



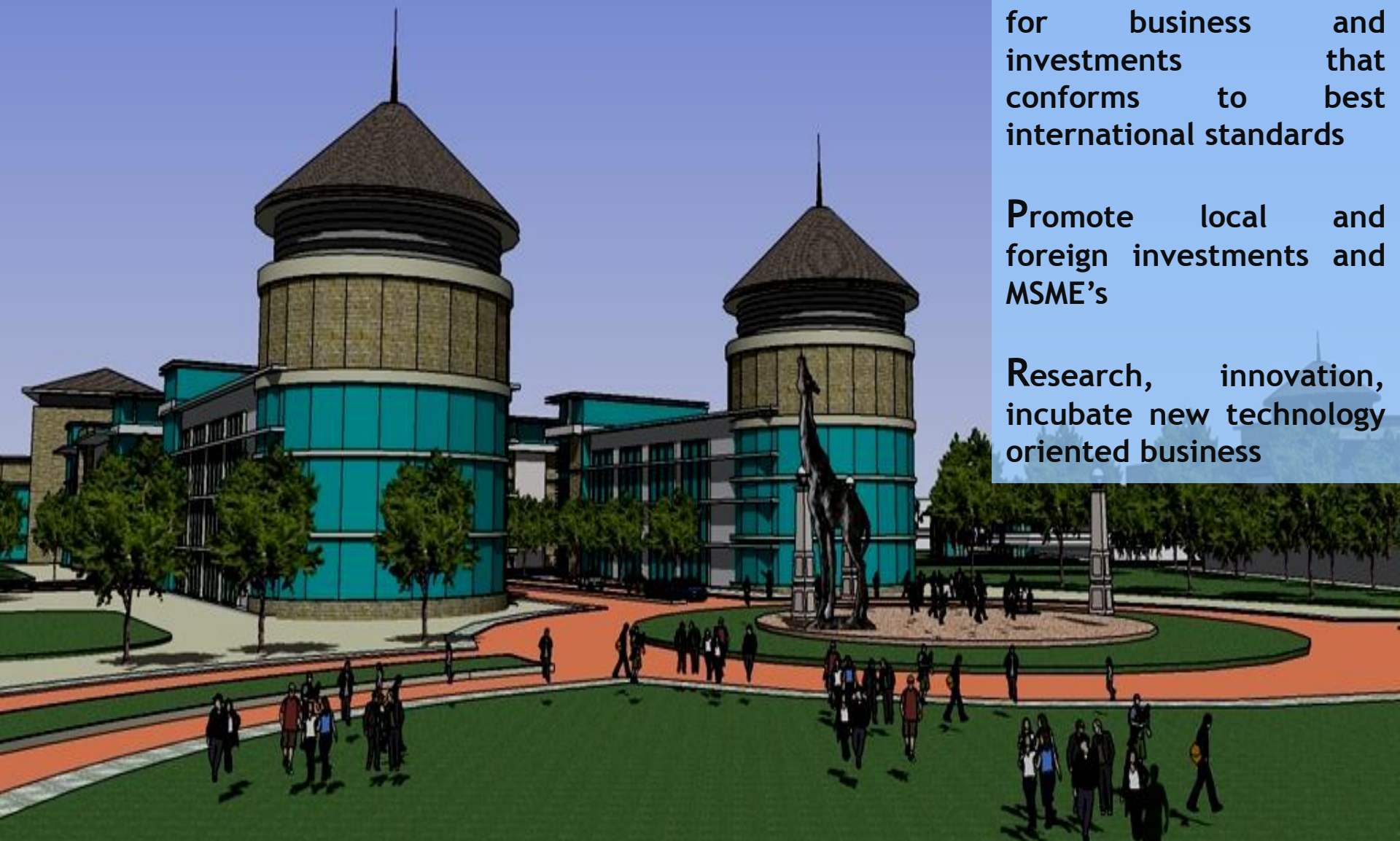
**LUSAKA MULTI-FACILITY
ECONOMIC ZONE
(LS-MFEZ)**

Vision for LS-MFEZ

A centre of excellence for business and investments that conforms to best international standards

