

An Industrial Ecosystem in Togo



TOGO



ZONE AREA :

Total Area : 410 Ha

Phase 1 : 130 Ha

Phase 2 : 270 Ha

Annexe : 10 Ha

28 KM

PIA
Port of Lomé

35 KM

PIA
Lomé Airport

50 KM

PIA
Ghana Border

550 KM

PIA
Burkina Faso Border

130 KM

PIA
Benin Border

About Togo

GDP : 8.41 billion USD

Currency : West African CFA franc (XOF)
(1 EURO = XOF 655.957)

Memberships : ECOWAS, WAEMU, WTO

Agreements : AGOA (USA), EBA (Europe),
and the African, Caribbean and Pacific
Group of States (ACP)/European Union
(EU) partnership.

✓ **Region** : West Africa
(300 million inhabitants)

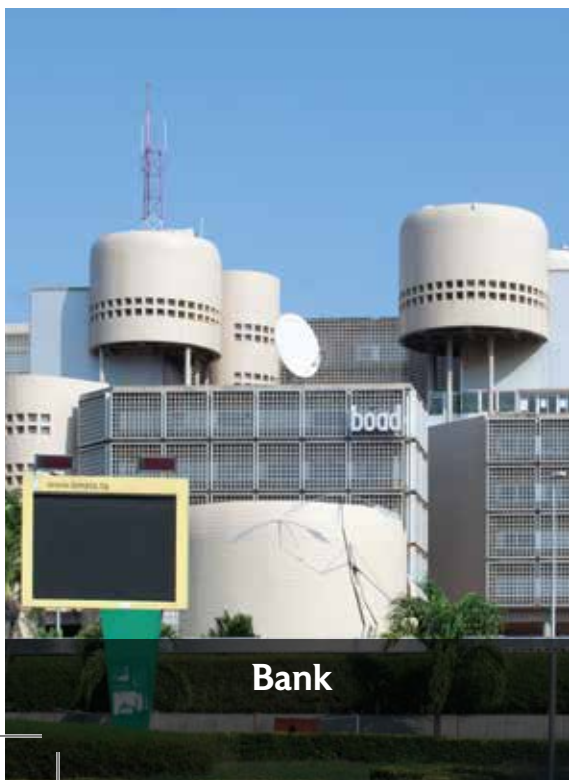
✓ **Capital** : Lomé

✓ **Official language** : French

✓ **Population** : 8.6 million



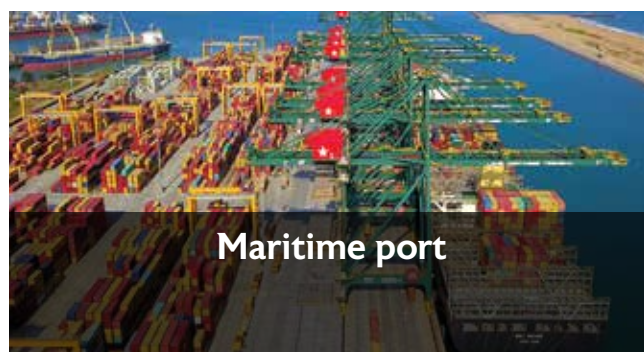
National Assembly



Bank



Lomé Autonomous Port



Maritime port



Hotel 2 Février, Lomé

Reasons to Invest in Togo



Togo is a peaceful and stable country.



Togo's strategic geographical location and infrastructure make it an ideal place for industrial development.



Togo is a member of the ECOWAS, a vast market of 320 million people. By investing in Togo, investors can access all ECOWAS markets.



The business environment is constantly improving, offering investors easy installation and fiscal facilities. The La Société d'Exploitation du Guichet Unique du Commerce Extérieur (SEGUCE) provides guarantees and promotion of investment protection instruments.



Togo has fertile soil and rich natural resources.



There is a reliable and available skilled workforce in Togo.



Togo has the necessary infrastructure and priority projects to implement its strategy.

