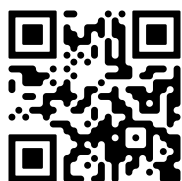




Petroleum Hub
Development
Corporation

GHANA'S PETROLEUM HUB *BROCHURE*

A **US\$60billion** Integrated Petroleum
and Petrochemical Complex.



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N PRESIDENT'S VIS S VISION PRESIDE N T'S VIS

My vision is to develop a modern, diversified, efficient and financially sustainable “energy economy” that will ensure that all Ghanaian homes and industries have access to adequate, reliable, affordable and environmentally-sustainable supply of energy to meet their needs and to support the accelerated growth and development agenda we envisage for the country.

H.E. Nana Addo Dankwa Akufo-Addo

The President of Ghana and
the Commander of the Ghana
Armed Forces



PETROLEUM HUB

The hub is a ground-breaking megaproject development in the Jomoro Municipal Area in the Western Region of Ghana.

The Project is intended to be the leading integrated petroleum and petrochemical complex created to add value to the upstream and downstream oil and gas value chain in Africa.

The integrated petroleum hub is estimated to sit on a 20,000-acre land and will house a complex web of onshore, offshore and ancillary assets not limited to refineries, petrochemical plants and storage tanks. The project, when completed will change the face of the petrochemical industry on the continent.



Key Infrastructure

3 Refineries

300,000 BPSD
minimum each.

5 Petrochemical Plants

90,000 BPSD minimum
processing capacity each.

Storage Tanks

10million m³
in capacity.

Jetties & Port Infrastructure

2 or more jetties with
multiple berths.

Ancillary Infrastructure



Transport



Settlement



Utilities



Others



Key Details of The Petroleum Hub Development Project

A summary of the details of the Petroleum Hub Development Project are shown below:

Responsible Agency



Petroleum Hub
Development
Corporation

Supervising Ministry



Ministry of Energy
Republic of Ghana

Location of Hub

Jomoro Municipality
Western Nzema Traditional Area,
Western Region,
Republic of Ghana

Estimated Required Investment

US\$60BILLION
Minimum

Sea Water Depth

Onshore:
Ranges from 5- 7m (along the
shoreline)

Seaward:
2-3km: 16m to 18m, 5km: 22-27m

Land Size

20,000-ACRES
with a coastline

Key Features of the Hub

- Export Oriented (Free Zone Status)

Location advantage

- Existing infrastructure backbone
- Easy access to Sahelian Market
- Shorter turnaround to other countries in the sub-region