Promote local and foreign investments and MSME's

Research, innovation, incubate new technology oriented business



Africa's New Frontier for Investments and Profits

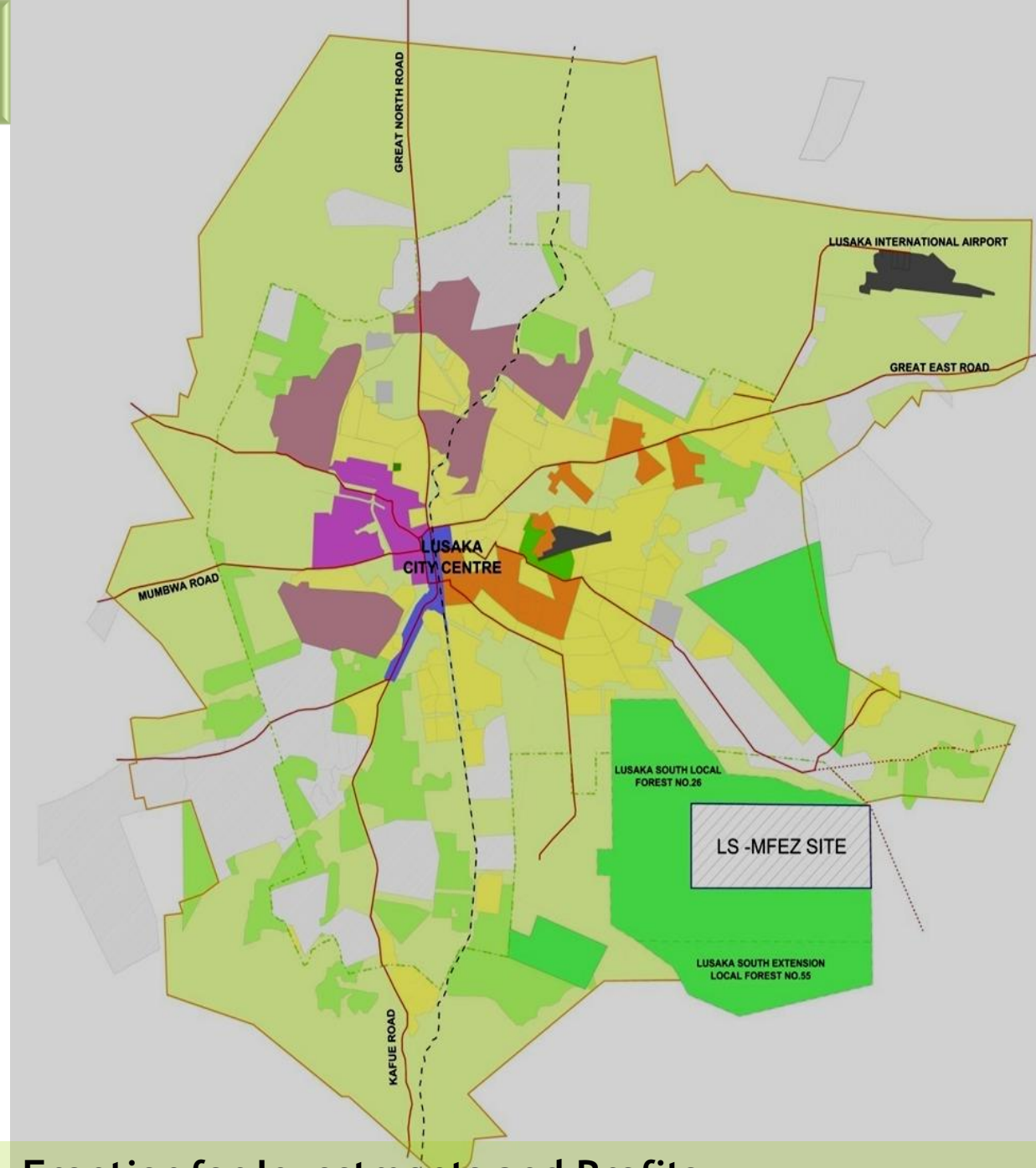
LS-MFEZ

Location & Facilities

South-eastern urban edge of Lusaka.

About 10 km (radial distance) from the Lusaka City Centre and 21 km from the Lusaka International Airport

- Road network
- Drainage, water system
- Sewerage + treatment
- Solid & toxic waste disposal
- Telecommunication
- Power supply
- Water
- Factory shell schemes
- Support services



Africa's New Frontier for Investments and Profits



Industry (Including Hi-tech)	695
R&D	101
Residential	292
Commercial / business core	72
Community facilities	36
Institution	166
Open space	472
Infrastructure and utility (including roads)	242
Transmission line	24
TOTAL	2100