A portrait of His Excellency Mr. Gnassingbé, President of the Council of Ministers of Togo. He is a middle-aged Black man with short hair, smiling, wearing a dark blue pinstripe suit, a white shirt, and a patterned tie. He is standing with his hands in his pockets. The background is a scenic view of a town and green hills under a blue sky with light clouds.

His Excellency Mr. Gnassingbé

President of council of ministers



PIA, public-private partnership demonstrates what can be achieved when ambitious and well-established investors like Arise IIP join forces with Togo and the Togolese authorities.

The platform will leverage the wealth of our country's natural resources, ensuring that Togo gets a greater share of the value added through the development of local industry, dedicated to local processing and transformation.

I take this opportunity to encourage ambitious entrepreneurs to consider this project as an example among others of what is possible to achieve in Togo, with its immense human and natural resources, and our willingness to engage with any investor and business interested in creating mutual value.



**PIA (PLATEFORME INDUSTRIELLE D'ADETIKOPE) IS DEVELOPED BY
THE TOGOLESE REPUBLIC IN PARTNERSHIP WITH ARISEIIP**

The Plateforme Industrielle Adetikope (PIA), a Public-Private Partnership between the Republic of Togo and ARISE Integrated Industrial Platforms (ARISE IIP), a leading pan-African developer and operator of world-class industrial parks and ecosystems, is an integrated industrial zone located on over 400 hectares, focused on creating thriving value chains ranging from raw material sourcing, to resource processing (manufacturing) and export of finished products.

PIA aims to provide investors with a gateway to integrate into the African landscape by providing them with infrastructure, a business-friendly environment, and supporting them throughout the value chain of their products through our ecosystem approach.

PIA is strategically located on a highway that is connected to the airport and autonomous port.

In addition, PIA has a Single Window Clearance, a police station, and a fire station, among other facilities.



Industrial Zone Characteristics

The Zone is composed of

- ✓ Industrial Zone
- ✓ Commercial Zone
- ✓ Truck parking
- ✓ Dry Port
- ✓ Warehouses
- ✓ Open storage space
- ✓ Logistics
- ✓ Green spaces
- ✓ Professional training centers

PIA boasts modern, cutting-edge shared infrastructure

- ✓ Single Window Clearance
- ✓ Fire station
- ✓ Police station
- ✓ Medical center
- ✓ Dependence for workers
- ✓ Dedicated power supply
- ✓ Central station for wastewater treatment
- ✓ Water tanks
- ✓ Gas station



Industrial Zone

- ✓ Availability of land parcels
- ✓ World-class infrastructure
- ✓ Single Window Clearance that brings together all national administrative authorities
- ✓ Commercial incentives
- ✓ Cross-border trade
- ✓ Regional and international logistics
- ✓ Raw material processing
- ✓ Permanent electricity and water supply
- ✓ Experienced player in the development of economic zones with a portfolio covering West and Central Africa.



Reservoir & Electrical Station



Operational Industrial Zone



Simple Plot

Dry Port

- ✓ Total capacity of 12,500 EVP (Equivalent Twenty Feet) containers
- ✓ 1.75 ha area for loading and unloading
- ✓ 64 sockets for refrigerated containers
- ✓ State-of-the-art handling equipment
- ✓ Two weighbridges and an axle scale
- ✓ Integrated computer system with 2 terminals from the Autonomous Port of Lomé
- ✓ Surveillance cameras and an electronic system for automatic capture of container numbers.

Truck Park

- ✓ Total capacity of 484 heavy-duty trucks, with the possibility of expanding the park
- ✓ Surveillance cameras and an electronic system for automatic capture of truck numbers
- ✓ Integrated space dedicated to truck maintenance
- ✓ Area full of amenities such as canteens, kiosks, medical center, prayer room, etc.