Incentives for Investors

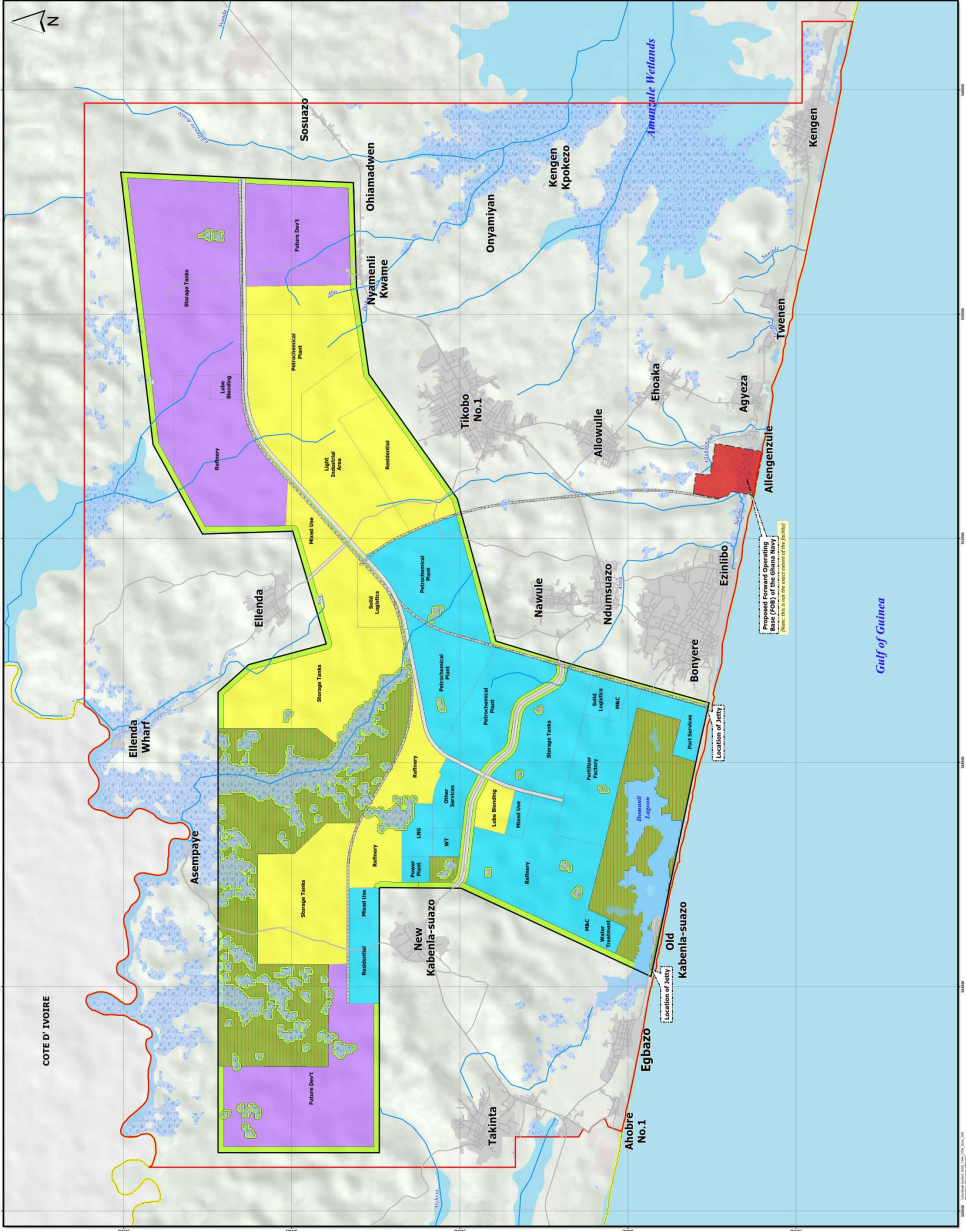
Non-monetary:

- Demonstrable Government commitment
- Provision of serviced lands (road and railway network as well as utilities).

Monetary:

- Corporate tax exemptions and waivers on import duties and levies on machinery and equipment
- Losses carried forward for three years minimum

PETROLEUM HUB STRUCTURE PLAN [PHASING PLAN]



LEGEND

- Existing Road
- Proposed Road
- Service Area
- Service Area
- Direct Boundary
- Build-up
- Wetland
- Water Body
- Land Use
- Nature Reserve
- Open Space
- Railway
- Road
- Phase 1
- Phase 2
- Phase 3

Scale

0 2.5 5 7.5 10 12.5 km

0 2.5 5 7.5 10 12.5 mi

PROJECT

JOHNSON MUNICIPAL ASSEMBLY
ROAD ASSESSMENT

PROJECT

PETROLEUM HUB STRUCTURE PLAN
(PHASING PLAN)