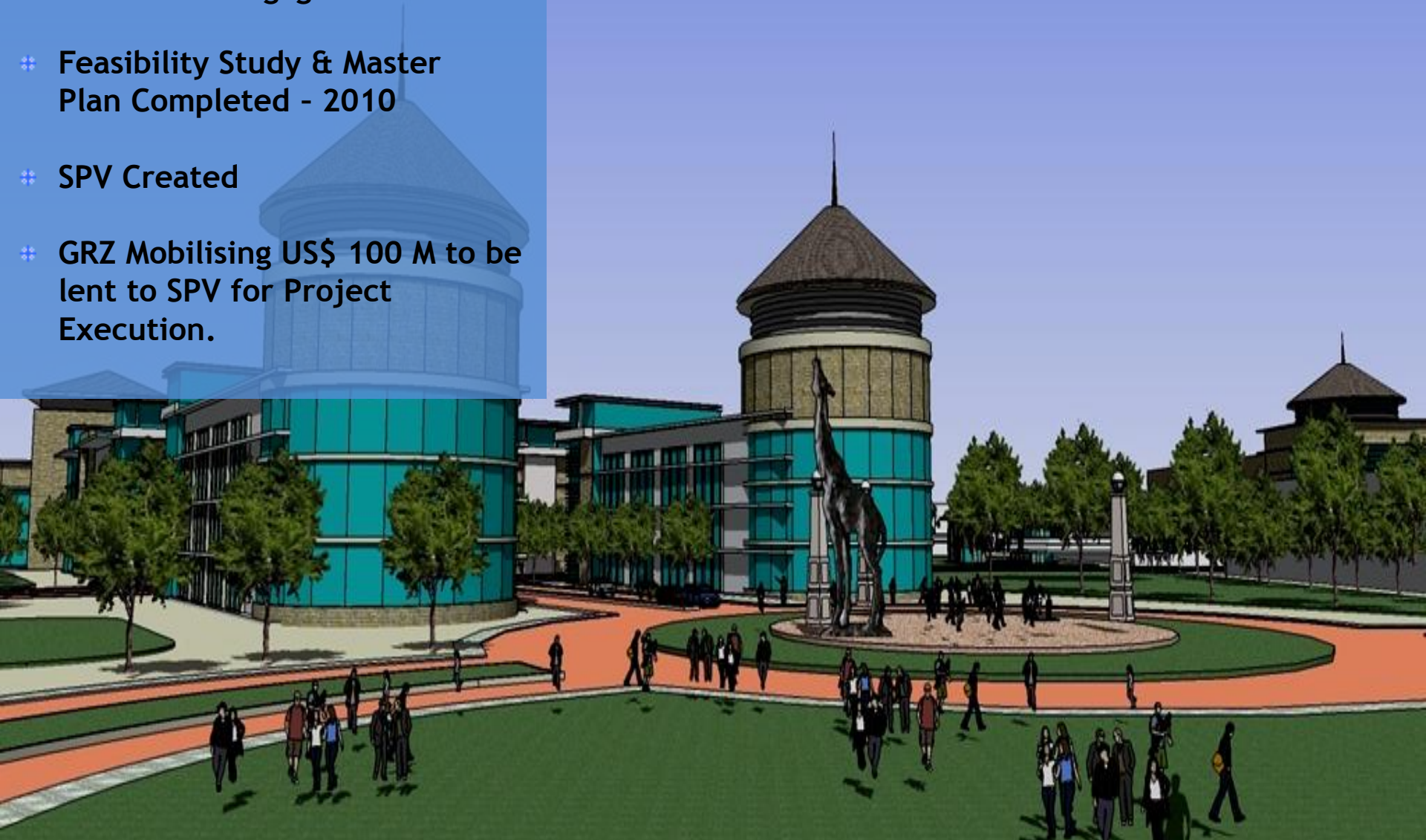


SELECTED INDUSTRIES FOR LS-MFEZ

No.	Types of Industries	No. of Employees
1.	Agricultural and agro based industries	500
2.	Electrical and electrical products and components and parts thereof	1970
3.	Machinery and machinery components	180
4.	Professional medical, scientific and measuring devices/parts	480
5.	Packaging and printing materials	310
6.	Palm oil products and their derivatives	150
7.	Processing of gem stones	140
8.	Pulp paper and paper board	590
	Sub Total	4320

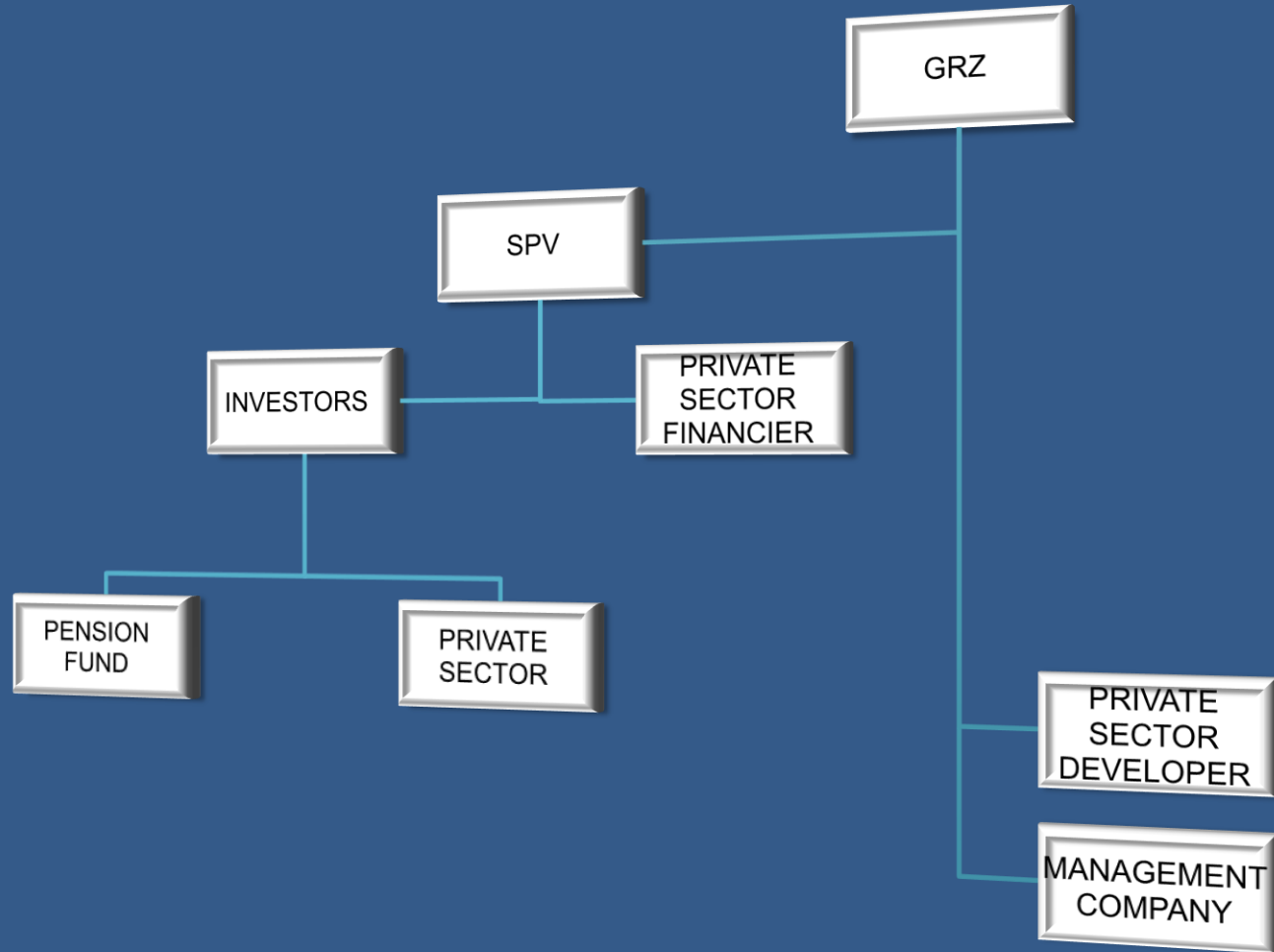
Key Milestones

- ✦ Top Malaysian Economic Zone Consultant Engaged.
- ✦ Feasibility Study & Master Plan Completed - 2010
- ✦ SPV Created
- ✦ GRZ Mobilising US\$ 100 M to be lent to SPV for Project Execution.



Africa's New Frontier for Investments and Profits

LS MFEZ - PROPOSED STRUCTURE



PHASED DEVELOPMENT

Proposed Phase One

Plan of LS-MFEZ

Lusaka South Local Forest

To Connect to
Musio-O-Tunya Road and
Proposed Inner
and Outer Ring Roads

To Connect to
Leopard Hill Road and
Proposed Outer Ring Road

To Connect to
Leopard Hill Road and
Proposed Outer Ring Road
via Chi'wama Road

To Connect to
Proposed Outer
Ring Road

To Connect to
Kafue Road and
Proposed Outer
Ring Road

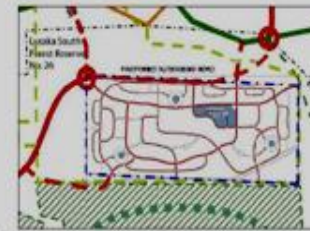
Phase One

Access Road leading to Lusaka Park
(Games Management Park)

