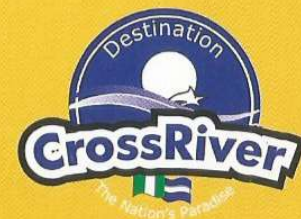
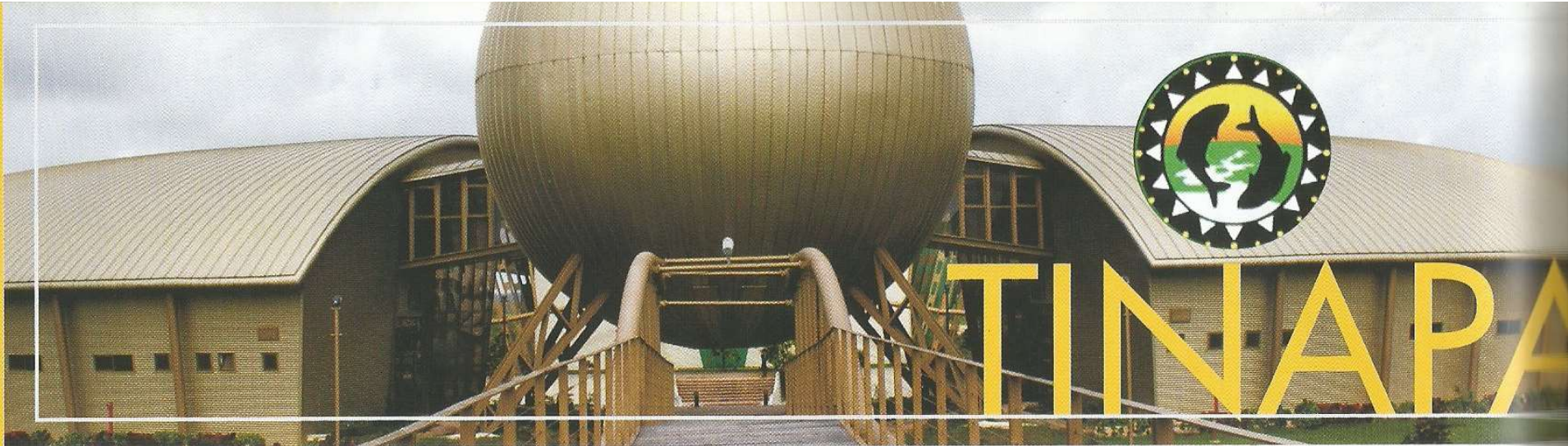


# TINAPA



[www.ipb.cr.gov.ng](http://www.ipb.cr.gov.ng)





**T**inapa is a mixed-use development located within the TFZR and adjacent to the Calabar Port and the CFTZ in Calabar, Cross River State, Southern Nigeria

The Project was conceived by CRSG to play a catalytic role in establishing Cross River State as a trade and distribution hub in West Africa while at the same time providing a unique tourism experience that will inform the growth of tourism in the State and Nigeria as a whole

A phased approach comprising four phases, has been implemented in developing the Project. The initial phase comprising strong retail facilities complimented by entertainment facilities is expected to form a critical mass of attractions to pull a core market

that will form the foundation for the development of a business and leisure tourism market

Towards this end, Tinapa is expected to comprise a wide range of complimentary components which include, trade and distribution, accommodation, conferencing, entertainment, leisure, food and beverage, cultural and educational, agritourism and ecotourism facilities.

Consequently, Tinapa is conceptualised as a world-class integrated leisure and business resort and a global trading hub, the first of its kind in Africa

The development of Tinapa are in phases. Phase One includes specific components that will form the foundation of the development of a leisure tourism market

in Nigeria . These components are:

#### Phase 1

A shopping complex comprising of:

- Four wholesale emporiums
- 60 retail outlets
- A food court with take-away outlets and
- a communal sitting area
- an administrative centre
- parking for approximately 3,000 cars and coaches

An “entertainment strip” leading out of the shopping complex which will include:

- a casino of international standard







# TINIAPA

- five restaurants
- A cinema complex with cinemas ranging from 104 to 340 seats each
- A games arcade and ten-pin bowling alley
- A children's play area
- A fisherman's village comprising three themed bars, a themed nightclub and an arts and crafts village
- 300-room budget hotel
- support services and amenities such as a sick bay, management offices, etc.
- A warehouse cluster with five warehouses
- Leisureland / Waterworld facility
- Wave pool
- Standing wave surfing
- Lazy river ride
- Water slides
- Picnic area
- Children's pool and children's play area
- Tennis courts
- Volleyball courts
- Change room facilities
- Lifeguard tower

- Kiosks
- Management offices

## Phase 2

Phase Two of the project will include the following:

- a hotel and conference complex including:
- a 200-room branded international four star hotel
- a conference centre with a main ballroom seating up to 1,000 delegates
- three boutique stores of 50m 2 floor space each
- a business centre
- a fitness centre
- expansion of leisure and entertainment facilities to include:
- water sports facilities
- a quad biking track
- an archery range
- a clay pigeon shooting area
- expansion of cultural and education components to include:
- ten additional stalls with craft making area; and
- a fisherman's wharf
- expansion, restoration and upgrading of the existing Old Residency Museum in Calabar

## Phase 3

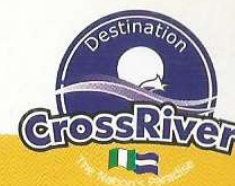
Phase Three will include the following components:

Accommodation facilities including:

- a 150-room branded international four-star hotel
- a luxury beach lodge with 30 letting units
- a luxury bush lodge with 30 letting units

Agritourism in the form of a tropical fish farm

Ecotourism in the form of an exotic bird aviary







# TINAPA

Tinapa provides an unprecedented opportunity for tenants to be part of one of the most exciting retail developments in West Africa. Trading will take place in state of the art facilities whilst tax benefits and access to large markets, both in Nigeria and regionally, create a once-in-a-lifetime opportunity for tenants to maximize investment returns. The retail development will cover a vast area exceeding 80 000m<sup>2</sup>.