DATE

20TH MAY, 2021

CHAIRMAN

SIGNATURE

SECRETARY

SECRETARY

CLIENT

MINISTRY OF ENERGY
AND
POWER
STANDARD COST OFFICE

PREPARED BY

LAND USE AND SPATIAL PLANNING
AUTHORITY (LUSPA) HEAD OFFICE
MINISTRY - ACCRA

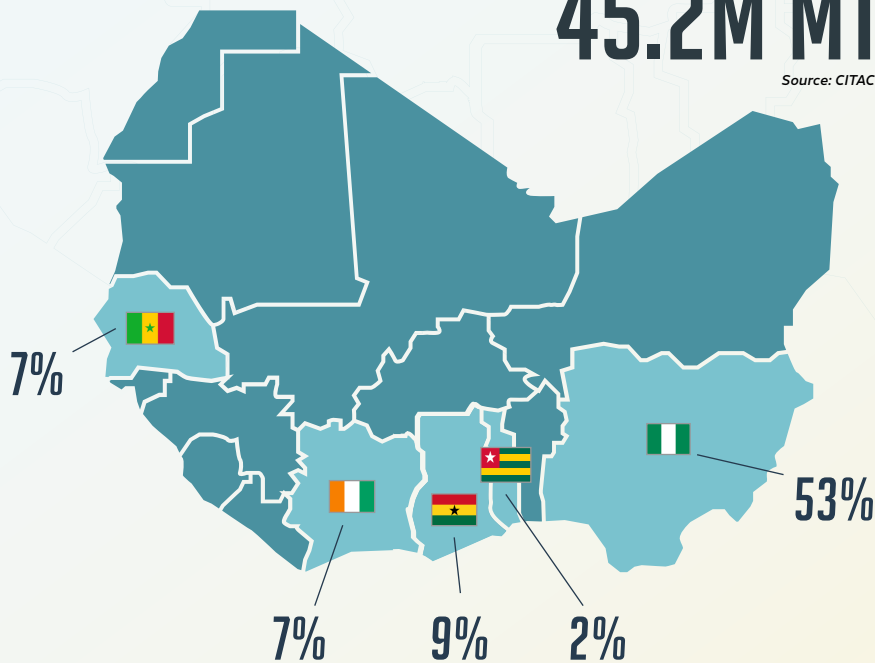
Why the Petroleum Hub (Investment Case)

Growing demand for petroleum products in the
sub-region (2022)

West African Sub-Region
Total Demand

45.2M MT

Source: CITAC



Others 10.1m MT (22%)

Tourism



Nzulezu,
Jomoro,
WESTERN NZEMA

The Jomoro Municipality (the location for Ghana's Petroleum Hub) boasts of incredible tourist sites. The Petroleum Hub will complement the already established tourism industry in the municipality by promoting investment in eco-tourism within and outside the hub. Tourist sites in the area include:

NZULEZO – THE STILT VILLAGE

**ANKASA GAME RESERVE & NINI-SUHIEN
NATURAL PARK**

SEA TOUR

LAGOONS & PRISTINE WETLANDS

HISTORICAL SITES

BEAUTIFUL SANDY BEACHES

Sustainability

Our approach to sustainability.

In pursuance of our objectives:

We balance economic, environmental and social considerations.

01

02

We empower people through local content maximization and integration of gender

Photo Credit: www.tulalowill.com

Others include:



Develop Environmental and Social Impact Assessment Plan, Compliance



Launch and Operationalise the Hub Grove



Establish an Environmental and Climate Change Database



Develop Energy Efficiency Guideline and Energy & Environmental Audit Template



Introduce and Maintain Energy Efficiency Audits and Training



Promote Investment in Solar for Commercial and Residential



Promote Effective Waste Management



Conduct Periodic Environmental Studies



Implement the Recommendations in the Strategic Environmental Assessment

INVESTMENT OPPORTUNITIES

The Petroleum and Petrochemical Complex will accommodate key infrastructure comprising refineries, petrochemical plants, storage facilities, port and jetties with multiple berths coupled with other ancillary infrastructure comprising transportation, settlement, utilities, and other services to fully assume its expected operations. These are all investment opportunities for the private sector.

