

福建省远建投资有限公司



西非加纳光明国际自由贸易区

Bright International Free Zone



格林豪斯国际置业开发（加纳）集团
GREENHOUSE INTERNATIONAL DEVELOPMENT GROUP GHANA LTD



格林豪斯——共建共同家园

格林豪斯国际置业（加纳）集团公司成立于2011年11月，公司位于非洲加纳港口城市特码，注册资金500万美金，占地面积15000平方米，拥有中方员工200多名，当地员工1500多名。公司成立以来，一直承扬“有远见、赢未来”企业精神，秉承“以质量求生存、以诚信求发展”经验理念，始终以“共建绿色和谐的共同家园”为使命，主动投身中国“一带一路”建设，积极响应加纳“一区一厂”政策，不断拓展企业发展路子，逐步将公司四大主营产业打造为红色路桥、绿色养殖、蓝色能源、金色园区的特色产业链。

GREENHOUSE



Greenhouse International Development Group Ghana Limited was registered and established on 11th November 2011 in the Republic of Ghana, with its principal place situated at Ghana’ s harbor city of Tema and a registered capital of 5,000,000.00 US dollars. The Company’ s head office occupies a land area of 15,000m2 and has more than 200 of Chinese employees and 1,500 of Ghanaian employees.

Ever since the establishment of the company, the entrepreneurial spirit of “uphold foresight, win future” , the development philosophy of “survive on quality, develop by credibility” and the mission of “build a green and harmonious common homeland” are highly upheld at all times by our company to strive for steady development together with actively participating in China’ s “Belt and Road” initiative and responding to Ghana’ s “One District, One Factory” policy so as to forge a specially–featured industrial chain which integrates the four main sectors of red road and bridge construction, green farming, blue energy as well as golden industrial park.



环境优势——发展中的西非加纳

Environmental Advantages——the developing Ghana in West Africa

一是加纳政局稳定，社会人文环境较好。自独立以来，加纳治安环境较好，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比较好的国家之一，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，排第111位，根据世界银行发布的《全球营商环境报告》，加纳在190个参评国家中排在第108位，被世界银行誉为“非洲经济复兴的中心”。

二是政府支持力大，税收优惠政策落地。自2017年以来，加纳政府推广“一县一厂”、“一村一坝”、“百万基金”减税降费等政策，市场相对开放，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，而且对欧洲国家出口享受免关税待遇；特别是加纳作为美国《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。

三是自然资源丰富，劳动力供求市场足。加纳拥有丰富的黄金、钻石、铝矾土、铁和油气等自然资源，其渔业、森林、旅游和劳动力资源非常客观。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，也为投资着降低商务成本带来了实际可能。

