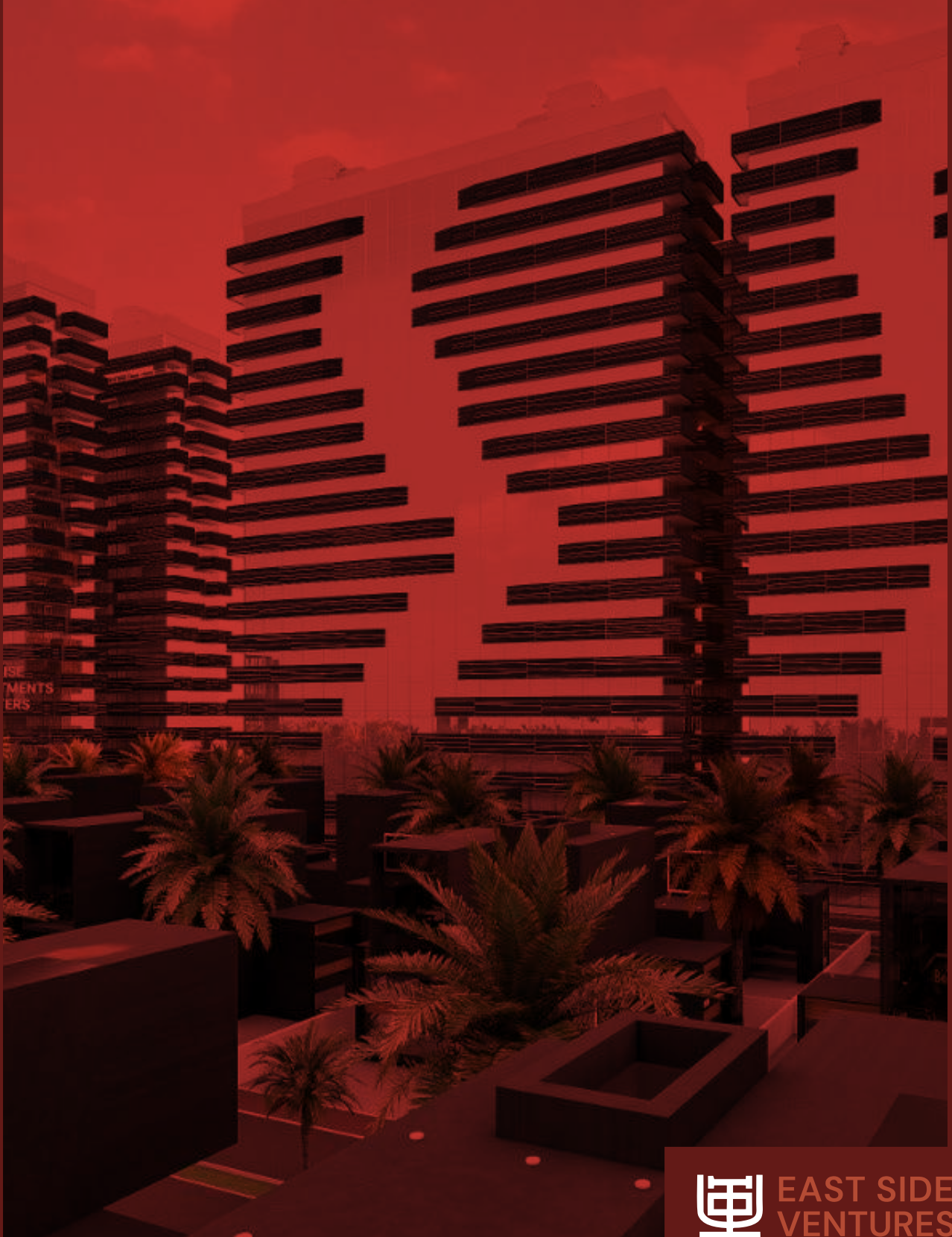


TECH CITY AFRICA INVESTMENT FRAMEWORK

(THE SILICON VALLEY OF AFRICA)