Begin your investment journey by sending an email/letter to ...



business@phdc.gov.gh

Investment Procedure

EXPRESSION OF INTEREST (EOI)

DUE DILIGENCE (INTERNAL AND EXTERNAL)

PROPOSAL EVALUATION

CONTRACT NEGOTIATIONS

CONTRACT SIGNING



Key Infrastructure

Build-Own-Operate



Refineries

- 3 Refineries 300,000 BPSD (minimum) each.
- Crude to be sourced from Ghana or other regions.



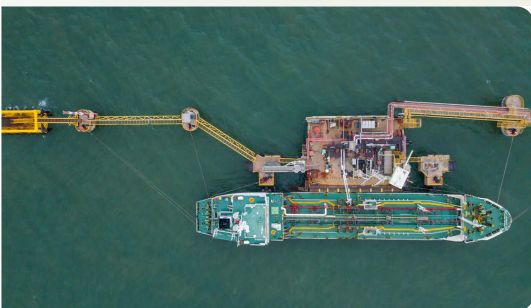
Petrochemical Plants

- 5 Petrochemical plants
- Processing capacity of 90,000 BPSD each.
- Feedstock: gas or refined petroleum



Storage Tanks

- Interconnected storage tanks.
- For storage of crude and finished products.
- 10 million m3 in storage capacity.



Jetties & Port Infrastructure

- 2 or more Jetties with multiple berths.
- Capacity to load / discharge all products.
- Ability to handle vessels of all sizes.
- At least 4 discharge / loading points.

Ancillary Infrastructure

Joint-Venture



Transportation

- Road network
- Rail network
- Airfield



Settlement

- Residential Areas
- Commercial Areas
- Recreational Areas



Utilities

- Water Treatment Facilities
- Power infrastructure
(renewable and gas-powered power plants)
- Waste Treatment Facilities
- Solid Logistics
- Commercial Services
- Security
- Emergency Response Center



Other Services

- State-of-the-art Laboratory for petroleum products
- Fabrication Workshops
- Metering & Calibration Services
- Inspection Services
- Equipment Supply
- Logistics Services



Support For Upstream Services



Port Facilities & Marine Services

Buoys and Dolphins Deepened Berths, Shore Terminal and Mooring Services, Large and small scale jackets.
LNG Infrastructure & Terminal.



Maintenance Service & Repairs

Off-Dock Yard and Dry Dock Facilities for Vessel Repair, Engineering and De-Commissioning.
Provision of Vessel Servicing and Spare Parts.



Nautical Services

Buoy systems using moored displacement style hulls and semisubmersible configurations.
Towing and Salvage Dynamic Terminal Traffic and Port Management



Other Services

Remote monitoring and diagnostics.
Lubricants storage and supply.
Inspection and certification services.



Investment Incentives for Investors

As a Free Zone enclave, the Petroleum Hub assures some incentives for investors such as the following:

100%

tax exemption on
duties and levies

EXEMPTION

on corporate income tax for 10 years
and thereafter will not exceed 15%.

NO RESTRICTIONS

on the repatriation of funds

TOTAL EXEMPTION

from payment of withholding taxes from dividends
arising from the petroleum hub

Investment Guarantees

- (i) Constitutional guarantee
- (ii) Repatriation of profits and dividend
- (iii) Double Taxation Agreements (DTAs)
- (iv) Multilateral Investment Guarantee Agency
- (v) (MIGA) membership
- (vi) Bilateral Investment Treaties (BITs)
- (vii) Guarantee against expropriation

Phases Of Development for The Petroleum Hub

The development of the Petroleum Hub has been structured into 3 phases with specific projects earmarked for construction under each project phase.

ONE (1)

Refinery of 300,000 BPSD minimum capacity

1 petrochemical plant

3,000,000m³ storage tanks

Jetty and port infrastructure

TWO (2)

Refinery of 300,000 BPSD minimum capacity

2 petrochemical plants

Additional 4,000,000m³ storage tanks

Jetty with multiple berths

THREE (3)

Refinery of 300,000 BPSD minimum capacity

2 petrochemical plants

3,000,000m³ storage tanks

Jetty with multiple berths

Development of social amenities





THE CORPORATION

The Petroleum Hub Development Corporation

The promoters and developers of Ghana's Petroleum Hub.

