ACW-SEDCI Agro-Industrial Parks (AIP) Pilot Programme: CONCEPT OUTLINES

ACW-SEDCI

Transforming Agriculture into Industrial Wealth Across Africa

Pilot Investment Programme – Five + Strategic Countries

Executive Summary

The ACW-SEDCI Africa Agro-Industrial Parks (AIP) Pilot Programme targets five strategic nations — Nigeria, Cameroon, The Gambia, Guinea, and South Africa — to industrialize agriculture, generate large-scale employment, and drive export growth. With Africa's food import bill exceeding $35 billion annually, integrated agro-industrial hubs offer a transformative solution to close the value chain gap and unlock the continent's agricultural wealth.

Why Africa? Why Now?

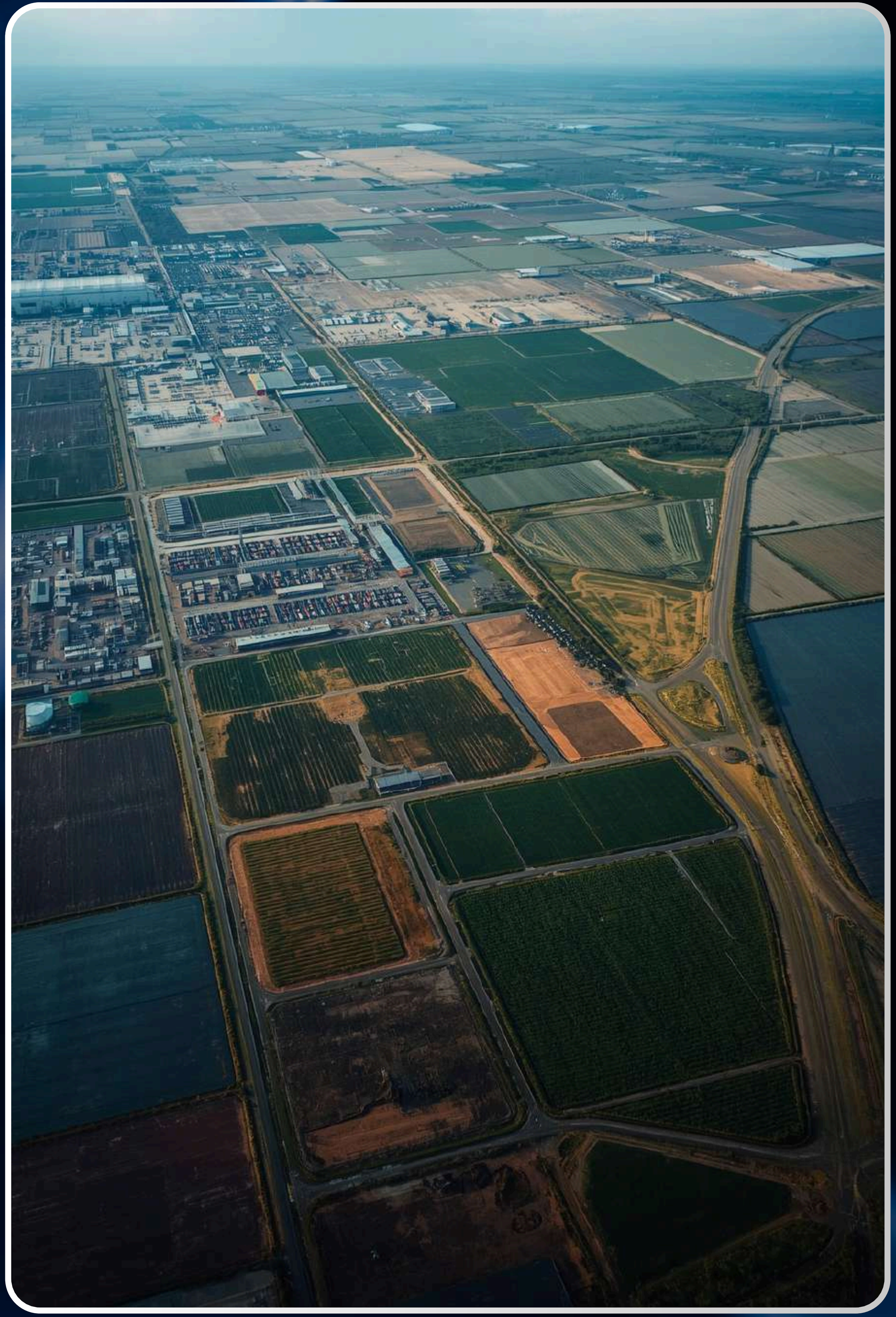
Africa stands at a critical inflection point. Rapid population growth, surging food demand, and structural agricultural gaps create an unprecedented opportunity for agro-industrial investment — the time to act is now.

Population & Urbanization

Africa's population is projected to reach 2.5 billion by 2050, with urban populations doubling. This rapid urbanization is driving exponential demand for processed foods, modern supply chains, and industrial-scale agricultural output — creating a massive, underserved market.

Key Stat : $35B+

Africa's food import bill exceeds $35 billion annually — a figure set to triple by 2035. Post-harvest losses exceed 40%, and less than 15% of agricultural output is processed locally. Agro-industrial parks directly address this structural gap.



The Pilot Programme Overview

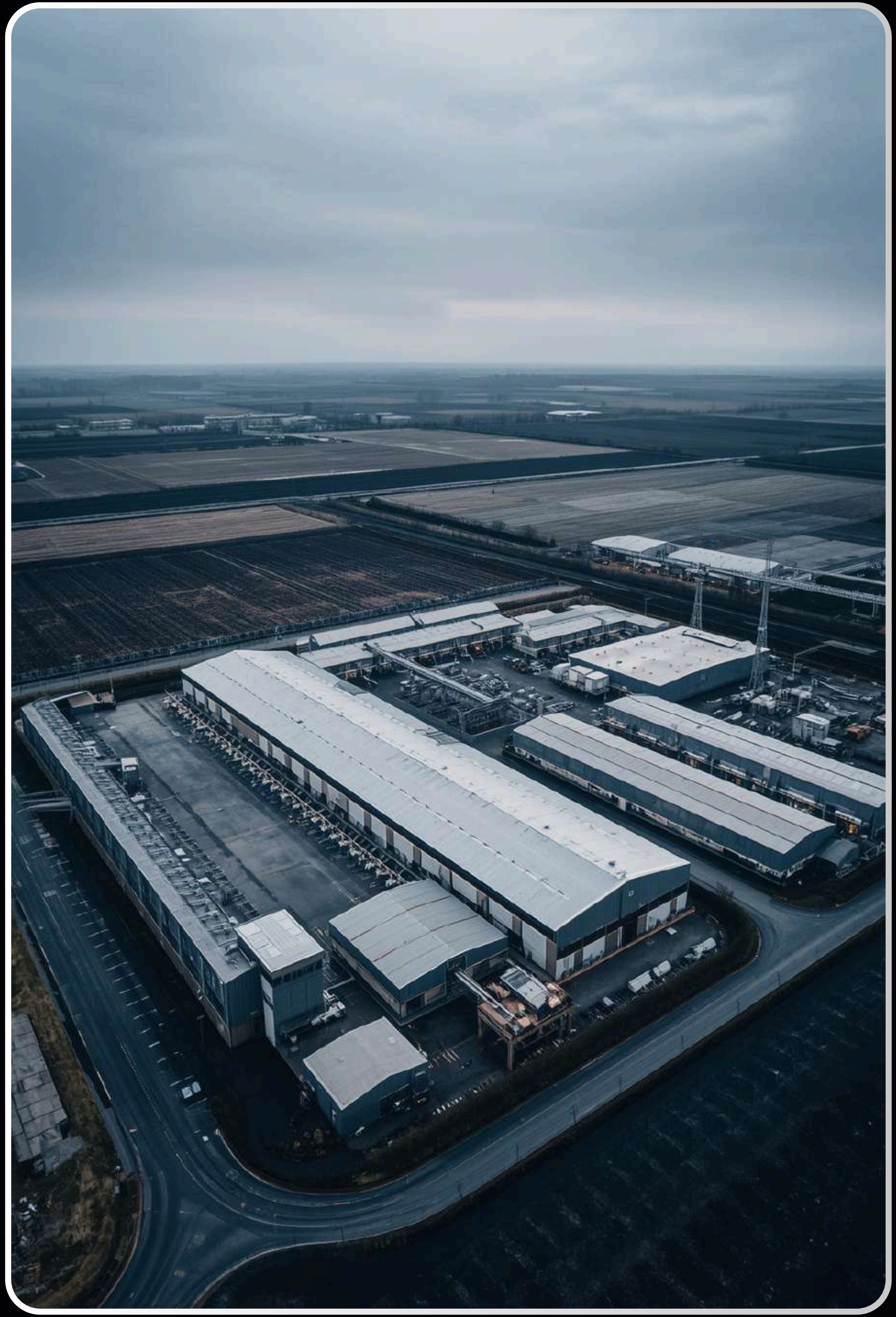
Five strategically selected African nations form the foundation of the ACW-SEDCI Agro-Industrial Parks pilot — each chosen for its agricultural potential, government readiness, and capacity to anchor regional value chains.