EAST SIDE
VENTURES

Content

00	MESSAGE FROM OUR CHAIRMAN
00	TECH CITY AFRICA
00	ENUGU STATE PROPERTY MARKET AT A GLANCE
00	KEY FOCUS ON SUSTAINABILITY
00	SMART CITY
00	CITY DEVELOPMENT POLICY FRAMEWORK
00	WHY INVEST IN TECH CITY AFRICA?
00	PARTNERSHIP/INVESTMENT OPPORTUNITY
00	CONCLUSION

From the Founder



Throughout the history of the Nigerian real estate industry, we have seen long stretches of steady incremental improvement, punctuated by waves of intense transformation and change. Key breakthroughs to review include the Eko Atlantic City in Lagos, the Centenary City in Enugu, and the FCT Masterplan – which revolutionized the role that Real Estate plays in how we manage our lifestyle, run our businesses and share experiences, bringing dramatic positive change to the lives of hundreds of millions of people. Today, with the emergence of the Tech City Africa, we are in the midst of the next great wave of transformation and change.

Eastside Ventures is a dynamic conglomerate committed to advancing the southeast of Nigeria through strategic investments and innovative initiatives. Rooted in a deep sense of community and cultural pride, East side Ventures is dedicated to driving growth, fostering talent, and preserving the rich heritage of the Igbo community

Enugu, just like every other city in Nigeria is faced with numerous challenges of inadequate infrastructures, pollution, bad roads, congestion, traffic, water and light scarcity as well as insecurity amongst others. Tech City Africa is the first of its kind in the Eastern part of Nigeria not only evolving rapidly, but it is also providing a positive response to the issues and challenges afore mentioned. It offers one of the world's most exciting opportunities to harvest the potential of not just Nigeria but also Africa at large.

Tech City Africa is positioned as a hub for innovation and technological advancement, Tech City Africa offers a dynamic ecosystem where innovators, entrepreneurs, and thought leaders converge to collaborate, Ideate, and create solutions that address pressing challenges and drive sustainable development.

Tech City Africa is a focal point for investors capitalizing on properly analyzed risk free cashflow producing investments. Tech City Africa is an investment opportunity on an extraordinary scale.

At Eastside Ventures, we firmly believe the impact of Tech City Africa will be as big as – or bigger than – the previous waves of Real Estate change. The opportunities Tech City Africa will create for our customers, our partners and our company will be immense.

When it comes to Real Estate and Profitable Cashflow Producing Investments, we're all in!

Today, with your support and our industry-leading City Development solutions, exciting product portfolio and strong financial performance, we're playing a key role in delivering the Tech City that is set to make living and quality of living in Enugu more efficient, more conducive, more affordable and more accessible.

We're thrilled and as well humbled to be leading this proposed project, bringing it to your notice and we look forward to seeing the transformation that results.

Thank you.

Gaius Chibueze Ngene
Founder

TECH CITY AFRICA





It is with great pride that I present the groundbreaking development of Tech City Africa. This project represents not just a physical space, but a transformative vision for the future.

As you know, our world is undergoing a rapid technological revolution. Innovation is shaping every aspect of our lives; from the way we communicate to the way we conduct business. Eastside Ventures is committed to being at the forefront of this revolution, and the development of Tech City Africa embodies this commitment.

Tech City Africa will be a hub for the brightest minds and the most innovative companies. We envision a thriving ecosystem where startups, established tech giants, research institutions, and educational facilities come together to foster groundbreaking ideas. This collaborative environment will accelerate technological advancements, pushing the boundaries of what's possible.

We are committed to building a tech city that is not only innovative but also sustainable. We will incorporate cutting-edge green technologies throughout the development, prioritizing energy efficiency, renewable resources, and responsible construction practices.

Tech City Africa will be more than just a center for technology; it will be a vibrant and inclusive community. We are designing a city that offers a high quality of life for all residents, with well-planned living spaces, green areas, and a focus on walkability and public transportation. This city will attract a diverse range of talent, fostering collaboration and creativity.

Investing in the Future

The development of Tech City Africa is a testament to our unwavering belief in the power of technology to shape a better future. This project represents a significant investment, not just in infrastructure, but in the minds and ideas that will drive progress for generations to come.