1 km

100 ha

1 km



LEGEND

- Commercial
- Residential (Mixed Density)
- Residential (Low Density)
- Workers' Quarters
- Industry
- Industry (High-Tech)
- Research & Development
- Open Space/ Golf Course/ Parks
- Institution
- Community Facilities
- Major Arterial (Internal)
- Secondary Arterial
- Collector Road

Landuse	Phase 1
Industry	145.99
Industry (High-Tech)	0.00
R&D	47.66
Business Core	18.28
Commercial	3.18
Residential (Mixed Density)	47.70
Residential (Low Density)	0.00
Workers' Quarters	8.67
Open Space	18.71
Golf Course	0.00
Parks	16.53
Institution	44.94
Community Facilities	11.62
Infrastructure & Utility Reserves (including Roads)	50.54
Total	431.81













MINISTRY OF TRADE, COMMERCE AND INDUSTRY
GOVERNMENT OF REPUBLIC OF ZAMBIA

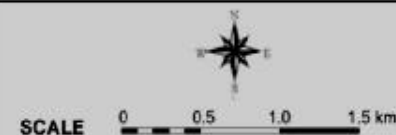


KULUM TECHNOLOGY PARK CORPORATION
SDN. BHD.

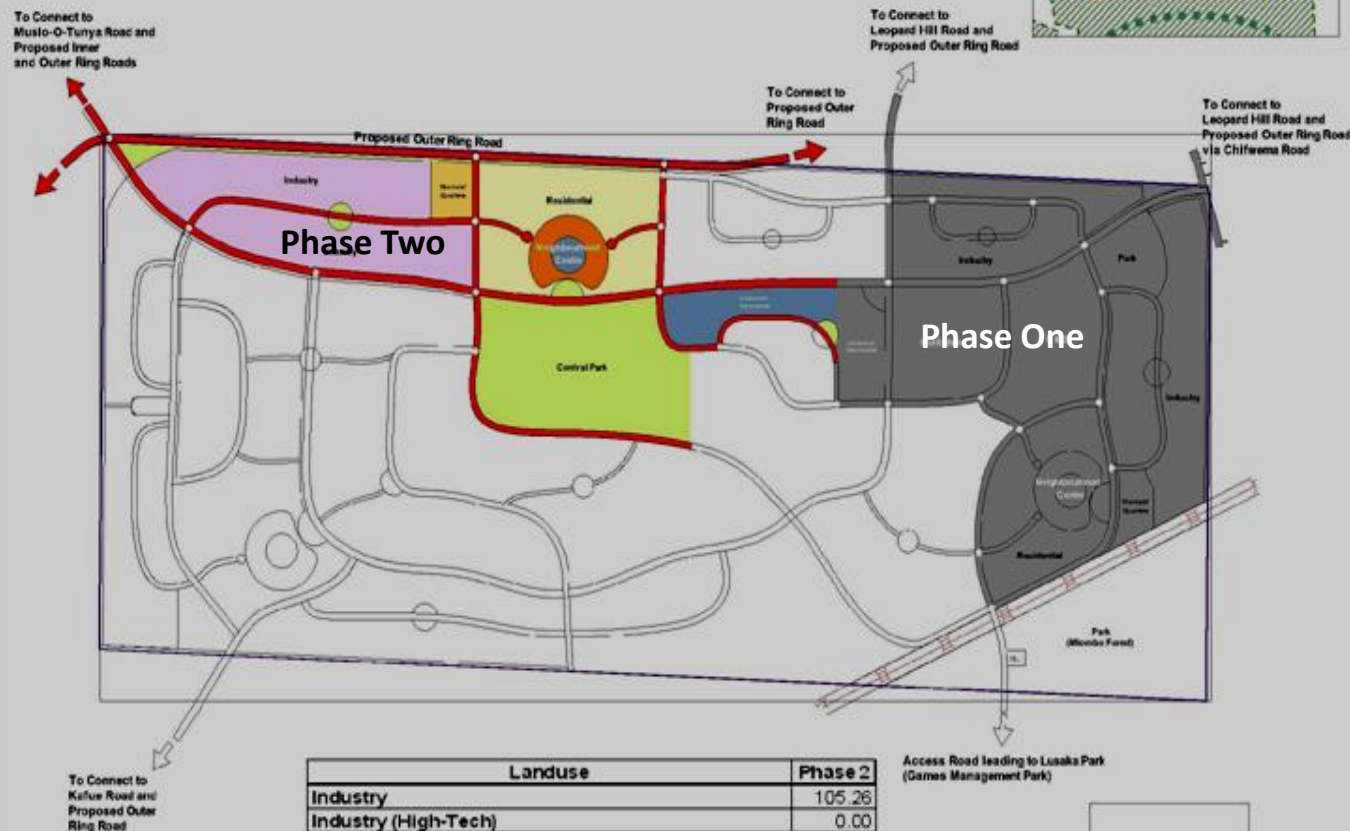
Proposed Phase Two
of LS-MFEZ

LEGEND

-  Commercial
-  Residential (Mixed Density)
-  Residential (Low Density)
-  Workers' Quarters
-  Industry
-  Industry (High-Tech)
-  Research & Development
-  Open Space/ Golf Course/ Parks
-  Institution
-  Community Facilities
-  Major Arterial (Internal)
-  Secondary Arterial
-  Collector Road



Lusaka South Local Forest



Landuse	Phase 2
Industry	105.26
Industry (High-Tech)	0.00
R&D	0.00
Business Core	23.61
Commercial	3.78
Residential (Mixed Density)	62.05
Residential (Low Density)	0.00
Workers' Quarters	8.79
Open Space	10.70
Golf Course	0.00
Parks	95.60
Institution	0.00
Community Facilities	13.05
Infrastructure & Utility Reserves (Including Roads)	36.65
Total	359.49