Geographic Spread & Rationale

Pilot countries: Nigeria, Cameroon, The Gambia, Guinea, and South Africa — selected based on land availability, policy environment, export corridors, and agro-industrial growth potential across West, Central, and Southern Africa.

Multi-Sector AIP Model

Each Agro-Industrial Park integrates farming, livestock, processing factories, logistics hubs, and digital technology — creating fully integrated value chains from land to export market, supported by renewable energy and R&D centres.



The AIP Model – From Land to Export

An integrated agro-industrial flow connecting land acquisition through to global export markets, supported by renewable energy, water management, finance, training, and digital technology at every stage.

Core Value Chain Flow

Land Acquisition → Production (Farming & Livestock) → Agro-Processing → Logistics & Distribution → Exports. Each stage is fully integrated within the park to maximize efficiency and value capture.

Supporting Infrastructure Layers

Renewable Energy (biomass), Water Management, Development Finance, Skills Training & Knowledge Transfer, and Digital Technology underpin every stage of the AIP model, ensuring sustainability and scalability.

Nigeria Pilot Project Highligh

Nigeria offers a strategic location with unrivalled market access — home to 220 million consumers and a gateway to West Africa's agricultural economy. The pilot AIP targets high-yield value chains to drive industrialisation and export growth.

Value Chains

Key agricultural value chains include maize, rice, and fresh vegetables for crop production, alongside livestock operations covering poultry (broilers & layers) and cattle. Each chain is fully integrated from farm bay to processing and export.

Key Components

Core infrastructure: dedicated crop production bays, modern agro-processing factories, cold-chain logistics hub, R&D and knowledge transfer centre, and renewable energy generation. PPP/SPV model with government land allocation up to 10,000 ha.

Nigeria Indicative Investment Profile

Pilot Agro-Industrial Park – Indicative structure for investor review. All figures are subject to feasibility confirmation and government allocation approvals.

Project Parameters

📍 Location: To Be Confirmed (TBC)
🌍 Land Area: Up to 10,000 hectares (subject to government allocation)
🏭 Target Industries: Maize, rice, vegetables, poultry, cattle processing & agro-export value chains
⚙️ Implementation Model: PPP / Joint Venture / Special Purpose Vehicle (SPV)

Partnership & Stage

🤝 Potential Partners: Federal & State Government, Development Finance Institutions (DFIs), Private Sector Investors
📋 Current Stage: Concept / Feasibility / Preparation
💼 Investment Type: Strategic anchor investment opportunity open to co-investors and institutional partners

Cameroon Pilot Project Highlights

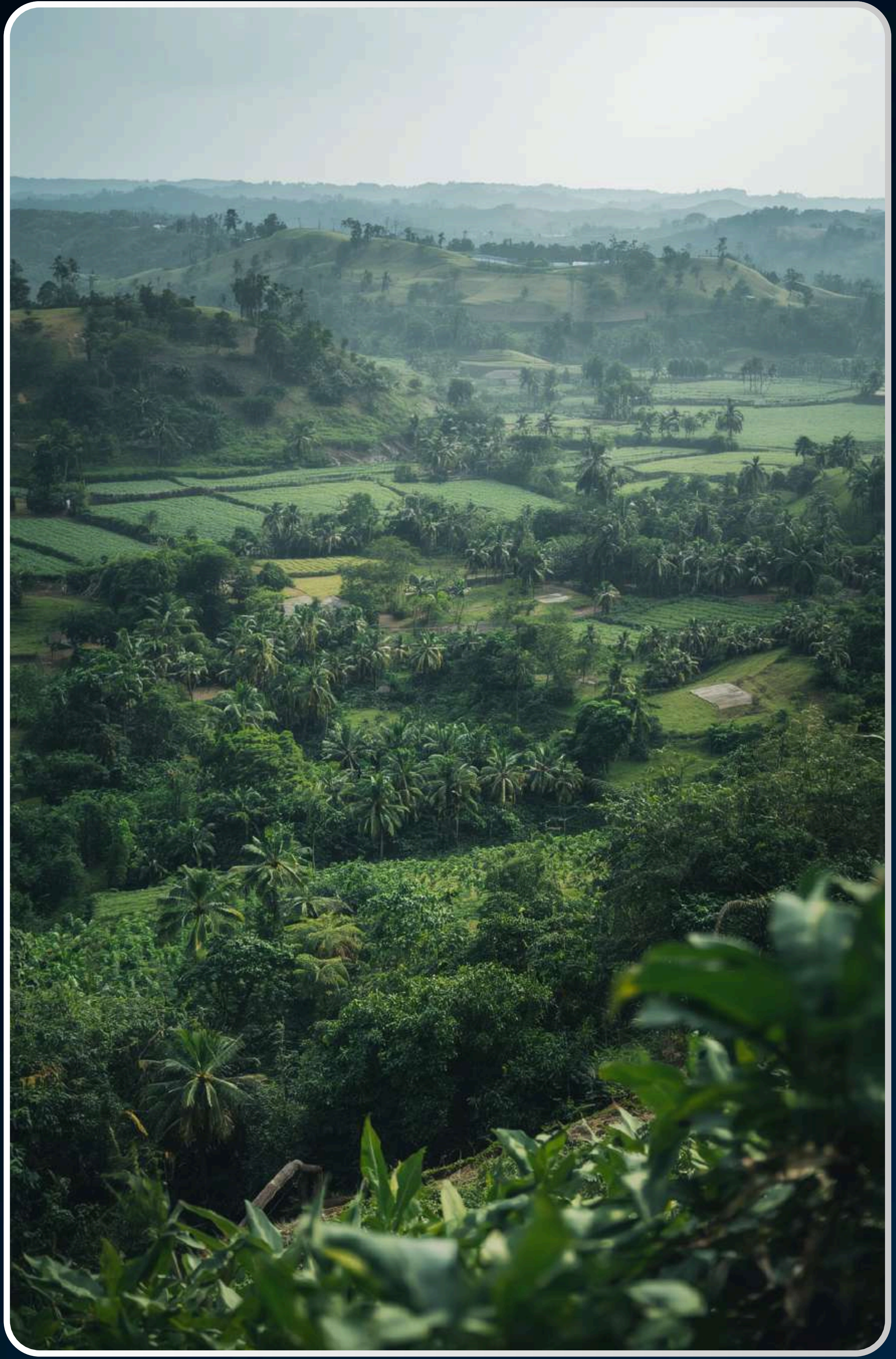
Cameroon offers exceptional agricultural diversity and strategic location in Central Africa, making it a prime site for an integrated agro-industrial park driving cocoa, coffee, and livestock value chains.

Location & Value Chains

Situated in Central Africa with access to Atlantic ports. Key value chains: cocoa, robusta coffee, palm oil, livestock (cattle, poultry), and timber-adjacent agro-processing. Rich fertile highlands and forest zones support diverse production.

Park Components

Core components: dedicated farm field bays, cocoa & coffee processing factories, livestock units, cold-chain logistics hub, equipment leasing centre, and extension services for local smallholders. PPP implementation model targeting 8,000+ direct jobs.



Cameroon Indicative Investment Profile

Structured investment framework for the Cameroon Agro-Industrial Park pilot. All figures are indicative and subject to feasibility confirmation and government allocation.

Project Parameters

Proposed Location: TBC (subject to government allocation)
Indicative Land Area: Up to 10,000 hectares
Target Industries: Cocoa processing, coffee value chain, livestock processing
Implementation Model: PPP / Joint Venture / SPV

Investment & Stage

Current Stage: Preparation
Potential Partners: Government agencies, DFIs, private sector investors
Key Opportunity: Leverage Cameroon's cocoa & coffee dominance into full agro-industrial value chains
Next Step: Feasibility study & site confirmation