Collaboration is Key

The success of Tech City Africa hinges on collaboration. We extend a warm invitation to all of you entrepreneurs, investors, researchers, and anyone who shares our vision of a brighter tomorrow to join us in this endeavor. Let us work together to make Tech City Africa a beacon of innovation, sustainability, and progress.



DUPLEXES



RESIDENTIA





RECREATIONAL CENTER

ENUGU STATE PROPERTY MARKET AT A GLANCE

Enugu State is a state in the South-East geopolitical zone of Nigeria, bordered to the north by the states of Benue and Kogi, Ebonyi State to the east and southeast, Abia State to the south, and Anambra State to the west. Enugu is the 29th largest in the area and 22nd most populous, with an estimated population of over 4.4 million as of 2016. Modern-day Enugu State has been inhabited for years by various ethnic groups, primarily the Igbo people, with minorities of Idoma and Igala peoples

ENUGU STATE PROPERTY MARKET AT A GLANCE

International & domestic airport

1

Literacy level

89.46%

State Population

4.4million

Metropolis Population

820,000

State Population

500sqm: 20,000,000
1000sqm: 45,000,000

2000sqm: 95,000,000
4000sqm: 220,000,000

Metropolis housing deficit

500,000

Metropolis average rental

Residential

6bed Duplex: 3,000,000
5bed Duplex: 2,500,000
4bed Duplex: 2,500,000
4bed Bungalow: 2,500,000
3bed Bungalow: 2,000,000

2bed Bungalow: 1,500,000
3bed Apartment: 1,500,000
2bed Apartment: 1,200,000
1bed Apartment: 600,000

Commercial

Average rental per sqm: 17,000



PRIMARY AND SE
SCHOO



PRIMARY AND
CONDARY

CLINIC





CONCO

KEY FOCUS ON SUSTAINABILITY

Tech City Africa plans to establish itself as a climate change resilient city with its Green Initiative Project underway.

Green Transport

Under the Green Initiative Project, more environmentally viable forms of transportation are expected to come into operation, such as dedicated bicycle lanes.

Green Architecture

Eastside Ventures Group envisions aligning the strategies for Tech City Africa development with green architecture, creating carbon neutral buildings. With plans to reduce the carbon footprint in the development of Tech City, we place strong emphasis in encouraging developers to take an environmentally ethical approach in all stages of their building practices.

Green Spaces

Most 'livable' cities are renowned for their green and open spaces. Similarly, Tech City Africa is planned to incorporate the same and provides increased access to public and open spaces as well as parks where people can walk, cycle, participate in active recreation and interact with other members of the community. The urban design implemented in Tech City Africa includes air corridors with its developments and structures placed to attain increased ventilation and natural lighting

Green Energy

Solar photovoltaic systems are to be placed in Tech City Africa, following a worldwide approach to implementing greener technologies in the world. Additionally, generation of energy from biomass, waste-to-energy projects and rainwater harvesting techniques remain amongst those proposed for potential renewable energy initiatives in Tech City Africa

SMART CITY

Tech City Africa is one of the first few City projects emerging as a smart City in the Southeastern part of Nigeria.

The use of smart technologies and data as the means to solve cities' sustainability challenges such as economic, social and environmental issues are the common denominators in most of the smart city definitions. We believe that the key to creating a smart city is one that provides an enhanced urban experience for everyone in the community, solving the most pressing urban issues, including mobility, energy, water supply, security, pollution, housing, and inclusion.

The digital transformation journey of this city begins with the initiation of creating Tech City Africa as Nigeria's first 100% gigabit-enabled smart city by implementing an Open Access Network enabling a digital solution that will transform the whole economic and social outlook of the Southeastern part of Nigeria through Tech City Africa.

A transport master plan has also been developed, which includes smart city components such as Smart Traffic Management Systems, Automatic Surveillance, and ERP systems promising efficient public transportation systems. Development of a GIS system, web applications and a dashboard which will enhance community engagement through smart and efficient ICT solutions.

Digital technology will shape the future of Tech City Africa, while its true growth will be guided by the concerns of residents, businesses & diverse opinions of its population. With an amalgamation of all these, it sure is going to redefine the quality of living in this city located in the Southeastern part of Nigeria.