Industrial grade warehouses with a total area of 67,000 m²

- ✓ Industrial grade warehouses with an area of (25,000 m² and 42,000 m²)
- ✓ Modern and functional design offering the option to combine warehouses with an administrative block
- ✓ Dedicated to industrial storage or production
- ✓ Durable and corrosion-free
- ✓ Appropriate ventilation and insulation
- ✓ Fire service available in case of extreme fire
- ✓ Installation of fire fighting equipment: Firefighters, water tanks, sprinklers, fire alarms, hose reel inside, fire hydrants outside
- ✓ Provision of a dock/direct access
- ✓ Water connection available
- ✓ Public toilets
- ✓ Adequate lighting



Textile Park

- ✓ 2 cotton processing units on a total area of 20.94 hectares
- ✓ Integrated space for storing cotton bales
- ✓ Equipped with facilities that comply with international standards and infrastructure
- ✓ Cotton processing into clothing (t-shirts and other types); fabrics, etc.
- ✓ Suitable platform with appropriate coverage
- ✓ Vocational training centers for upskilling Training young Togolese in textile manufacturing to integrate them into processing factories workforce.

Agribusiness Value Chain (AVC)




- ✓ An agricultural value chain established in the area
- ✓ Development of the Togolese soybean sector in collaboration with the Agricultural Financing Incentive Mechanism (MIFA)
- ✓ Soybean processing units (organic & conventional) into lecithin, hi-pro soybean, soybean chunks, roasted soybean, soybean flour, edible soybean oil, deoiled cakes, etc.
- ✓ Annual production capacity of 240,000 metric tonnes
- ✓ Total investment of USD 25 million, or CFA 16,511,367,500






Tax incentives and administrative benefits

 Category of Incentives	 Tax & Other Benefits	 Investment Code Regime
Non refundable tax incentive	Amount Invested	15% of investment done as per investment program. Tax credit can be carried forward till it exhausted
	Job creation	240,000 XOF for each job generated for initial 5 Yrs. Tax credit can be carried forward till it exhausted
	Training	10% for each job generated of Togolese workforce for 5 years for initial 5 Yrs. Tax credit can be carried forward till it exhausted
Tax Incentives	Corporate Tax or Flat Minimum Tax	27% on taxable profit
	Minimum Flat-Rate Income Tax	Payable only in case of loss. Minimum Flat Tax is 1% of annual turn over and minimum 20 000 FCFA
	Capital Gains Tax	From 7% to 15% on taxable profit
	VAT Custom Duty and Other due taxes at the customs cordon	100% exemption on materials and equipment for 5 years*
	Dividends Tax or Income Tax from Movable Capital	<ul style="list-style-type: none"> • Non-residents: From 7% to 13% • Residents: From 0% to 13% applicable on dividend amount






		
Category of Incentives	Free Zone Regime	Textile Regime
Non refundable tax incentive	Nil	Nil
	Nil	Nil
	Nil	Nil
Tax Incentives	<ul style="list-style-type: none"> • 0% on taxable profit during the first 5 years • 8% on taxable profit from the 6 to the 10 years • 10% on taxable profit from the 11 to the 20 years • 20% on taxable profit from the 21st year onwards 	<ul style="list-style-type: none"> • 0% on taxable profit for the first 8 years • 10% on taxable profit or payment of the proportional minimum collection flat rate from the 9th year onwards
	100% exemption	100% exemption
	100% exemption	50% exemption over Common law if transferred to Togolese citizen or a legal entity
	<ul style="list-style-type: none"> • 100% exemption from Customs Duties & Taxes on equipment, office furniture, spare parts, raw materials, semi-finished products, etc. • 50% exemption in the same duties and taxes on commercial vehicles • 100% exemption from all customs duties and tax on the export of products manufactured in the free zone 	<ul style="list-style-type: none"> • 100% exemption from Customs Duties & Taxes on equipment, office furniture, spare parts, raw materials, semi-finished products, etc. • 50% reduction in the same duties and taxes on commercial vehicles • 100% exemption on importing materials for the construction of staff housing, as well as furniture and devices
	<ul style="list-style-type: none"> • 100% exemption over ordinary law during the first 5 years • 50% exemption over ordinary law from the 6 to the 10 years • Ordinary law shall apply as from the 11 years 	<ul style="list-style-type: none"> • 100% exemption over ordinary law during the first 8 years • 93.5% exemption over ordinary law from the 9th year onwards