The "PHDC" or "the Corporation" is a body corporate established in 2020 by the Republic of Ghana under Petroleum Hub Development Corporation Act, 2020 (Act 1053) to promote and develop a petroleum and petrochemical hub for the West African sub-region and beyond.

The Corporation was established to address the growing petroleum and petrochemical product demand of the continent through research and development of novel technologies in the petroleum sector.



Guiding Principles

Commitment to:

- Promote petroleum and petrochemical products and services which are essential to modern life and human progress as well as drive the needed industrialization for job creation.
- Promote a competitive and enabling environment for investments and use of advance technologies to lower carbon footprint.
- Ensure strict adherence to safety, reliable and sustainable operations.



Our Vision

To be the Petroleum Hub of choice



Our Mission

To promote and develop a competitive, sustainable and enabling environment for investments in the midstream and downstream petroleum industry.



Core Values



Safety

We promote and practice principles to build a secured environment for all stakeholders.



Ethics

We uphold trustworthiness and utmost integrity.



Professionalism

We express high competence through our attitudes, behaviour and interactions with everyone.



Sustainability

In pursuing our objectives, we balance economic, environmental and social considerations



MESSAGE FROM
MINISTER FOR ENERGY

**Dr. Matthew Opoku
Prempeh**

In line with the Government's desire to create the enabling environment for private sector investments to thrive, provide decent jobs for Ghanaians and avenues for the growth of indigenous businesses, the PHDC has been set up.

For us, this is an innovative way to explore Ghana's unique comparative and competitive advantages, including her location as the center of the World, guaranteed peace and harmony, attractive investment destination and possession of highly skilled and competent human capital. It also provides an opportunity to tap into the benefits offered being experienced by economies in the sub-region. The Ministry will provide the needed policy, leadership and guidance to ensure successful execution of this important mandate, which is dear to the heart of the President

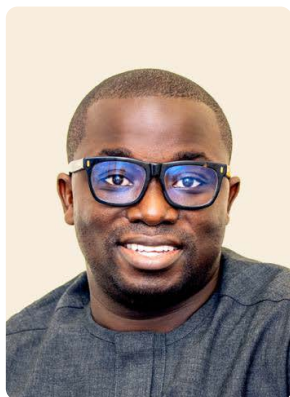


MESSAGE FROM
BOARD CHAIRMAN

**Awulae Annor
Adjaye III**

We recognize Ghana's unique characteristics including location, benign business environment, robust legal system and a well-educated population and we seek to even improve these attributes to attract, retain and grow investments. The Corporation will develop sustainability strategies to ensure effective environment, waste and energy management strategies and continually build community and stakeholder relationships. By doing this, we will ensure that the objectives for profits, environmental management and human development are equally balanced.

The Hub is here to stay, and we recognize that we can only grow with all stakeholders on board.



MESSAGE FROM CEO

**Charles
Owusu**

Since the conception of the President's vision to establish the PHDC, key steps have been taken towards the realisation of this vision. The journey ahead may not be easy, but it is also exciting. **We are committed to building a competent team to ensure that this vision becomes a reality. It is the belief in the possibility of building a value chain that creates economic linkages and provide business and growth opportunities for Ghanaians and others that make it fulfilling.**

Ghana has many advantages to create an industry giant in every aspect of the petroleum and petrochemical products and services value chain. Firstly, given Ghana's central and strategic location along international shipping lines, a guaranteed easy access to the regional markets seems motive enough to hone the development of a Petroleum and

Petrochemicals Hub to boost the economy .