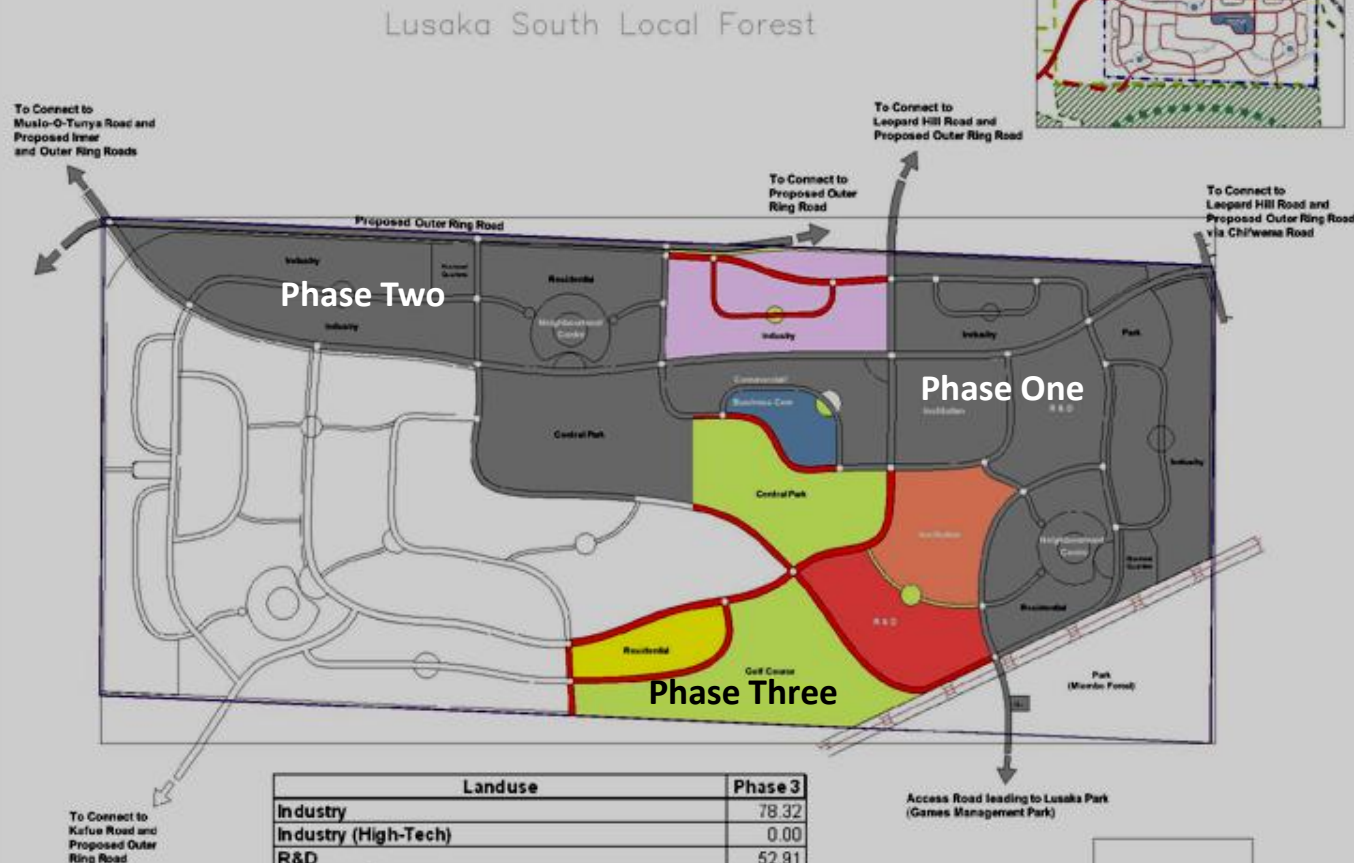


LUSAKA SOUTH MULTI FACILITY ECONOMIC ZONE MASTER PLAN STUDY

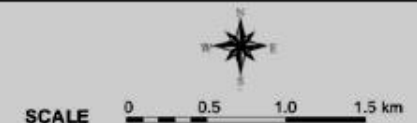
Proposed Phase Three of LS-MFEZ

LEGEND

- Commercial
- Residential (Mixed Density)
- Residential (Low Density)
- Workers' Quarters
- Industry
- Industry (High-Tech)
- Research & Development
- Open Space/ Golf Course/ Parks
- Institution
- Community Facilities
- Major Arterial (Internal)
- Secondary Arterial
- Collector Road



Landuse	Phase 3
Industry	78.32
Industry (High-Tech)	0.00
R&D	52.91
Business Core	20.40
Commercial	0.00
Residential (Mixed Density)	0.00
Residential (Low Density)	28.30
Workers' Quarters	0.00
Open Space	7.13
Golf Course	92.84
Parks	66.70
Institution	51.82
Community Facilities	0.00
Infrastructure & Utility Reserves (Including Roads)	45.98
Total	444.18



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Proposed Phase Four
of LS-MFEZ

LEGEND

-  Commercial
-  Residential (Mixed Density)
-  Residential (Low Density)
-  Workers' Quarters
-  Industry
-  Industry (High-Tech)
-  Research & Development
-  Open Space/ Golf Course/ Parks
-  Institution
-  Community Facilities
-  Major Arterial (Internal)
-  Secondary Arterial
-  Collector Road



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KULIM TECHNOLOGY PARK CORPORATION
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Lusaka South Local Forest

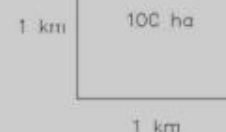
Phase Two

Phase One

Phase Four

Phase Three

Landuse	Phase 4
Industry	38.87
Industry (High-Tech)	130.94
R&D	0.00
Business Core	0.00
Commercial	3.18
Residential (Mixed Density)	51.03
Residential (Low Density)	75.48
Workers' Quarters	0.00
Open Space	10.10
Golf Course	0.00
Parks	0.00
Institution	69.44
Community Facilities	11.62
Infrastructure & Utility Reserves (Including Roads)	47.33
Total	437.99



Access Road leading to Lusaka Park
(Games Management Park)

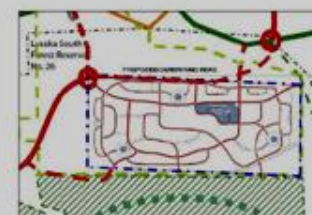
To Connect to
Musilo-O-Tunya Road and
Proposed Inner
and Outer Ring Roads