 Category of Incentives	 Tax & Other Benefits	 Investment Code Regime
Tax Incentives	Property Tax	On developed land is levied at a rate of 7,5% on the assessed rental value of property.
	Patent or Professional Tax on Turnover	From 0.55% to 1.20% of the turnover
	IPR	From 0.5% (up to 900,000) to 35% (more than 20,000,000)
	Taxes on Sale in Domestic Territory & ECOWAS	TVA as applicable & Custom duty. ECOWAS rules applicable.
	Withholding Tax on interest payment on foreign loans and technical assistance fee	6% on interest payment on loan and 20% on technical assistance services payment
Others	Sale in Domestic Territory	No limit
	Preferential tariffs (internet, water, power supply and port services)	Not Applicable
	Miscellaneous	

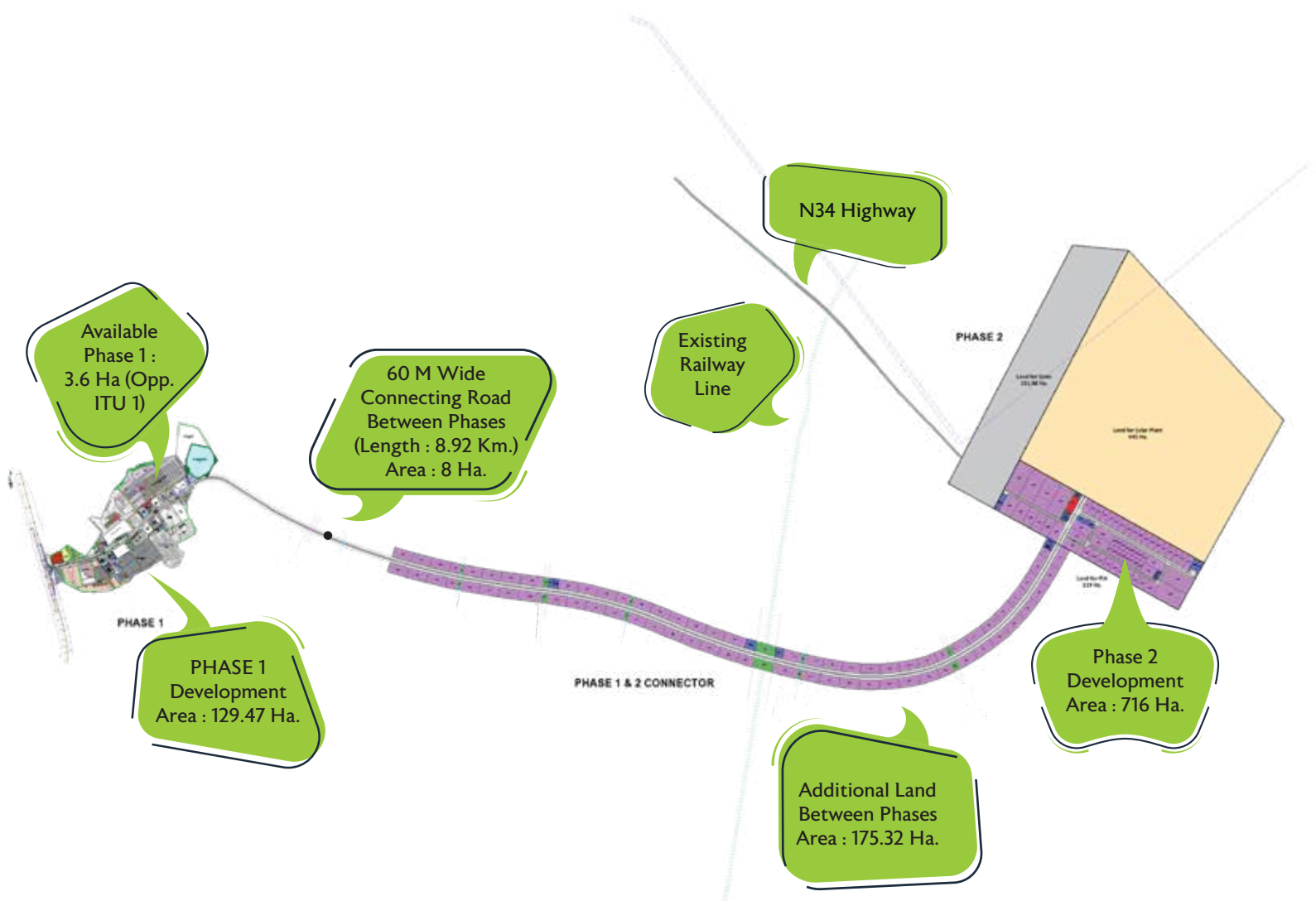


 Category of Incentives	 Free Zone Regime	 Textile Regime
Tax Incentives	<ul style="list-style-type: none"> • 100% exemption during the first 5 years • 5% on the assessed rental value from the 6 to the 20 years • 15% on the assessed rental value of the taxable profit from the 21 years 	100% exemption
	<ul style="list-style-type: none"> • 100% exemption over common law during the first 5 years • 95% exemption over common law from the 6 to the 20 years • 85% exemption over common law from the 21st year 	<ul style="list-style-type: none"> • 100% exemption for the first 8 years • 90% exemption over common law of the amount of the common law tax from the 9th year onwards.
	From 0.5% (up to 900,000) to 35% (more than 20,000,000)	<ul style="list-style-type: none"> • From 0.5% (up to 900,000) to 35% (more than 20,000,000) • Exemption from the personal income taxes (IRPP) on the salaries and wages to the Expats provided that there is a DTA and proof of payment of income tax in country of origin)
	TVA as applicable & Custom duty. ECOWAS rules applicable.	<ul style="list-style-type: none"> • Full exemption for TVA & Custom Duty for initial 2 Yrs for 40% of production • Import duty & TVA as applicable after 2 Yrs
	6% on interest payment on loan and 20% on technical assistance services payment	100% exemption