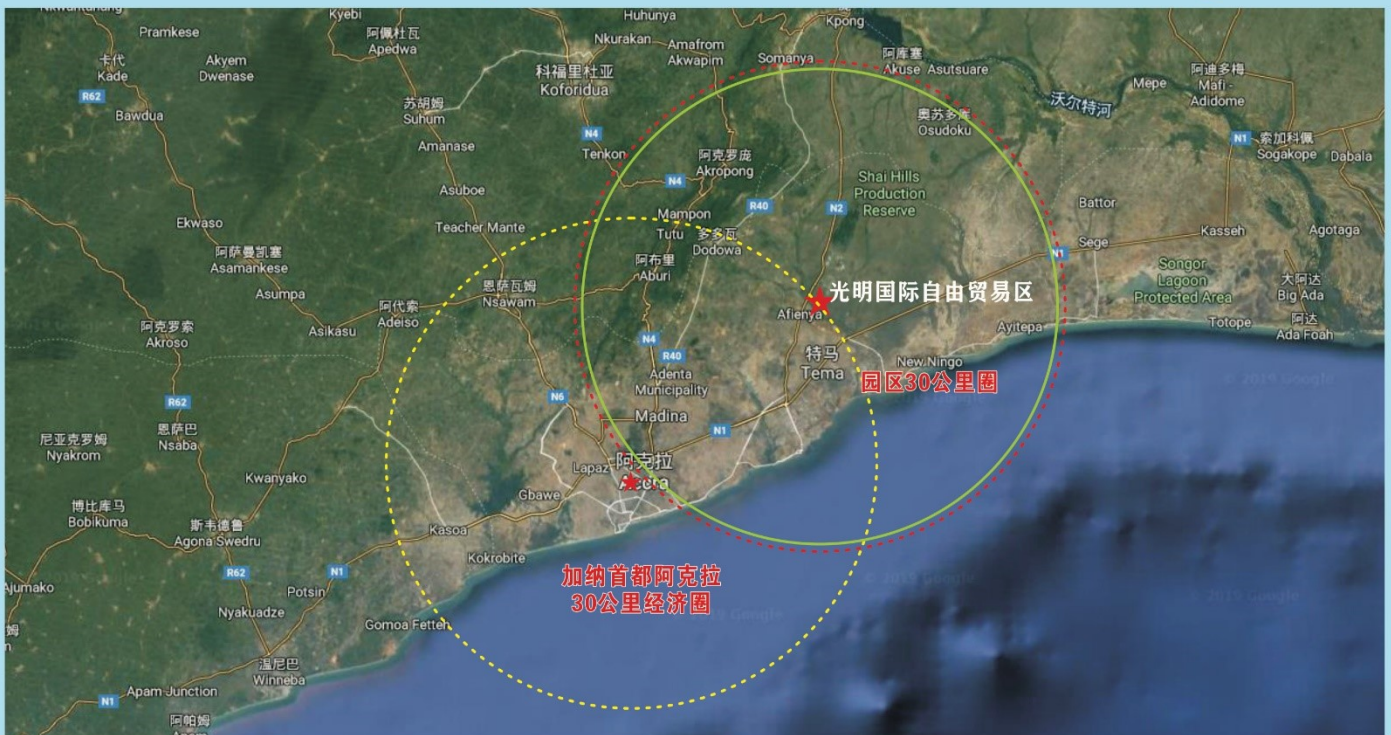
1. Ghana has a stable political situation with a good social and humanistic environment. Since the country took independence, Ghana enjoys a better social security with low criminal rate and no armed anti-government groups. Among all the African countries, Ghana has been doing good in economic adjustment and reform and was shown that it ranks 111th of the 137 most competitive countries and regions indicated in the “2017-2018 Global Competitiveness Report”. And according to the Doing Business Report released by World Bank, Ghana ranks 108th of the 190 countries which participated the ranking and therefore was praised as “the Center of Economic Recovery in Africa”.

2. The Government of Ghana has put in place strong support for preferential tax policies and incentives. Since 2017, the Government has initiated “One District, One Policy” and “One Village, One Dam” as well as “One Million Dollar Fund” and other tax reduction policies to open the market wider to attract more investment with easing policies. As a member of World Trade Organization, Ecowas, and Organization for Economic Co-operation and Development and also the Party which has signed Economic Partnership Agreement with European countries, the products produced in Ghana not only has free access to other west African countries, but also enjoy duty-free treatment in exporting to European countries. Ghana, as one of the favored nations listed in the US Africa Growth and Opportunity Act in particular, can export 6,450 duty-free goods to US under the generalized system of preferences.

3. Rich in natural, human resources and sufficient demand market. Ghana is rich in natural resources such as gold, diamonds, bauxite, iron ore, oil and gas, and its fisheries, forestry, tourism and labor resources are very abundant. Although Ghana has a weak industrial base and backward technical sector, its 15 to 64-year-old working-age population accounts for 57% of the total population. The labor cost is relatively low in Africa, and it also brings the actual possibilities concerning the reduction of business operation cost.