The four anchor emporiums will include a tantalizing product mix of:

- Electronic goods
- Clothing and textiles
- Food
- Automotive products

The four anchors will be supported by retailers catering to diverse markets including cosmetics, toys, books, and computers. Entertainment will also be a key feature with restaurants, bars, nightclubs, hotels and leisure facilities incorporating golfers paradise, quad biking, clay pigeon shooting, etc. Cultural facilities incorporating an arts & crafts market as well as the aggressive promotion of agri-tourism will further increase the value of this massive development. The complimentary mix of facilities at Tinapa will enable tenants to profit from demand from both the leisure and business sectors.

#### INCENTIVES & CONCESSIONS AVAILABLE IN THE TFZR

Legislative provisions pertaining to taxes, levies, duties and foreign exchange regulations shall not apply within the Zone

Repatriation of foreign capital investment in the Zone at any time with capital

appreciation of the investment

Remittance of profits and dividends earned by foreign investors in the Zone

No import or export licenses shall be required

Up to 100% of their products may be exported into the Nigerian Customs Territory against a valid permit, and on payment of appropriate duties, subject to extant fiscal guidelines of Government

Allocation of land and space at a rent as determined by Zone Management

Up to 100% foreign ownership of business in the Zone allowable.

Foreign managers and qualified personnel may be employed by companies operating in the Zone

The import duty on goods in commercial quantity exported into the Nigerian Customs Territory, shall be the rate applicable in the Nigerian Customs Territory (in the state in which they are originally introduced from the Zone); and

Any special product imported into the Zone under this Scheme on which value





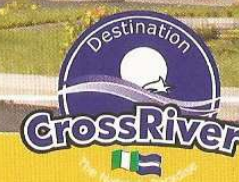
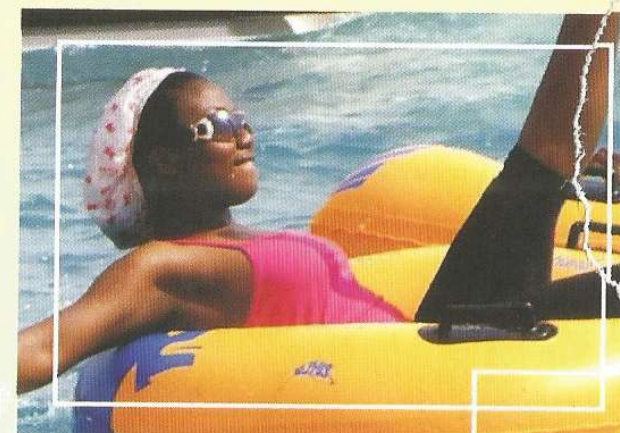
has been added without changing the essential character of the product after processing in the Zone; and intended for the Nigerian Customs Territory shall be granted 75% of the chargeable import duty as tariff rebate

Persons who purchase goods up to a maximum of N50,000 (Fifty Thousand Naira) or its equivalent within TFZR, in respect of which valid receipts from approved enterprises operating within the Zone, have been issued, shall be entitled to import such goods into the Nigerian Customs Territory, duty free and all customs and other licensing requirements that apply to goods imported into Nigeria Customs Territory from other countries shall not apply to such goods

Imported goods conveyed through other ports outside the Zone but consigned to the Zone shall not be subject to VAT

Tax returns to the FIRS for operators within the Zone shall be submitted through the Zone Management

# TINIAPA



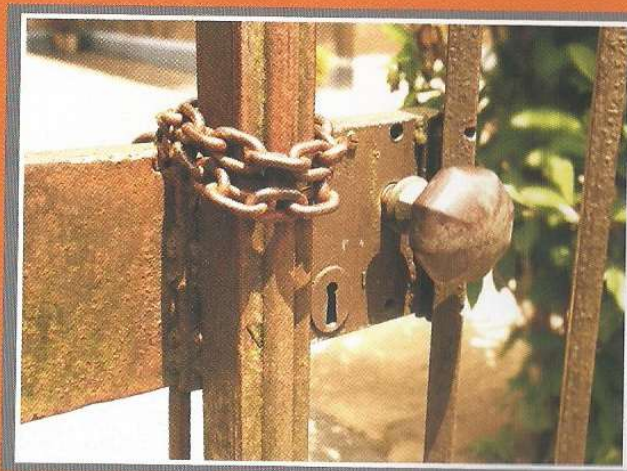


# Tourism



closest relative, the chimps add greatly to visitor education by stimulating interest and sympathy for wildlife.

The Drill Ranch in Calabar is home to one drill monkey family group, currently consisting of 31 individuals, 7 drill monkeys in quarantine, and 7 orphan chimpanzees that are still too young to join the chimpanzee group living at Drill Ranch at Afi Mountain. The Calabar site serves as a rescue center & quarantine for newly acquired animals and it focuses on education and creating public awareness. The Drill Ranch site in the Boki tribal area in



northern Cross River is nestled at the foot of Afi Mountain, and was designed to serve as the impetus for a local conservation initiative.

## INVESTMENT OPPORTUNITIES

- Cold climate honey production
- Production and cultivation of fresh vegetables and fruits
- Meat processing and packaging
- Dairy production
- Investment in area of tour packaging
- Facility Management
- Development of Safari activities
- Potential for water front real estate

- development with about 500 hectares of land adjoining the Calabar channel
- Cruise / boating activities
- Private investors and operators required
- Hospitality training