To Connect to
Proposed Outer
Ring Road

To Connect to
Leopard Hill Road and
Proposed Outer Ring Road

To Connect to
Leopard Hill Road and
Proposed Outer Ring Road
via Chifwena Road

To Connect to
Kafue Road and
Proposed Outer
Ring Road



LUSAKA SOUTH MULTI FACILITY ECONOMIC ZONE MASTER PLAN STUDY

Proposed Phase Five of LS-MFEZ

LEGEND

- Commercial
- Residential (Mixed Density)
- Residential (Low Density)
- Workers' Quarters
- Industry
- Industry (High-Tech)
- Research & Development
- Open Space/ Golf Course/ Parks
- Institution
- Community Facilities
- Major Arterial (Internal)
- Secondary Arterial
- Collector Road



Landuse	Phase5
Industry	195.58
Industry (High-Tech)	0.00
R&D	0.00
Business Core	0.00
Commercial	0.00
Residential (Mixed Density)	0.00
Residential (Low Density)	0.00
Workers' Quarters	9.54
Open Space	24.28
Golf Course	0.00
Parks	0.00
Institution	0.00
Community Facilities	0.00
Infrastructure & Utility Reserves (Including Roads)	61.86
Total	291.26



SCALE 0 0.5 1.0 1.5 km






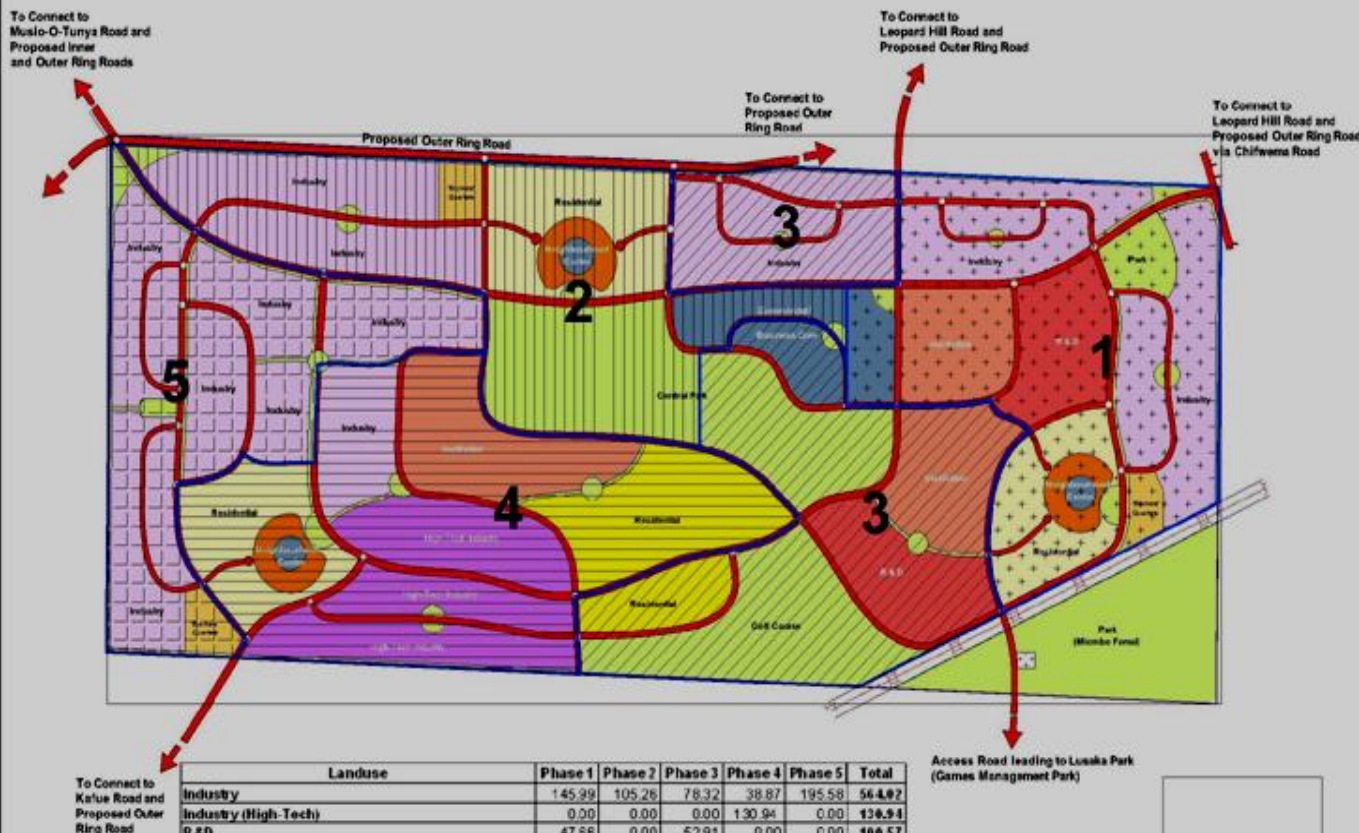
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Proposed Phasing Plan
of LS-MFEZ

Lusaka South Local Forest

LEGEND

-  Commercial
-  Residential (Mixed Density)
-  Residential (Low Density)
-  Workers' Quarters
-  Industry
-  Industry (High-Tech)
-  Research & Development
-  Open Space/ Golf Course/ Parks
-  Institution
-  Community Facilities
-  Major Arterial (Internal)
-  Secondary Arterial
-  Collector Road