三维立体交通，区位优势突出 Three-dimensional transportation with unique location vantage



港口：园区距非洲最大人造海港特马港车程仅20公里，海港年吞吐量超过了130万吨，并且特马港新集装箱港口项目已从2016年正式实施。

铁路：特马至库马西的东线铁路计划正稳步推进，产业园铁路货运专用站点正在申请批复中。

公路：园区紧邻特马港到东部霍城的东部走廊主干道。

民航：园区距离加纳最大的首都阿克拉科托卡国际机场仅30公里，机场目前有40多条国际航线，其货物年吞吐量超过5万吨。

Convenient connection system by “Harbor—Railway—Road—Airport”

Three-dimensional transportation with unique location vantage

Harbor: the industrial park is only 20 kilometers from Tema Harbor, which is the largest artificial harbor in Africa with annual handling capacity of more than 1,300,000 million tons. The Tema new container terminal expansion project initiated in 2016.

Railway: the eastern railway line from Tema-Akosombo is being in smooth progress and the railway cargo station which passes our industrial park is going the procedures for approval.

Road: the industrial park is adjacent to the eastern corridor main road from Tema to Ho, the capital city of Volta Region.

Airport: the industrial park is only 30 kilometers from the capital Accra Kotoka international airport which has 40 plus international flights with an annual handling capacity of more than 50,000 tons.



总体规划“一圈两园四区四中心”：

园区土建工程总占地面积3330000平方米（5000亩）；

一圈：房产酒店、物业管理、休闲娱乐等于一体的生活休闲圈；

两园：即商贸物流园和加工制造园；

四区：加工制造园区分为食品药品、五金机械、轻工家电和纺织服装加工区；

四中心：商贸物流园分为中央会展、商城批发、仓储管理、创业孵化中心。

The total land area of civil engineering is 3,330,000 square meters(5000plots)

Overall Planning: “One Circle, Two Parks, Four Zones and Four Centers”

One Circle: living and leisure community, providing services to real estate, hospitality management, property management, leisure and recreation;

Two Parks: trade logistics park and the processing and manufacturing park;

Four zones: processing and manufacturing park is divided into four zones which are for food and drug processing, hardware and machine manufacturing, light industries and home appliance manufacturing as well as textile and garment processing;

Four centers: the trade logistics park is divided into four centers which are for central exhibition, mall-wholesaling, warehousing logistics distribution, and business incubation center.

“港口—铁路—公路—民航”内联外畅

三维立体交通，区位优势突出

港口：园区距非洲最大人造海港特码港车程仅20公里，海港年吞吐量超过了130万吨，并且特码港新集装箱港口项目已从2016年正式实施。

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成本洼地 Low costs

项目 ITEMS		收费标准 Tariff Category		备注 REMARKS
供电 Electricity	居民用电（/度） Residential(kwh)	1-50 度(kwh) Max	0.35 塞地(ghc)(约 0.44 元 rmb)	包含基本的电费、税费、附件费等。Water, tax, and surcharges inclusive
		51-300 度(kwh) Max	0.62 塞地(ghc)(约 0.77 元 rmb)	
		301-600 度(kwh) Max	0.73 塞地(ghc)(约 0.91 元 rmb)	
		601-10000 度(kwh) Max	0.92 塞地(ghc)(约 1.15 元 rmb)	
	工业用电（/度） Industrial (kwh)	0-300 度(kwh) Max	0.97 塞地(ghc)(约 1.21 元 rmb)	
		301-600 度(kwh) Max	0.975 塞地(ghc)(约 1.22 元 rmb)	
		601-10000 度(kwh) Max	1.51 塞地(ghc)(约 1.88 元 rmb)	
供水 Water	居民用水（/吨） Residential (/ton)	低于20吨/月 1.3塞地/吨（约1.7元rmb） 21吨以上 1.94塞地/吨（约2.5元rmb）		
	商业用水 Commercial	2.76塞地/吨（约3.5元rmb）		
	工业用水 Industrial	2.76塞地/吨（约3.5元rmb）		
供油 Fuel	柴油（/升） Diesel(/L)	4.5 塞地(ghc) (约 5.6 元 rmb)		
	汽油（/升） Petrol (/L)	5.1 塞地(ghc) (约 6.4 元 rmb)		
	重油（/升） Heavy oil (/L)	2.3 塞地(ghc) (约 2.8 元 rmb)		

说明：以上价格为 2019 年 8 月份市场价格，仅供参考，市场价格存在实时波动，以时价为准！

Note: all the rates above are based on the market prices of August 2019 subject to market fluctuation and real-time adjustment.