Others	Maximum 30%	Maximum 40% for initial 2 Yrs. & 30% after that
	Preferential tariffs are granted to free zone companies on the provision of public utilities (internet, water, power supply and port services)	Preferential tariffs are granted to free zone companies on the provision of public utilities (internet, water, power supply and port services)
		<ul style="list-style-type: none"> • Working hours - 48 hours per week • 14 days of paid leave per year • Import of used garments, industrial textile waste, and polyethylene terephthalate (PET) bottles is allowed for Recycling

The information given are indicative and does not constitute legal advice.
For more detail, refer to a lawyer.



PIA MASTER PLAN



Our Investors



SUSTAINABILITY

Carbon Neutrality

ARISE aims to **reduce its dependence on carbon-intensive** energy resources, and more generally to **reduce its carbon emissions**:



Systematic use of renewable power



Incentivize industries promoting renewable energy



Innovative projects (e.g., Carbon Cure)

Circular Economy

By adopting **circular economy** principles, ARISE aims to **reduce waste** and manage **resources sustainably**:



Wastewater management initiatives (Zero Liquid Discharge)



Waste management initiatives (Plastic & E waste) Incentivize industries to promoting circularity



Life Cycle Assessment

Diversity & Inclusion

ARISE is fully committed to **reducing inequalities across the continent**, notably by **including local stakeholders** in its projects:



Increase ratio of female employees at all levels



Increase diversity at senior management level



Introduce Training Centre for skill development for industrialized jobs

Responsible Supply Chain Management

ARISE understands the **sustainability dimensions** of each commodity's **supply chain** and wants to **manage the associated risks** and opportunities



Traceability Cashew – Rain Forest Alliance Wood – Tracer Textile – Fibretrace



Certification Wood – FSC Soya – Ecocert Cashew – Ecocert



Innovative initiatives Textile - Green tokens

An Economic hub serving the Industrialization of **TOGO**