Landuse	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Total
Industry	145.99	105.26	78.32	38.87	195.58	564.02
Industry (High-Tech)	0.00	0.00	0.00	130.94	0.00	130.94
R&D	47.56	0.00	52.91	0.00	0.00	100.57
Business Core	18.28	23.61	20.40	0.00	0.00	62.29
Commercial	3.18	3.78	0.00	3.18	0.00	10.14
Residential (Mixed Density)	47.70	62.05	0.00	51.03	0.00	160.78
Residential (Low Density)	0.00	0.00	28.30	75.48	0.00	103.78
Workers' Quarters	8.87	8.79	0.00	0.00	9.54	27.00
Open Space	18.71	10.70	7.13	10.10	24.28	70.92
Golf Course	0.00	0.00	92.84	0.00	0.00	92.84
Parks	16.53	95.60	68.70	0.00	0.00	178.83
Institution	44.94	0.00	51.62	59.44	0.00	166.00
Community Facilities	11.52	13.05	0.00	11.62	0.00	36.29
Infrastructure & Utility Reserve (including Road)	50.54	36.65	45.96	47.33	61.86	242.34
Sub Total	413.81	359.49	444.18	437.99	291.26	1946.73
Transmission Line Reserve						23.84
Park (Miombo Forest)						129.43
Total						2100.00



SCALE

0 0.5 1.0 1.5 km



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KULIM TECHNOLOGY PARK CORPORATION
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PROPOSED PHASING PLAN FOR LS-MFEZ, 2010 - 2030 AND BEYOND

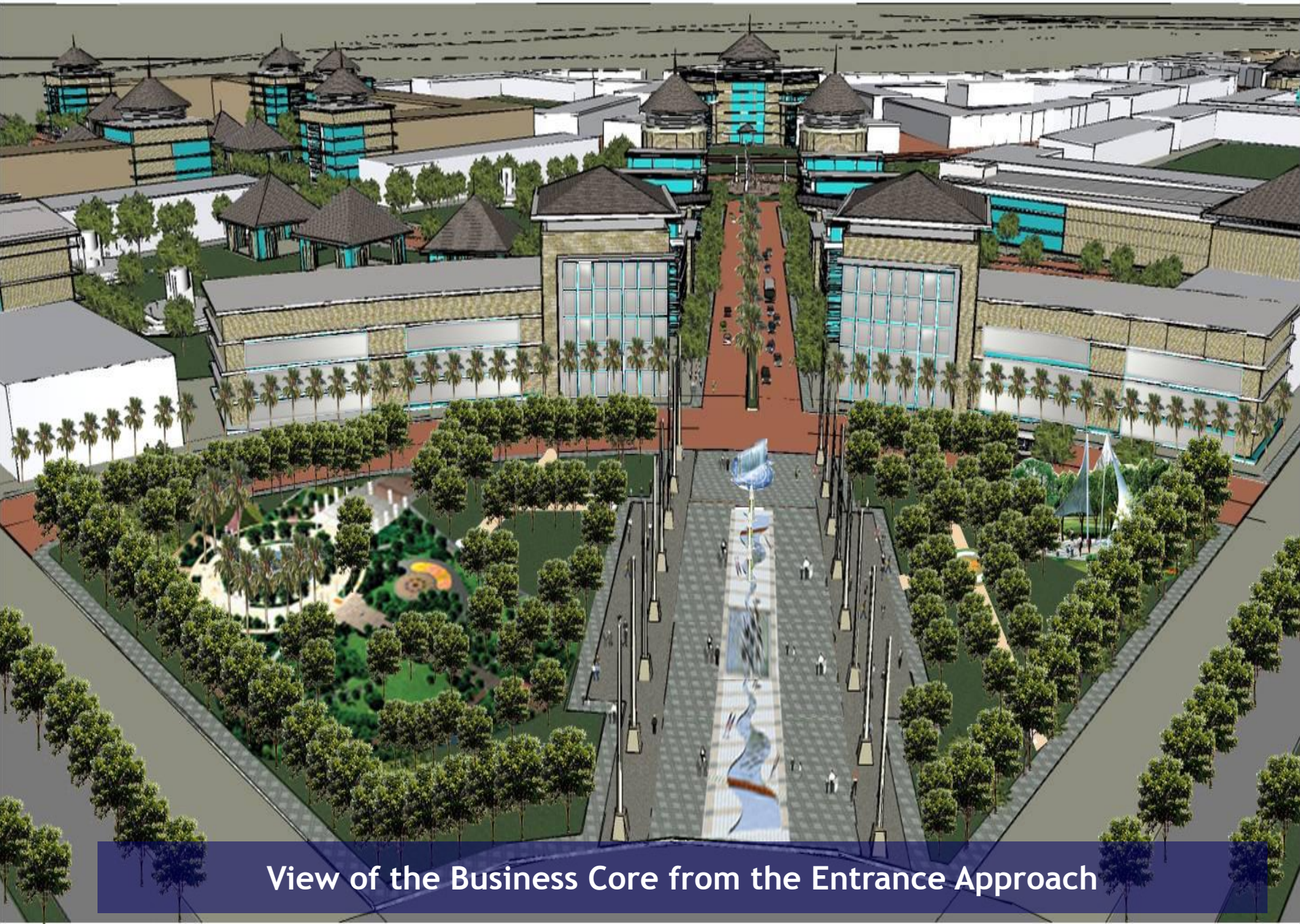
LANDUSE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
INDUSTRY	145.99	105.26	78.32	38.87	195.58	564.02
INDUSTRY (HIGH-TECH)	0.00	0.00	0.00	130.94	0.00	130.94
R&D	47.66	0.00	52.91	0.00	0.00	100.57
BUSINESS CORE	18.28	23.61	20.40	0.00	0.00	62.29
COMMERCIAL	3.18	3.78	0.00	3.18	0.00	10.14
RESIDENTIAL (MIXED DENSITY)	47.70	62.05	0.00	51.03	0.00	160.78
RESIDENTIAL (LOW DENSITY)	0.00	0.00	28.30	75.48	0.00	103.78
WORKERS' QUARTERS	8.67	8.79	0.00	0.00	9.54	27.00
OPEN SPACE	18.71	10.70	7.13	10.10	24.28	70.92
GOLF COURSE	0.00	0.00	92.84	0.00	0.00	92.84
PARKS	16.53	95.60	66.70	0.00	0.00	178.83
INSTITUTION	44.94	0.00	51.62	69.44	0.00	166.00
COMMUNITY FACILITIES	11.62	13.05	0.00	11.62	0.00	36.29
INFRASTRUCTURE & UTILITY RESERVE (INCLUDING ROAD)	50.54	36.65	45.96	47.33	61.86	242.34
SUB TOTAL	413.81	359.49	444.18	437.99	291.26	1946.73
TRANSMISSION LINE RESERVE						23.84
PARK (MIOMBO FOREST)						129.43
TOTAL						2100.00