The Gambia Pilot Project Highlights

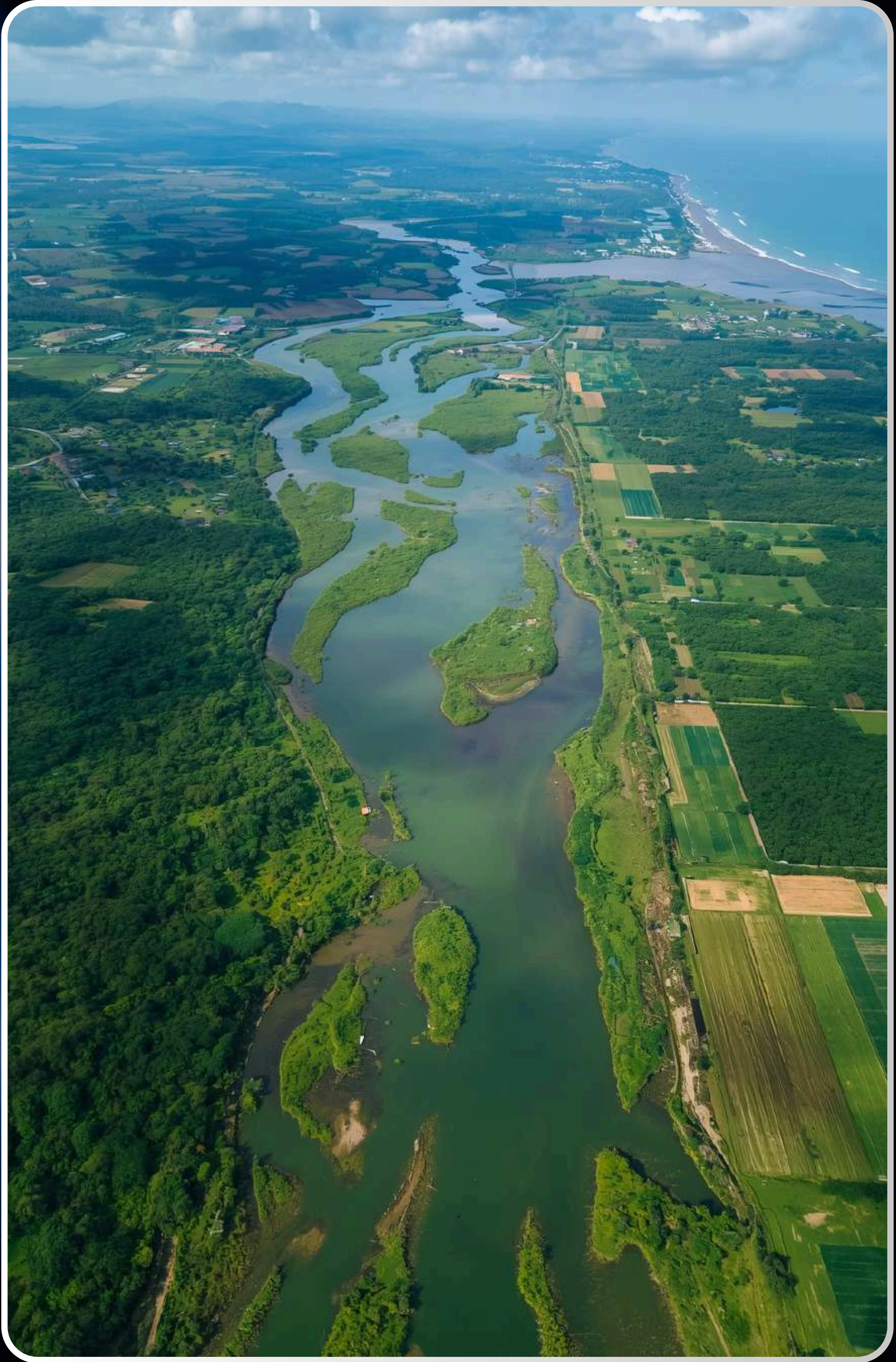
Strategic coastal nation offering unique export advantages. The Gambia AIP leverages its Atlantic access and fertile river basin to build a competitive agro-industrial hub focused on rice, groundnut, fishery, and poultry value chains.

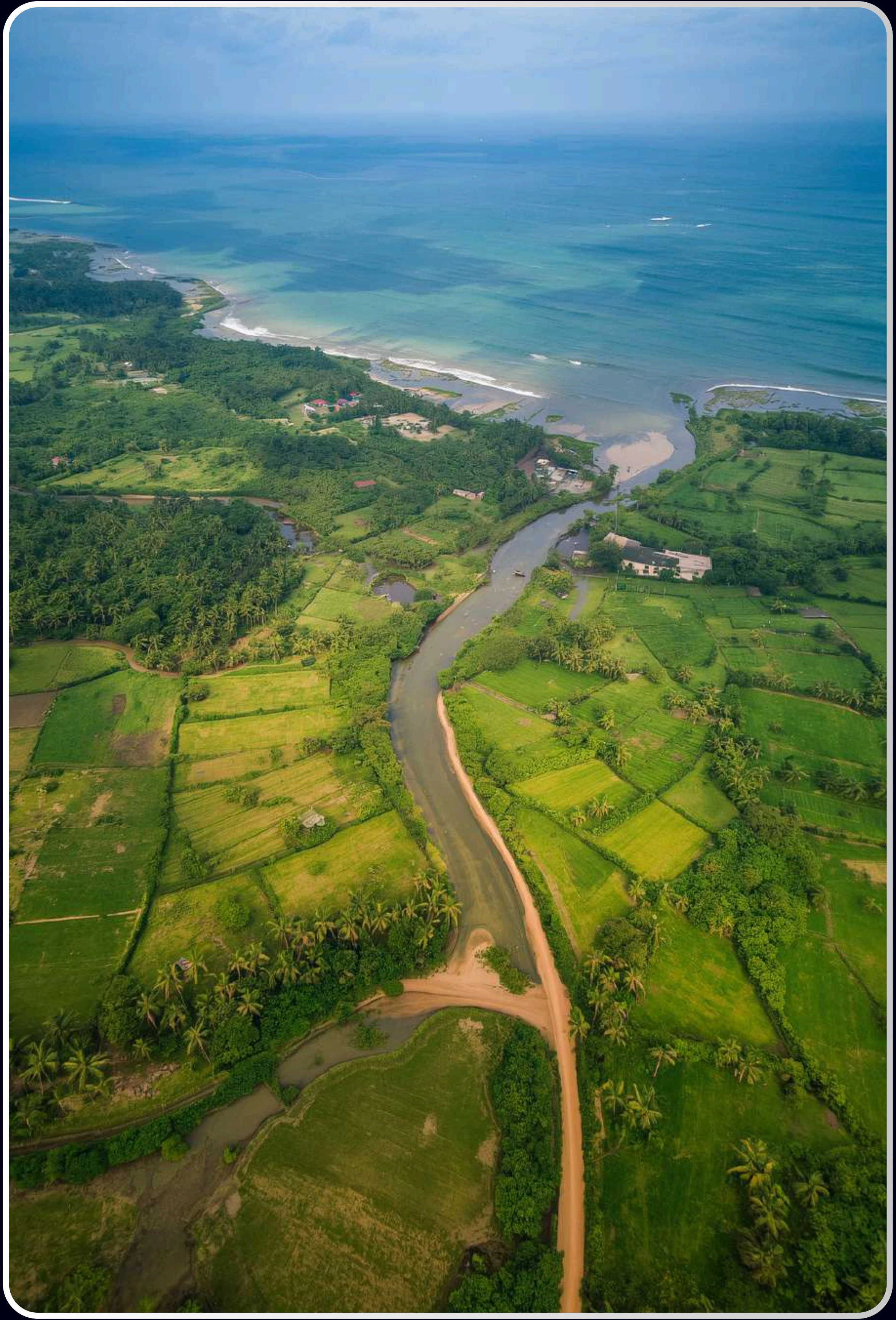
Value Chains & Location

Strategic coastal location enabling direct export access via Atlantic ports. Key value chains: rice cultivation, groundnut processing, artisanal & commercial fishery, and poultry production. River Gambia basin provides fertile land and water resources for year-round farming.

Components & Investment

Core components: dedicated agricultural production zones, modern agro-processing units for groundnut oil and rice milling, equipment leasing centre for smallholder farmers, cold chain logistics for fishery exports, and SME integration hubs to drive local economic participation.





The Gambia Investment Profile

Indicative Investment Profile – Pilot Agro-Industrial Park
Implementation model: PPP / Joint Venture / SPV | Stage: Concept / Feasibility

Project Details

Proposed Location: To Be Confirmed (TBC)
Indicative Land Area: TBC (subject to government allocation)
Target Industries: Rice, Groundnut, Fishery, Poultry
Implementation Model: PPP / Joint Venture / SPV
Current Stage: Concept / Feasibility Preparation

Partnership & Impact

Potential Partners: Government of The Gambia, DFIs, Private Sector Investors
Projected Jobs: TBC (direct & indirect)
Export Potential: Groundnut oil, processed fish, rice products
Key Advantage: Strategic coastal location for West African export routes

