hub.
- Walking trails, cycling tracks, and outdoor activity zones

PARK MANAGEMENT SYSTEMS



1. Project Team

The Project Team serves as the backbone of the Energy Park's development, overseeing the entire lifecycle from conception to execution. This team is responsible for project planning, resource allocation, budget control, and ensuring adherence to timelines. Their leadership ensures effective coordination among all teams, mitigating risks and ensuring successful project delivery.

- **Key Responsibilities:**
 - Overall project management and execution
 - Stakeholder engagement and coordination
 - Budgeting, scheduling, and resource planning
 - Regulatory compliance and reporting
 - Risk assessment and mitigation

2. Design Team – Architecture

The Design Team is responsible for the architectural vision and blueprint of the Energy Park, ensuring that all structures are functional, aesthetically appealing, and aligned with sustainability standards. They incorporate modern architectural trends, energy-efficient designs, and environmentally friendly materials to create a sustainable industrial park.

- **Key Responsibilities:**
 - Conceptualizing and developing architectural designs

- Integrating energy-efficient and sustainable solutions
- Ensuring regulatory and zoning compliance
- Coordination with the structural and construction teams
- Space planning for maximum efficiency

3. Structure Team

The Structure Team ensures the durability, stability, and safety of all buildings and infrastructure within the park. They work closely with the Design and Construction teams to translate architectural concepts into structurally sound and sustainable frameworks.

- **Key Responsibilities:**
 - Structural design and engineering assessments
 - Load calculations and material selection
 - Ensuring compliance with safety and building codes
 - Collaborating with the construction team for seamless execution
 - Implementing innovative and cost-effective structural solutions

4. Construction Team – Civil and Building Team

The Construction Team is responsible for executing the project's physical development, from laying the foundation to completing building structures and roads. This team comprises skilled engineers, contractors, and site managers who ensure quality workmanship and adherence to project timelines.

- **Key Responsibilities:**
 - Site preparation, excavation, and foundation work
 - Construction of buildings, roads, and utilities
 - Quality control and compliance with safety standards
 - Managing on-site workforce and subcontractors
 - Ensuring efficient material usage and waste management

5. Landscaping Team

The Landscaping Team plays a vital role in enhancing the aesthetics and environmental sustainability of the Energy Park. Their work ensures that green spaces, walkways, and ecological features contribute to a pleasant and eco-friendly environment for businesses and visitors.

- **Key Responsibilities:**
 - Designing and maintaining green spaces and walkways

- Enhancing biodiversity with tree planting and vegetation
- Developing water-efficient and sustainable irrigation systems
- Creating recreational and relaxation areas within the park
- Ensuring a visually appealing and environmentally friendly landscape

6. Brand & Communication Team

The Brand & Communication Team is responsible for shaping the public perception and market positioning of the Energy Park. They oversee marketing, stakeholder engagement, public relations, and brand identity to attract investors, partners, and tenants.

- **Key Responsibilities:**
 - Developing and executing branding strategies
 - Managing public relations and stakeholder communication
 - Digital marketing, media engagement, and promotional activities
 - Ensuring consistent brand messaging and visual identity
 - Organizing industry events and investor outreach programs

7. Security Team

The Security Team ensures the safety and security of all assets, personnel, and visitors within the Energy Park. Their role is crucial in mitigating risks, preventing unauthorized access, and maintaining a secure environment for businesses to operate efficiently.

- **Key Responsibilities:**
 - 24/7 surveillance and security patrols
 - Access control and visitor management
 - Emergency response planning and implementation
 - Coordination with local law enforcement and emergency services
 - Ensuring compliance with industrial safety and security regulations