员工级别	工资范围：人民币（元/月）
非熟练工	500-600
熟练工	600-800
一般技术人员	1000-1500
高级技术人员	1800-3000
普通管理人员	800-1500
中级管理人员	1200-1800
高级管理人员	1800-4000

专享政策优惠，企业腾飞新动力

Exclusive Preferential Policy—New Stimulus to Vitalize Enterprises



货币刺激政策包括：

- ◆100%自贸区所有进出口产品的直接或间接关税和税负免除；
- ◆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。

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；
- ◆自贸区企业年生产产品或者提供的服务至少70%出口，其余30%可在本地市场出售；
- ◆自贸区投资保证不被国有化或者没收。

The monetary incentives offered include:

- ◆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 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.

Other non-monetary incentives are:

- ◆No import licensing requirements
- ◆Minimal customs formalities
- ◆100% ownership of shares by any investor—foreign or national— in a free zone enterprise is allowed
- ◆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 zone investment
- ◆Free zone investors are permitted to operate foreign currency accounts with banks in Ghana
- ◆At least 70% of annual production of goods and services of free zone enterprises must be exported; consequently up to 30% of annual production of goods and services of free zone enterprise are authorized for sale in the local market
- ◆Free zone investments are also guaranteed against nationalization and expropriation

项目 ITEMS	加纳税率 TAX RATES	自贸区优惠政策 PREFERENTIAL FREEZONE POLICIES
企业所得税 Corporate Income Tax	一般的企业所得税（CIT）为 25%（个别行业 and 商品税率有差别） It is usually 25%, subject to the categories of business	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% 100% exemption from payment of income tax on profits for 10 years which will not exceed 15 percent thereafter
企业预扣税 Withholding Tax	预扣税（WHT）一般为 5%（但里面服务业为 7.5%，工程施工类5%，商品类3%） It is usually 5% (services 7.5%, works 5%, commodities 3%)	自贸区投资完全免除预扣税 Total exemption from payment of withholding taxes from dividends arising out of free zone investments
个人所得税 Personal Income Tax	个人工资税与个人收益等所得税按照加纳的个税公式进行计算 Personal income tax and self-employed earns will be deducted with income tax according to computation schedules	减免双重征税税负 Relief from double taxation for foreign investors and employees where Ghana has a double taxation agreement with the country of the investors or employees.



服务优势 Service Advantages

一是企业创立服务体系。帮助企业做好入园的登记审批手续，提供企业登记一站式服务，缩短企业注册时间；
二是人事劳务服务体系。提供人事代理、人才招聘、人才测评、人才引进等服务；
三是合作模式服务体系。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、申请优惠政策服务以及海运清关等。

1. Enterprise-creating service system. We can help enterprise fulfill the necessary registration processes and provide one-stop service so that the registration process can be shortened;
2. Personnel and Labor Service system. We can provide services for human resources & talent outsourcing, recruiting, valuation and talent introduction;
3. Mode of cooperation service system. We can provide various flexible and suitable modes of cooperation for enterprises, including joint venture, policy-oriented funding operation and application for preferential policies as well as customs clearing services.