Guinea (Conakry) Pilot Project Highlights

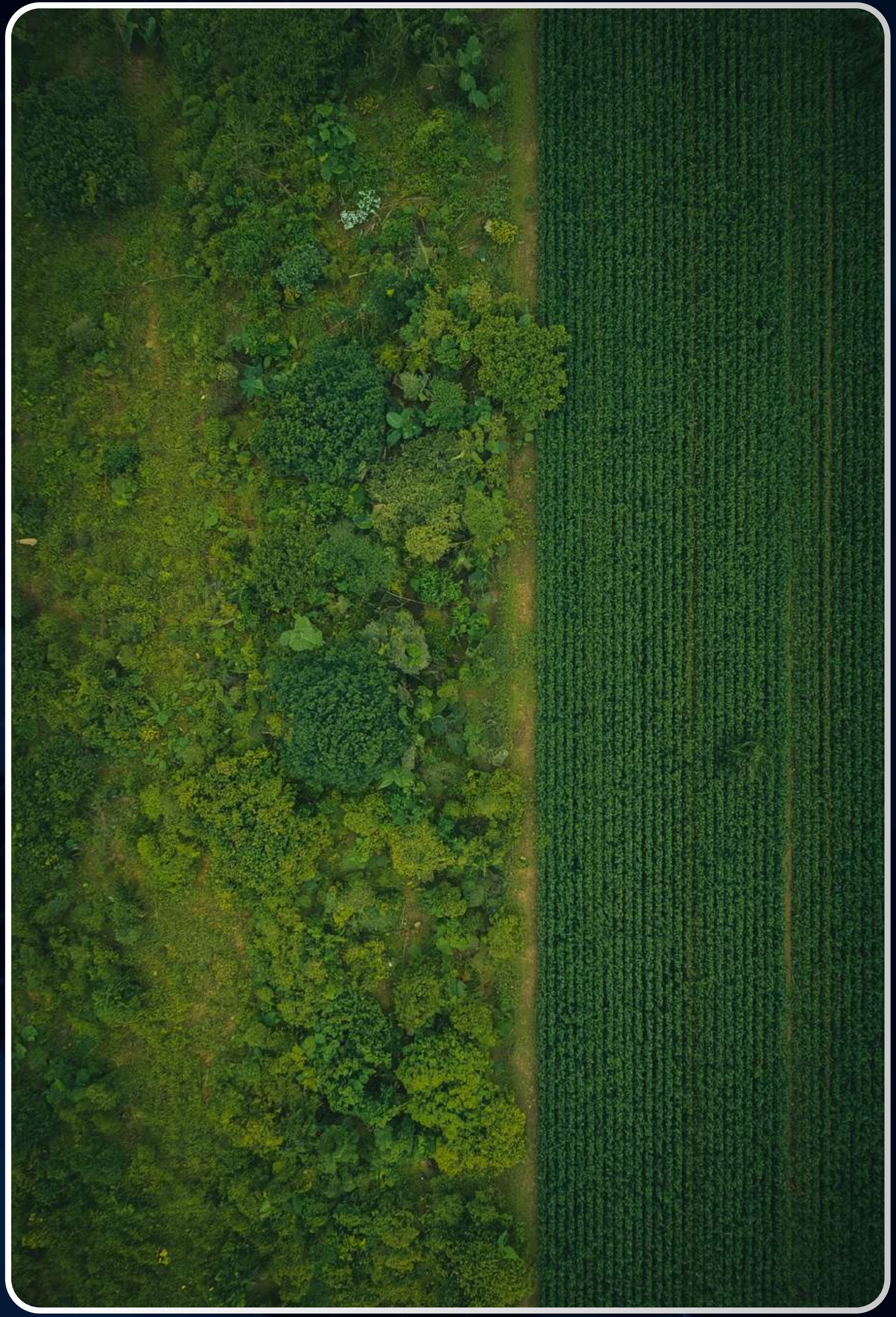
Guinea's agro-industrial park pilot leverages the country's fertile lands and strong agricultural base to develop integrated value chains in rice, vegetables, and livestock — driving food security, export growth, and industrial employment.

Key Value Chains

Primary focus on rice cultivation, fresh vegetables, groundnuts, and livestock (cattle, poultry, goats). Integrated processing units to reduce post-harvest losses and increase export-ready output volumes.

Infrastructure & Investment

Up to 10,000 hectares under development. Components include farm bays, processing factories, equipment leasing centre, R&D unit, and renewable energy generation. PPP/SPV investment model targeting DFIs, private sector, and government partners.



Guinea (Conakry) Indicative Investment Profile

Structured investment framework for the Guinea Agro-Industrial Park pilot project. The following profile outlines key parameters for prospective investors and development partners.

Project Parameters

Proposed Location: TBC (subject to government allocation)
Indicative Land Area: TBC – up to 10,000 hectares
Target Industries: Rice production, vegetable farming, livestock (cattle, poultry)
Implementation Model: PPP / Joint Venture / SPV
Current Stage: Feasibility & Preparation

Partners & Structure

Potential Partners: Government of Guinea, Development Finance Institutions (DFIs), private agro-industrial investors
Financing: Blended public-private capital
Expected Impact: Job creation, food security, export growth
Next Step: Feasibility study completion & site confirmation

South Africa Pilot Project Highlights

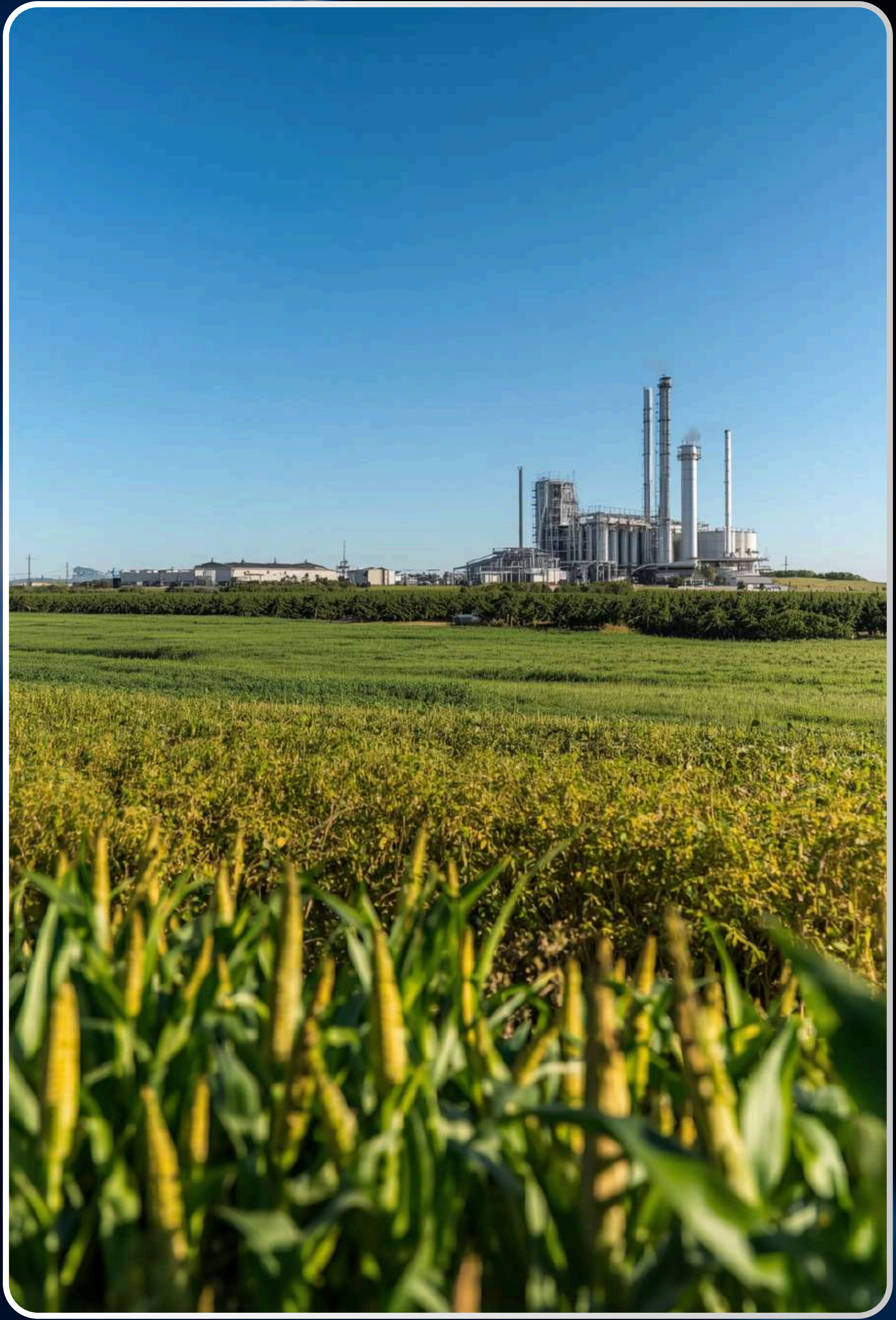
South Africa's most industrialized economy offers advanced infrastructure, deep financial markets, and strong logistics networks — making it an ideal anchor for a scalable agro-industrial park with regional export reach.

Value Chains & Agriculture

Key value chains: maize, fruits, livestock, and agro-processing. Leverages existing commercial farming base. Strong export corridors to SADC region and global markets. Potential for high-value processed goods.

Components & Investment

Multi-location farm sites with processing centres and R&D facilities. Integration of renewable energy and modern logistics. PPP / Joint Venture model. Significant job creation and SME development expected across the value chain.



South Africa Investment Profile

Indicative investment structure for the South Africa Agro-Industrial Park pilot. This profile outlines the proposed framework, target industries, and implementation model pending final confirmation.