Secondly, being a peaceful and a democratic country with well-resourced security agencies, Ghana is an attractive destination for investments. Thirdly, the continuous investment in education has created a pool of skilled workforce and with the necessary training, we will together be able to achieve this vision. Finally, with reliable electricity supply and stable macroeconomic conditions, the country is conducive for investments in strategic areas like the Petroleum Hub.

We are very mindful of the global energy transition and its impact on such an investment. We will therefore lead this Corporation to balance economic, social and the environmental considerations in our effort to achieve the Sustainable Development Goals. Environmental impact of the operations in the Hub will be monitored and mitigated, hence, safety and excellence remain our hallmark.

In addition, we are aware of the impact of the COVID-19 pandemic on numerous businesses within the Petroleum and Petrochemical industry. Our team is building a resilient strategy and a business continuity plan to support companies in the Hub to mitigate the adverse impact of COVID-19 and future crisis. It is an honour to be of service to this country and the business community in general.

The development of a Petroleum Hub will complement positioning Ghana as Financial Services and Aviation Hubs, whilst taking advantage of AfCFTA. Our doors are open for business.

Functions of Petroleum Hub Development Corporation



Plan and implement strategies for the development of a Petroleum and Petrochemicals Hub in the country;



Undertake preparatory works for the promotion and development of the Petroleum and Petrochemicals Hub;



Provide basic utilities for companies and service providers for the development of the Petroleum and Petrochemicals Hub;



Assist companies operating in the Petroleum and Petrochemicals Hub to acquire all relevant licences and permits from the relevant regulatory bodies to develop and operate their facilities within the Petroleum and Petrochemicals Hub;



Coordinate and facilitate investment activities in the Petroleum and Petrochemicals Hub;



Collaborate with investors for the development of the Petroleum and Petrochemicals Hub;



Monitor and evaluate the development of the Petroleum and Petrochemicals Hub to ensure value retention for the country;



Ensure the participation of Ghanaians in technical and managerial functions of the companies operating within the Petroleum and Petrochemicals Hub;



Establish, keep and maintain a register of companies and service providers operating within the Petroleum and Petrochemicals Hub;



Maintain and preserve records of the Corporation and publish the records in the medium that the Board considers appropriate; and



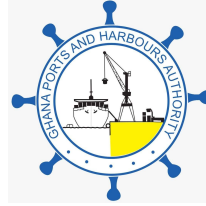
Perform any other function ancillary to the object of the Corporation.

Relevant Regulatory Bodies



Environmental Protection Agency

Oversee the management, protection & enhancement of the environment and seek common solution of environmental



Ghana Ports & Harbours Authority (GHPA)

Assist with planning, management, maintenance, operations and control of all port activities within the Hub.



National Petroleum Authority

Regulate, oversee and monitor the petroleum downstream activities within the Hub.



Petroleum Commission

Regulate, monitor and manage petroleum activities and the utilization of Petroleum resources and to co-ordinate the policies in relations to them

FREQUENTLY ASKED QUESTIONS

Q: What is a Petroleum and Petrochemical Hub?

A: A Petroleum and Petrochemicals Hub is an area with a network of infrastructure for the processing of crude oil and raw natural gas into petroleum and petrochemical products for the purpose of trading, storage, transportation and distribution to third parties and for export.

Q: Where will the Hub be located?

A: The Hub will be located on a 20,000-acre land in the Domunli Enclave in the Jomoro Municipality in the Western Region of Ghana.

Q: Is the Hub open to Ghanaian businesses?

A: Yes, the Hub is open to local, foreign, joint ventures and all legal and legitimate businesses globally.

Q: What investment model is it?

A: The total investment required is about \$60 Billion. The key infrastructure within the Hub such as Refineries, Storage Facilities, Petrochemical plants and Jetties & Port Infrastructure will be solely private sector investments (build, own, operate-BOO) while the ancillaries will be done through Joint Ventures between government through PHDC and the private sector.

Frequently Asked Question

Q: What is the turnaround for ROI?