典型空间鉴赏 Typical Space Appreciation

示例一：标准厂房、量身订制 Illustration 1: Standard Factory, Custom-Made

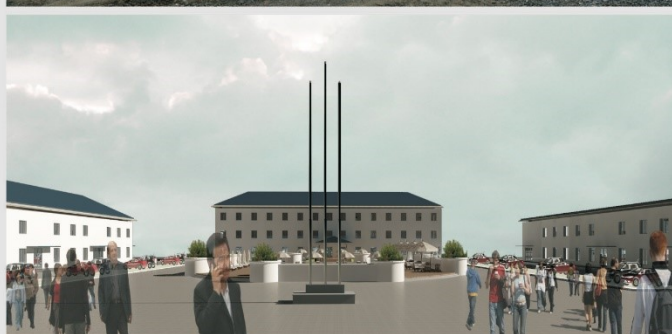


示例二：钢结构厂房 Illustration 2: Steel Structure Factory



典型空间鉴赏 Typical Space Appreciation

示例三：批发市场、商城、酒店 Illustration 3: Wholesaling Market, Mall, Hotel



投资环境 Investment climate



领导关怀 Caring leadership



2019年4月，中国驻加纳大使馆大使王世廷阁下、政务参赞朱憬先生、经商参赞柴之京先生、领事部主任陈铭进先生莅临格林豪斯集团总部及加纳中国城实地走访指导工作。

The Chinese Ambassador to Ghana His Excellency Shiting Wang, Political Counselor Mr. Zhu Jing, Commercial Counselor Mr. Chai Zhijing and Director of the consular and visa session Mr. Chen Mingjin Paid A Visit to the Head Office of Greenhouse Group and its Industrial Park.



领导关怀 Caring leadership



2018年加纳总统纳纳·阿库福·阿多
莅临我司视察东部走廊项目

In 2018, Ghana President Nana Akufo-Addo visited our company and inspected the Eastern Corridor Project.



2018年加纳道路部长奎西·阿莫
阿科·阿塔莅临公司参观指导

The Hon. Minister for Roads and Highways Kwasi Amoako-Atta Paid a Visit to Our Company in 2018



2017年加纳渔业水产部长伊丽莎白·
夸耶莅临公司参观指导

The Hon. Former Minister for Fisheries and Aquaculture Development Elizabeth Afoley Quaye Paid a Visit to our Company in 2017



加纳华侨华人社团联合总会会长、加纳凯泰集团总经理唐宏先生与董事顾问周森林先生以及中加贸易商会会长郑胜利先生等率领商会成员参观园区并举行座谈会。

The President of Ghana Association of Chinese Societies and the Managing Director of Ghana Caitec Group Mr. Tang Hong, the Association Advisor Mr. Zhou Senlin and the President of Ghana Chinese Traders Association Mr. Zheng Shengli headed association members to visit our industrial park and held meeting.

社会活动
Public activity



为响应习主席“一带一路”的伟大号召，传播中国传统文化，进一步增进中加两国人民的深厚情谊。2019年4月6日，由中华人民共和国驻加纳大使馆指导、中国行为法学会和格林豪斯集团公司联合主办的“2019丝路画语艺术展”在加纳大学孔子学院隆重开幕。此次艺术展，共有15位中国艺术家展出47件作品，9位加纳画家展出20副作品。

In a response to President Xi's great call for "Belt and Road" initiative and as an effort to enhance cultural communication to deepen the friendship between the peoples of China and Ghana, the "2019 Art Exhibition of Silk Road Language" warmly welcomed its grand opening at Confucius Institute of the University of Ghana co-hosted by China Behavior Law Studies Association and Greenhouse Group guided by the Chinese Embassy in Ghana on 6th April 2019. This art exhibition showcased 47 works from 15 Chinese artists and 20 works from Ghanaian counterparts.

社会活动

public activity

格林豪斯集团公司向加纳第一夫人 Rebecca Foundation 慈善基金捐赠 10 万塞地。

Greenhouse Group Donates 100,000 Ghana Cedis to Rebecca Foundation founded by the First Lady of the Republic of Ghana.



加纳华侨华人庆祝国庆70周年系列活动之慈善义诊（光明国际自由贸易区义诊区）
Free Medical Outreach Service in Celebration of 70th Anniversary of the Founding of PRC by Chinese People in Ghana (session at Bright International Free Zone)



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