Project Details

Proposed Location: TBC
Indicative Land Area: Up to 10,000 hectares (subject to government allocation)
Target Industries: Maize, fruits, livestock, agro-processing
Current Stage: Preparation / Pre-Feasibility

Investment Structure

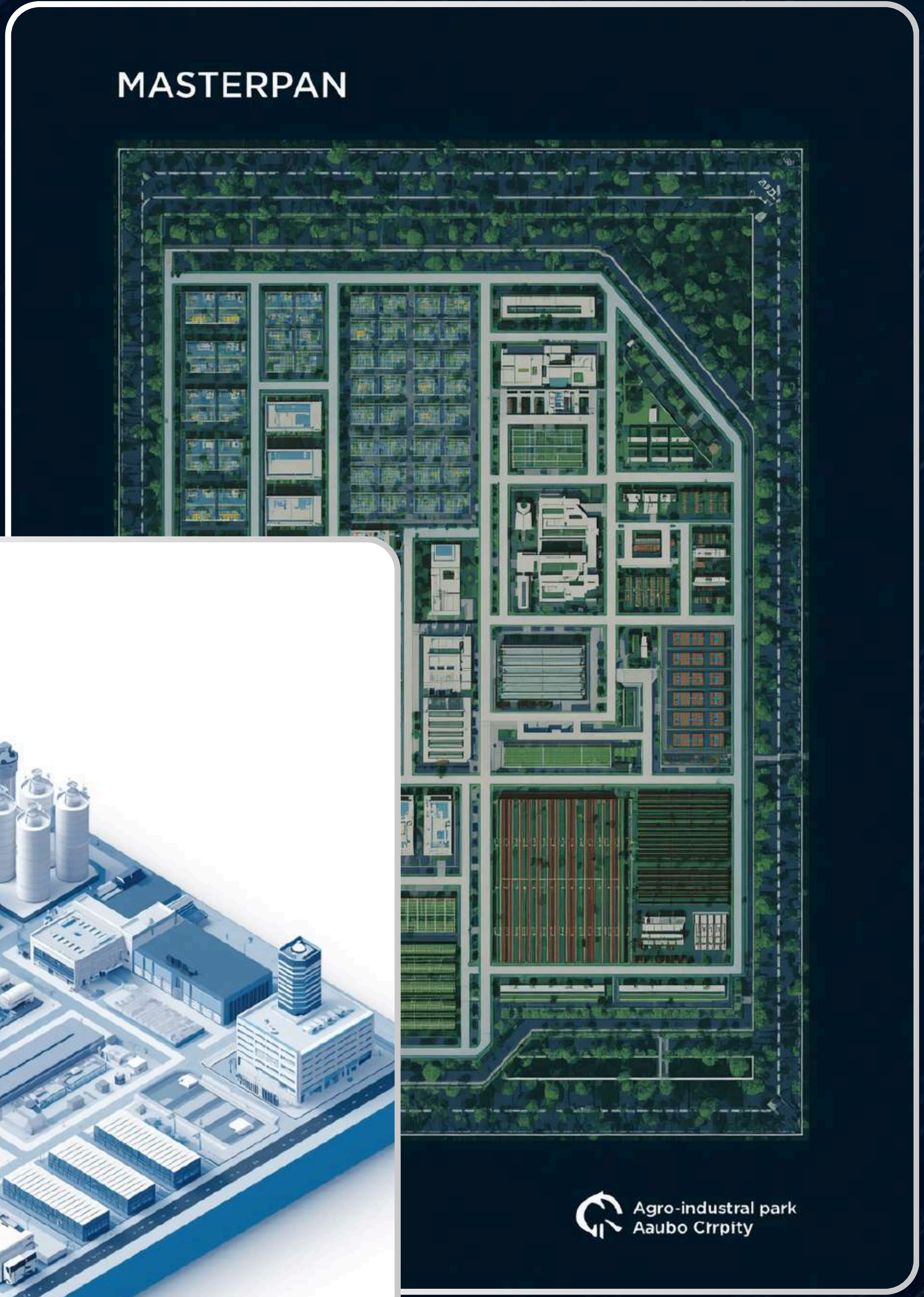
Implementation Model: PPP / Joint Venture / SPV
Potential Partners: Government agencies, DFIs, private sector investors
Financing: Blended public-private capital
Expected Output: [To be confirmed upon feasibility completion]