A: The turnaround for potential return on investment is projected to be between 15

Q: How long would the investor be able to run the project for?

A: The investor will run the project in perpetuity if it falls under the key infrastructure while the other ancillaries depends on the terms within the JVs between the state and the private sector.

Q: Where is the feedstock going to be sourced from for the hub?

A: The feedstock will be sourced from Ghana and several places within the sub region and globally as well.

Q: Is there ready market for oil and gas products?

A: Yes. There is huge market in the sub-region due to the supply deficit of petroleum and petrochemical products. Africa depends on imports for more than 80% of its petroleum and petrochemical products. Given the operationalization of the African Continental Free Trade Area (AfCFTA) which makes Africa a single market concept, the demand will be expanded from the region to the entire African Continent.

Q: What is government's involvement in the project?

A: Government will designate the entire hub area a free zones enclave, tax incentives for investors and developers, reliable and transparent legal framework, security and conducive business environment as well as the provision of basic infrastructure such as rail, roads, utilities, etc. that are required for the operationalization of the Hub.

Q: Are there opportunities for Ghanaians?

A: The Corporation will implement the Artisans Registration and Hiring System (ARHS) and the Graduate Placement Programme (GPP) to create opportunities for Ghanaians to work in the Hub. In addition, through the operationalization of the Universal Qualification System, qualified local enterprises will get the opportunity to provide goods and services to the Hub.

Frequently Asked Question

Q: Can an investor repatriate fund without inhibitions?

A: Yes. However, this may be subject to Bank of Ghana regulations which thousands of multinationals operating in Ghana enjoy within the upstream petroleum, mining, telecommunications, manufacturing and financial services sectors.

Q: Can an investor repatriate fund without inhibitions?

A: Yes. However, this may be subject to Bank of Ghana regulations which thousands of multinationals operating in Ghana enjoy within the upstream petroleum, mining, telecommunications, manufacturing and financial services sectors.

Q: What incentives are available for prospective investors.

A: Government will provide both economic and regulatory incentives to investors.

- These include:
- *Provision of serviced lands (road and railway network, utilities).*
- *Corporate tax exemptions and waivers on import duties and levies on machinery and equipment*
- *Losses carried forward for three years minimum.*
- *Constitutional guarantee*
- *Repatriation of profits and dividend*
- *Double Taxation Agreements (DTAs)*
- *Multilateral Investment Guarantee Agency (MIGA) membership*
- *Bilateral Investment Treaties (BITs)*

Q: What is the Corporate tax rate?

A: The general corporate tax rate in Ghana is 25% except for the petroleum upstream and mining sectors that is 35%. However, the Hub is a free zone enclave hence, its corporate tax will be 15% after the ten-year tax holiday.

Frequently Asked Question

Q: How stable and how protected is an investor in the event of change in government. What happens when there's a change of government?

A: Ghana has a relatively matured and stable democracy and a competent legal system that protects investors. A change in government will not affect the status of investors or their investments. In addition, the PHDC is a creation of an Act which was passed by Parliament of Ghana and assented to by the President which gives the Hub a clear mandate to operate and develop.

Q: What is the country doing to comply with climate change global regulations?

A: Ghana is implementing several measures in energy efficiency, investment in renewable energy, sustainable mass transportation, afforestation, clean cooking technologies and fuels. According to the 2021 World Economic Forum's Fostering Effective Transition report, Ghana has moved up the energy transition index rank from a 59.3% system performance in 2020 to 69.3% in 2021.

OUR CONTACT DETAILS



Location

8th Floor - 335 Place.
Parcel 88 Block 6, N1, North
Dzorwulu.

GPS: GA-193-7415



Telephone

+233 303 940 682



Website

<http://www.phdc.gov.gh/>



Email

info@phdc.gov.gh



f @phdcgh

t **@** **i**n @phdcghana

www.phdc.gov.gh