PROPOSED TIMEFRAME FOR THE FIVE (5) DEVELOPMENT PHASES					
	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
2010-2020	413.81 ha	359.49 ha	444.18 ha	437.99 ha	291.26 ha
2021-2030					
2031 onwards					
Total	413.81 ha	773.30 ha	1217.48 ha	1655.47 ha	1946.73 ha

PROPOSED HOUSING TYPES FOR PHASE ONE

ITEM	RESIDENTIAL TYPES	HECTARE (HA.)	DENSITY (UNITS / HA.)	NO. OF UNITS
1	TERRACE / LINK HOUSES	8.72	34	300
2	4 STOREY WALK-UP APARTMENTS	10.38	82	854
3	WORKERS' QUARTERS			
	-HOSTEL (30% OF LAND AREA)	2.63	304	800
	-LOW COST APARTMENT (70% OF LAND AREA)	6.15	187	1150
	TOTAL	27.88		3104

PROPOSED DEVELOPMENTS



View of the Business Core from the Entrance Approach



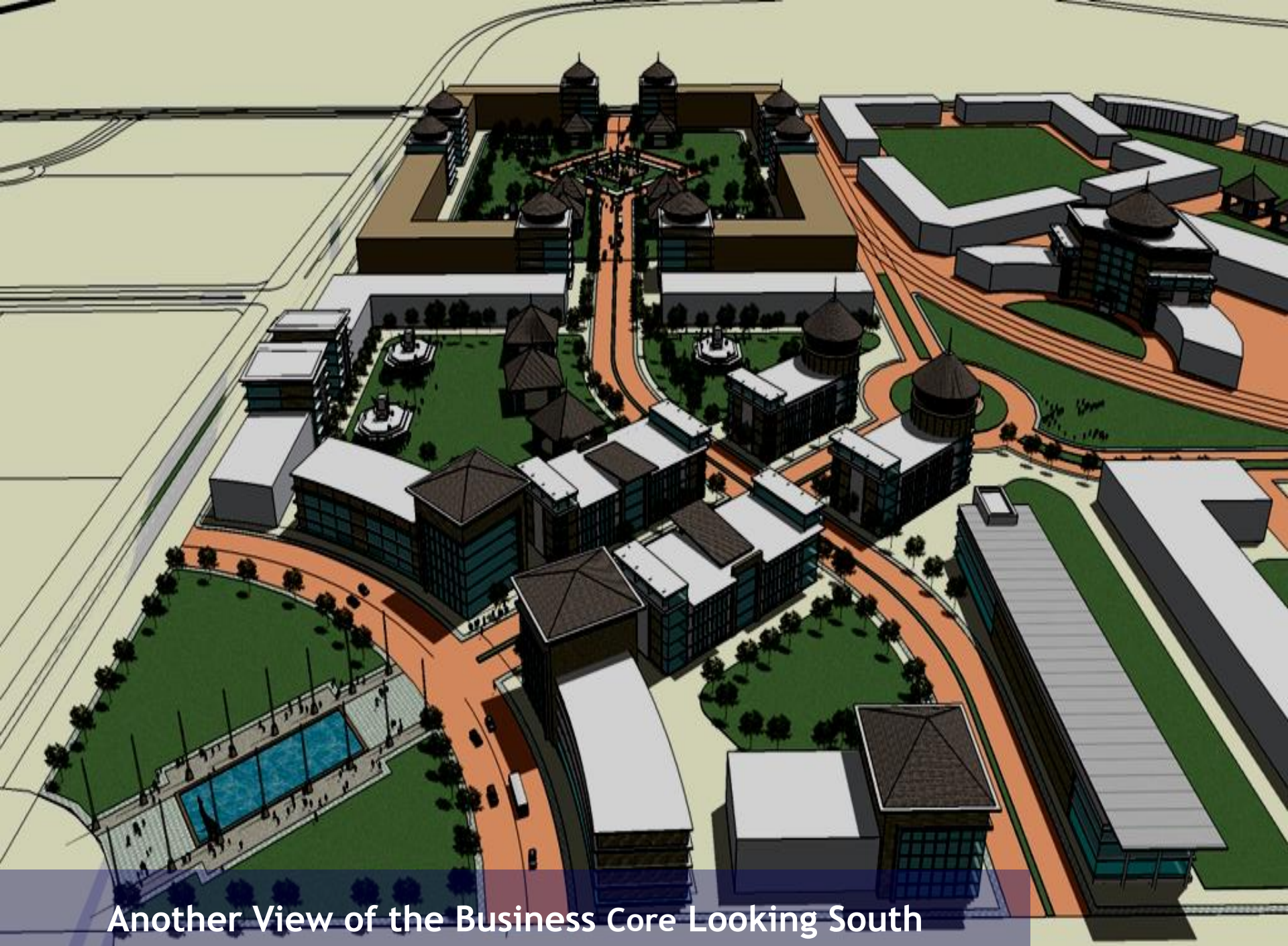
Perspective View of the Walk-Up Apartment in the Neighborhood Centre

Eye Level View of the Residential Apartment





Bird Eye View of the Business Core (Phase One Development in the forefront) from the East



Another View of the Business Core Looking South



Terrace / Link / Row Houses Planned As Part of the LS-MFEZ Residential Area



Another View of the Residential Development



Key Buildings of Special Design Can Enhance the Identity of LS-MFEZ Business Centre

INCENTIVES

- Zero Corporate Tax for 5 years
- 50% of Profits Taxable - Years 6 - 8
- 75% of Profits Taxable - Years 9 - 10
- Zero WHT on Foreign Contractors
- NO VAT on Suppliers
- NO reverse VAT Charge for Foreign Suppliers
- ZERO Import Tax - Materials, Equipment, Machinery