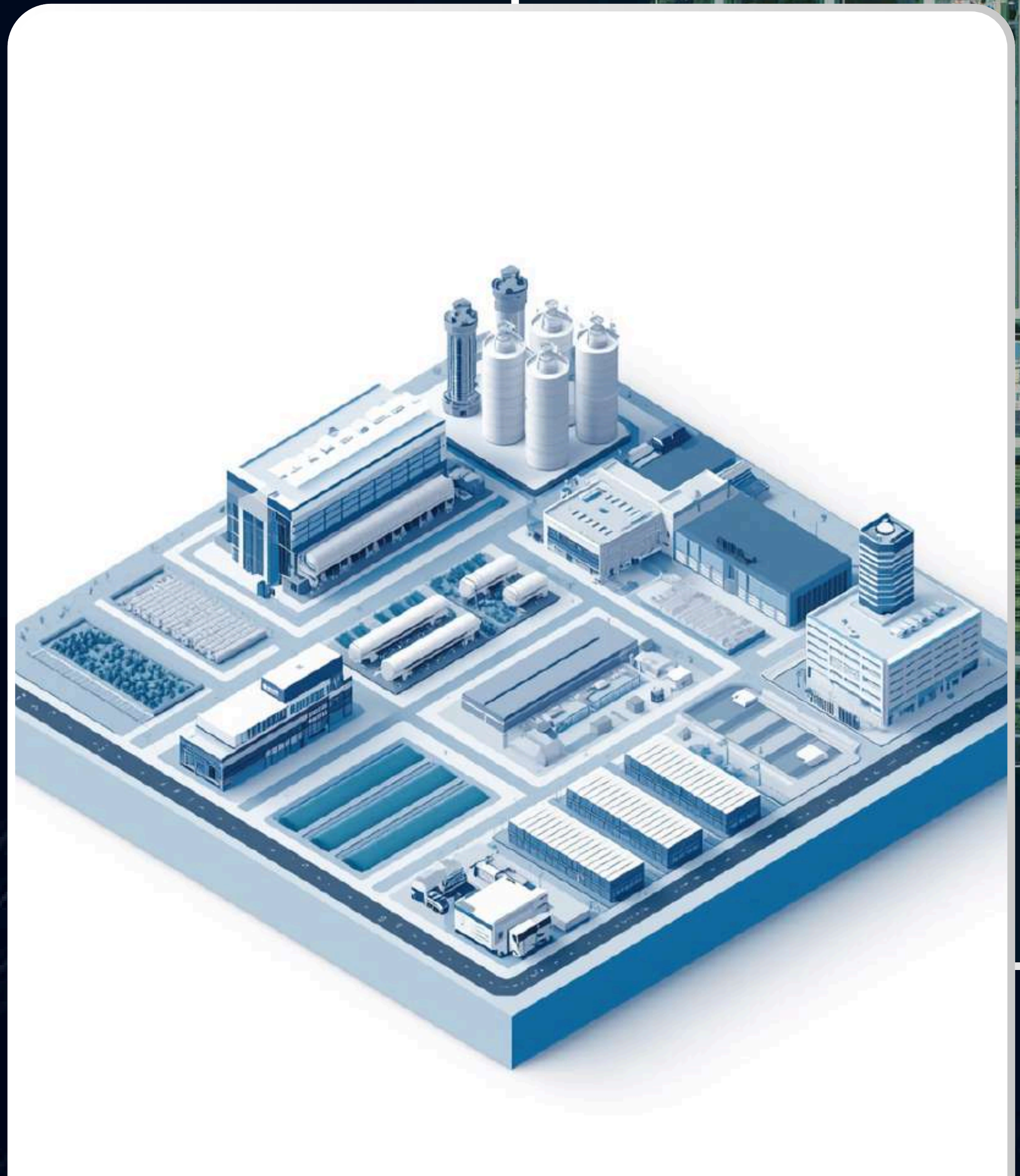
AIP Infrastructure Masterplan Overview

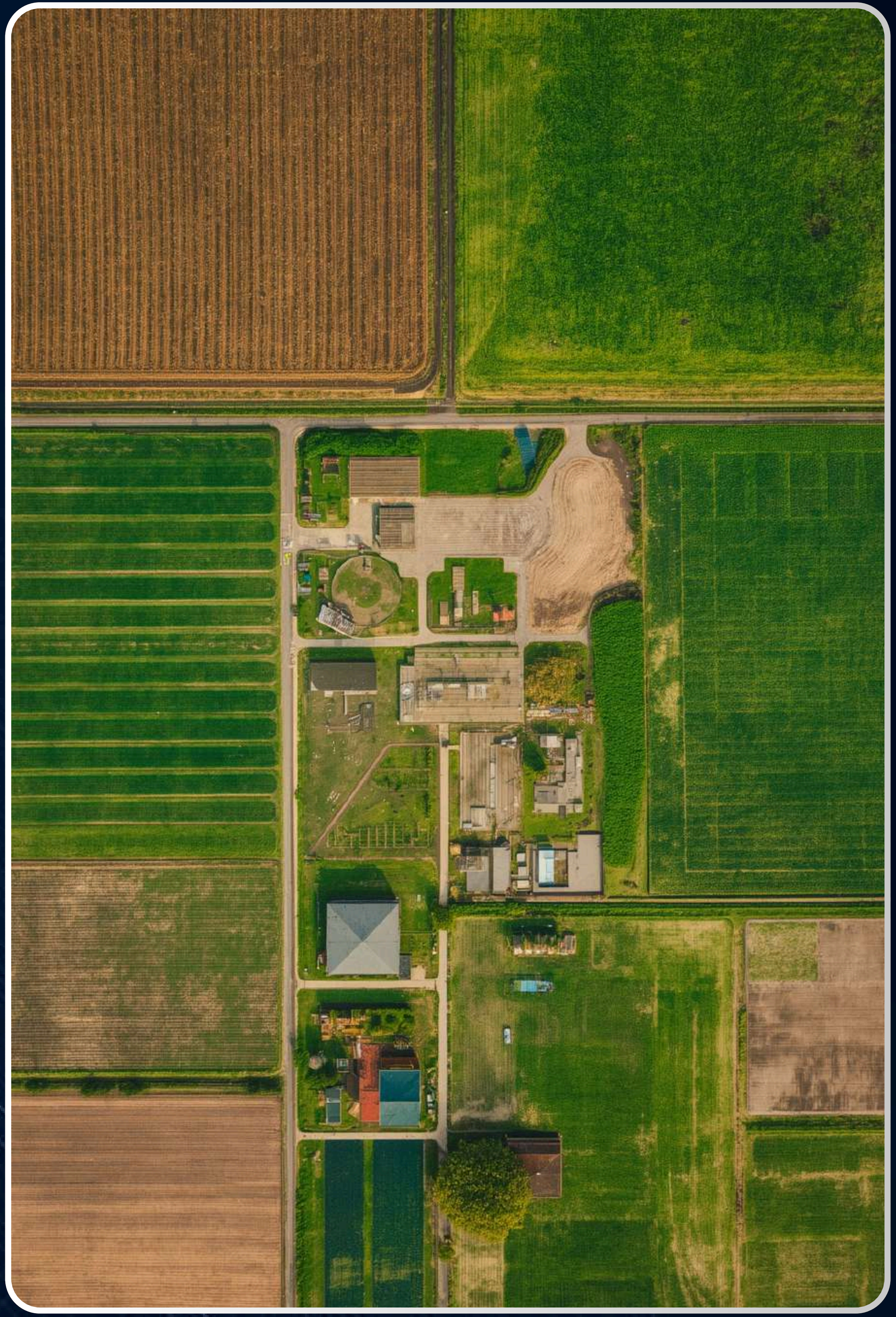
The SEDCI AIP Program is envisioned to bloom into various locations across Africa with the intention of 10,000 Ha - one or multiple-location in each place serving as people-oriented socioeconomic development corridors. We are poised to start with pilot sizes that can be between 100 and 500 Ha which is intended to cover a large multi-location park with value addition as the star highlight. Core zones include dedicated farm fields for crop and livestock bays, state-of-the-art processing factories, administrative buildings, and a central R&D centre driving innovation across the value chain.

Supporting infrastructure integrates equipment leasing and extension services, renewable energy generation (biomass), water management systems, and settlement real estate. Each zone is strategically designed to enable seamless flow from raw production to finished export-ready goods.

The masterplan adopts a phased multi-site development model, with sites selected based on centrality, resource availability, and government authority acceptance — ensuring scalability, operational resilience, and maximum socio-economic impact across all pilot countries.







Farm Field Layout & Components

The agro-industrial park is structured into dedicated field bays, each optimized for specific agricultural activities. Total cultivated area spans across seven specialized zones covering diverse value chains.

Grain & Oil Crops

Grain Crops: 24 km² — maize, rice, soya beans, beans
Vegetable Oil Crops: 20 km² — groundnut, shea butter, cotton
Sugarcane: 16 km² — sugar processing & bioenergy feedstock
Deciduous Trees: 4 km² — fruit orchards & agroforestry

Livestock & Produce

Grazing Bay: 16 km² — cows, goats, geese, turkey & cattle
Vegetable Crops: 8 km² — tomatoes, onion, ginger, pepper
Fishery & Poultry: 8 km² — fish ponds, chicken & poultry units
Total Park Area: 96 km² across all field bay zones

Livestock & Crop Focus

The ACW-SEDCI Agro-Industrial Parks cultivate a diverse range of livestock and crops across all five pilot countries, driving integrated value chains from farm to export.

Livestock

Cows • Goats • Chicken • Fish • Geese • Turkey

Integrated livestock farming across all five pilot countries, supporting meat, dairy, and poultry processing value chains within each park.

Crops

Groundnut • Soya Beans • Beans • Cotton • Shea Butter • Rice • Maize • Tomatoes • Onion • Ginger • Pepper • Sugarcane • Fruits

Diverse crop production supporting agro-processing, export, and food security goals.

The BIG Picture Location Planning & Multi-Site Concept

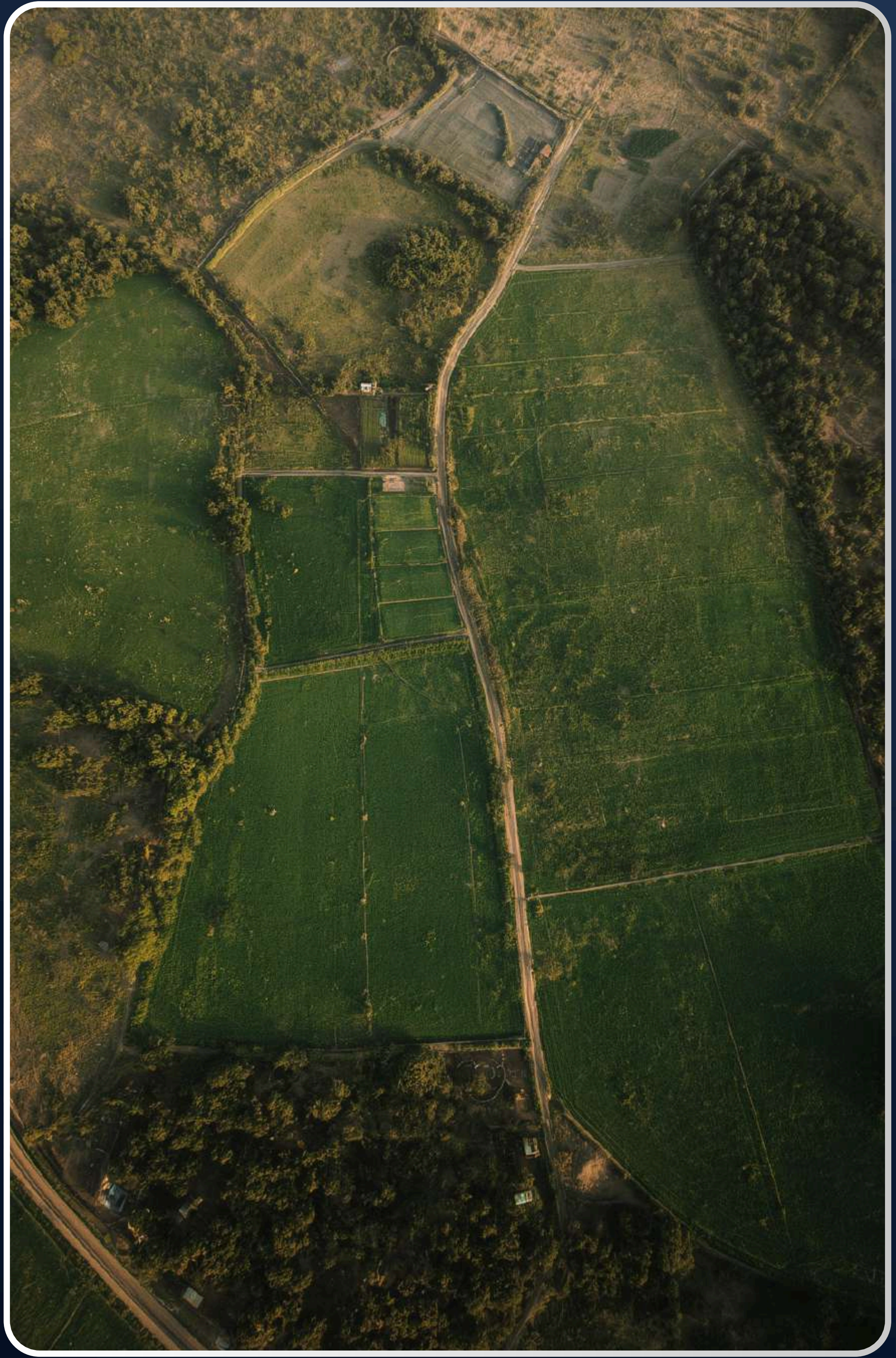
Site selection is guided by three core criteria: centrality within agricultural zones, acceptance by local and regional authorities, and availability of natural resources including water, arable land, and infrastructure access. - Sample Concept:

Site 01 – Birnin Gwari

Approx. 2,500 ha allocated for grain crops, livestock grazing, and agro-processing. Central location with strong transport links and government-backed land access.

Site 02 – Chikun / Giwa / Igabi

Combined zone spanning approx. 3,800 ha across Chikun, Giwa, and Igabi. Covers vegetable crops, sugarcane, poultry, and fishery bays. Proximity to Kaduna State capital ensures logistics and administrative efficiency.



Support Facilities & Services

Each Agro-Industrial Park is supported by a comprehensive set of facilities and services designed to maximize productivity, sustainability, and community development across all pilot countries.

Equipment Leasing & Extension Services

Dedicated equipment leasing centre providing farmers and agro-processors access to modern machinery without capital barriers. Extension service centre delivers on-site technical training, agronomic support, and best-practice knowledge transfer to SMEs and cooperatives across the park.

Health, Tourism & R&D + Training Centres

Integrated health and tourism resort supporting worker wellbeing and agro-tourism development. A dedicated Knowledge Transfer and R&D Centre drives innovation in crop science, livestock management, and processing technology. Electricity generation: 6.0 MW biomass power from cow dung and agri-waste.

Investment Model Overview

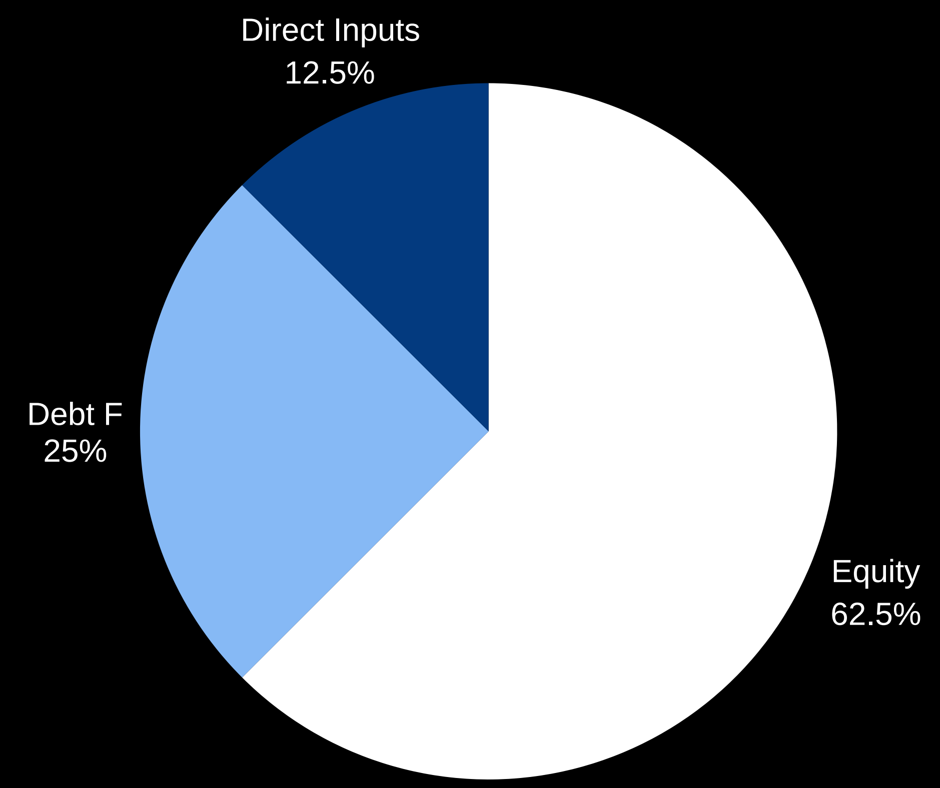
The ACW-SEDCI AIP Pilot Programme is structured around a multi-layered investment model, channelling public and private capital through a coordinated PPP framework — from government seed funding through to institutional and private sector participation.

Public Sector & PPP Layer

Government agencies provide foundational support: land allocation, regulatory approvals, and seed capital. The Public-Private Partnership (PPP) structure enables co-investment with the PIIC vehicle, blending sovereign backing with private sector efficiency to de-risk early-stage development.

Private & Institutional Investors

Private equity, development finance institutions (DFIs), and institutional investors participate through the PIIC (Park Investment & Implementation Company). Each investor type holds defined roles: equity stakes, debt financing, technical partnerships, or offtake agreements — ensuring aligned incentives across the value chain.



Illustrative Funding Structure

The AIP Pilot Programme is structured to attract a diversified mix of capital sources. Public sector anchor funding provides foundational credibility, while PPP capital, private equity, and Development Finance Institutions (DFIs) contribute the majority of investment, ensuring robust and scalable financing.

DFIs and private equity together represent over 55% of the illustrative funding mix, reflecting strong market confidence and alignment with international development mandates across all five pilot countries.

Revenue Sources

The ACW-SEDCI Agro-Industrial Parks generate diversified revenue streams across processing, leasing, energy, training, and real estate — ensuring long-term financial sustainability and investor returns.

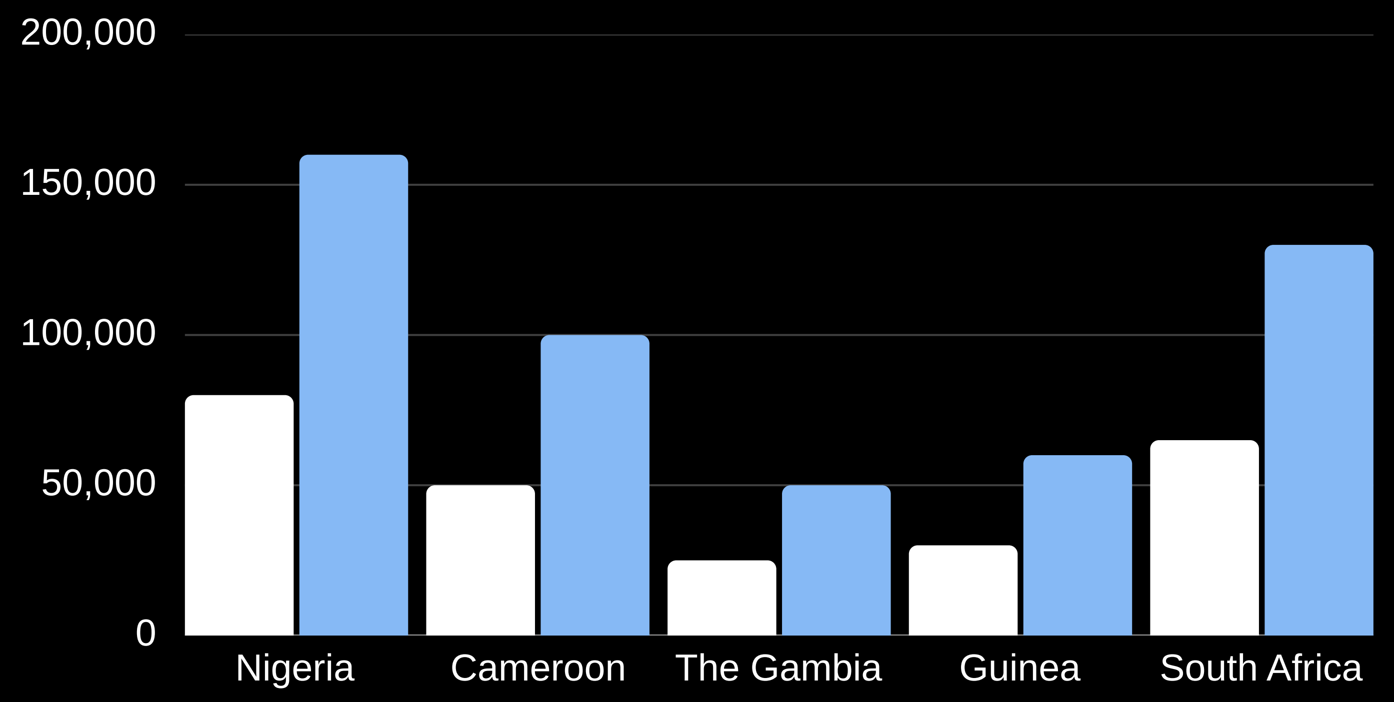
Agro-Processing Sales

Revenue from processed agricultural outputs including grains, vegetable oils, livestock products, and packaged food goods sold to domestic and export markets.

Equipment & Energy Leasing

Income from leasing farm machinery, processing equipment, and energy infrastructure to SMEs and operators within the park. Biomass power (6.0 MW) generates additional energy sales revenue.

Employment & SME Impact



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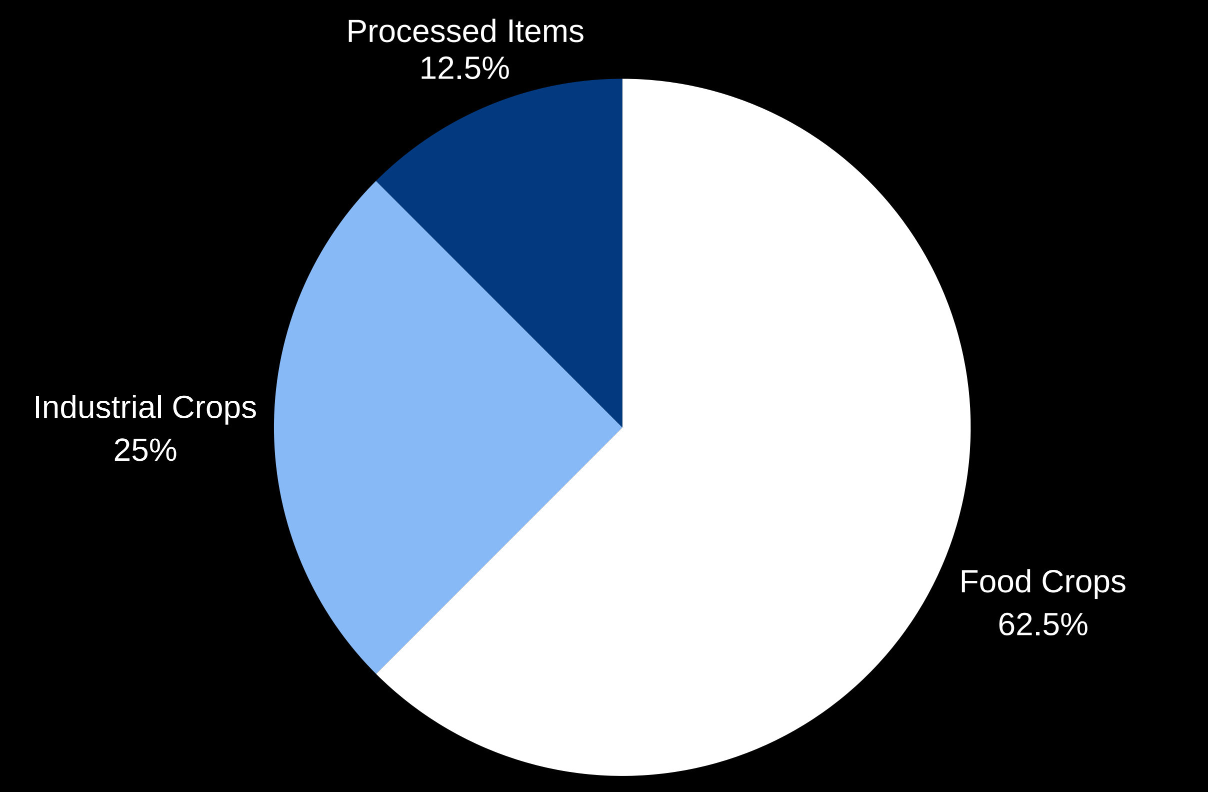
The AIP Pilot Programme is projected to create over 250,000 direct jobs and 500,000+ indirect jobs across the five pilot countries, spanning farming, processing, logistics, and technology roles within the agro-industrial parks.

SME participation is central to the programme model — local small businesses will be integrated into value chains for input supply, equipment leasing, agro-processing, packaging, and distribution services, driving inclusive economic growth.



Food Security & Export Growth

Post-harvest losses reduced by up to 40% through integrated processing and cold-chain logistics within AIP infrastructure, directly improving food availability across pilot countries.

Export volumes projected to increase significantly across key categories: grains, processed foods, vegetable oils, and livestock products — strengthening national trade balances and regional food security.

Skills Development & ESG Framework

Building human capital and embedding responsible investment principles across all five pilot agro-industrial parks — ensuring long-term sustainability, social inclusion, and strong governance.

Training & Knowledge Transfer

On-site training centres and R&D hubs embedded within each AIP. Structured programmes covering agronomy, agro-processing, logistics, and digital agriculture. Partnerships with universities, technical institutes, and international knowledge networks to upskill local workforces.

ESG Pillars

Environmental: Renewable energy integration, water stewardship, and waste reduction. Social: Community inclusion, gender equity, and SME empowerment. Governance: Transparent PPP structures, compliance frameworks, and stakeholder accountability across all pilot countries.

Competitive Advantages

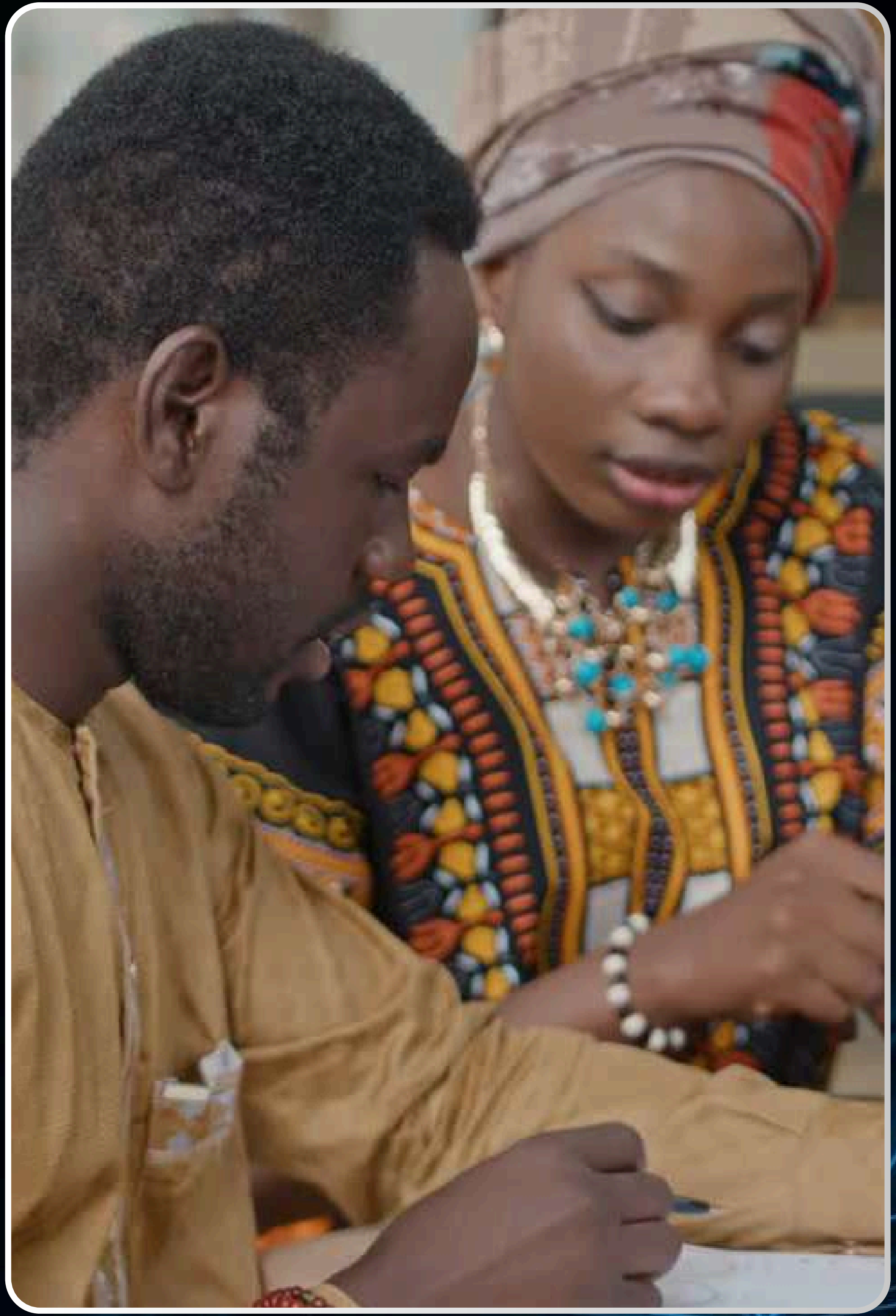
Why invest in the ACW-SEDCI Agro-Industrial Park Pilot Programme? Our integrated approach combines strategic positioning, sustainable infrastructure, and strong institutional partnerships to deliver exceptional investment value across five African nations.

Strategic Locations & Government Backing

Each pilot site is selected for centrality, resource availability, and active government endorsement. PPP frameworks ensure policy stability, land access, and regulatory support for long-term investor confidence.

Integrated Value Chain Approach

From land to export — farming, processing, logistics, and technology are unified within each park. This end-to-end integration maximises margins, reduces waste, and accelerates time-to-market for agro-industrial products.



Risk Management & Roadmap

A structured risk mitigation framework and phased implementation roadmap underpin the SEDCI AIP Pilot Programme — ensuring resilience, accountability, and a clear path from concept to full operation across all five countries.

Key Risks & Mitigation

Political: Government policy shifts mitigated via PPP agreements and MoUs. Operational: Phased rollout reduces execution risk. Financial: DFI co-financing and blended capital structures buffer shortfalls. Stakeholder engagement maintained throughout all phases.

Implementation Roadmap

Phase 1: Concept & Feasibility (Yr 1). Phase 2: Site Preparation & PPP Structuring (Yr 2). Phase 3: Construction & Pilot Operations (Yr 3–4). Phase 4: Full Operations & Scale-Up (Yr 5+).

Scaling Strategy & Partnership Opportunities

Post-pilot expansion across Africa and beyond — leveraging strategic alliances, technology partnerships, and multi-stakeholder investment models to accelerate agro-industrial transformation at scale.

Scaling Beyond the Pilot

Following successful pilot delivery in 5 countries, the AIP model will be replicated across additional African nations. Phased expansion targets 10+ countries within 5 years, leveraging proven infrastructure blueprints and established PPP frameworks to accelerate deployment.

Partnership Models

Strategic partnerships span technology providers, development finance institutions, private investors, and host governments. Each partner plays a defined role — from capital deployment to knowledge transfer — within a structured Joint Venture and SPV framework.

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