Vision:

To establish Tech City Africa in Enugu, Nigeria as a thriving hub for technology innovation, entrepreneurship, and sustainable urban development.

Mission:

- Foster a vibrant ecosystem for tech startups, established companies, research institutions, and educational facilities to collaborate and drive innovation.
- Attract and retain top talent in the technology sector by providing a high-quality living environment and career opportunities.
- Promote sustainable development practices throughout the city, ensuring environmental responsibility and resource efficiency.
- Contribute to the economic growth of Enugu and Nigeria by creating jobs, attracting investment, and fostering new technology businesses.

Guiding Principles:

- Innovation: Encourage a culture of creativity and risk-taking to develop cutting-edge solutions.
- Collaboration: Foster partnerships between academia, industry, and government to accelerate technological advancements.
- Inclusion: Create an inclusive environment that attracts and empowers diverse talent across all levels of the tech ecosystem.
- Sustainability: Integrate green technologies and responsible construction practices to create a sustainable and resilient city.
- Livability: Develop a well-planned city with high-quality housing, green spaces, efficient transportation, and amenities to attract residents and businesses.

Key Strategies:

- Infrastructure Development: Invest in high-speed internet

infrastructure, reliable power supply, and advanced transportation systems to support tech businesses and residents.

- **Business Incentives:** Offer tax breaks, business incubators, and access to capital to attract and support startup and tech companies.
- **Talent Development:** Collaborate with universities and training institutions to develop relevant skills and educational programs to meet the needs of the tech sector.
- **Research & Development:** Establish research centers and encourage partnerships with universities to promote innovation and technology transfer.
- **Public-Private Partnerships:** Foster collaboration between the public and private sectors to leverage resources and expertise for city development.
- **Urban Planning & Design:** Develop a master plan that prioritizes walkability, green spaces, and mixed-use development to create a vibrant and sustainable urban environment.
- **Social Infrastructure:** Invest in education, healthcare, and cultural facilities to ensure a high quality of life for residents.
- **Environmental Sustainability:** Implement green building practices, renewable energy sources, and waste management systems to minimize environmental impact.

Implementation and Monitoring:

- Establish a dedicated Tech City Africa Development Authority to oversee planning, implementation, and monitoring of the city development policy.
- Develop clear performance indicators and metrics to track progress towards achieving the vision and mission of the project.
- Conduct regular reviews and evaluations of the policy to ensure its effectiveness and adapt to changing needs.

Conclusion:

The Tech City Africa Development in Enugu presents a unique opportunity to transform the city into a leading center for technological innovation and sustainable urban development. By implementing this policy framework, we can create a thriving tech ecosystem, attract investment, and empower local talent to contribute to a brighter future for Enugu and Nigeria.



HIGHRISE APART







HIGHRISE
APARTMENTS
CLUSTERS

WHY INVEST IN TECH CITY AFRICA?



Tech City Africa is set to be the most sought-after destination in the Southeastern part of Nigeria. Housing over 22,000 people, the city will become a haven for persons travelling on a budget, backpackers and family groups. Having already positioned itself as an affordable destination presenting a mix of tourism, urban business life and tech opportunities for the Nigerian youthful population. City hotel, a multi-specialist hospital, sports facilities, the Infinity Pool with a view of Enugu's Skyline, all align with the Eastside Venture Groups plan to introduce urban tourism in Tech City Africa.

ACCESSIBILITY AND INFRASTRUCTURE



20-minute

Drive from Akanu Ibiam International Airport



15-20-minute

Ride to Enugu metropolis

Accessibility to clean water, and uninterrupted power supply.

Solution

Provision of affordable housing for an estimated 22,000 people.

Clean and stable water supply.

Efficient living.

Decongestion of the Metropolis.

Job creation.

State FDI contribution.

PARTNERSHIP/ INVESTMENT OPPORTUNITY

Eastside Ventures Group is proud to announce that Tech City Africa is open for investment and partnership. Following a national vision of provision of affordable housing, Tech City is the product of a transformative idea. Today, this city development remains the most ambitious ultra-modern urban development project in the South Eastern part of Nigeria.

Phase 1

LAND ACQUISITION AND PERIMETER FENCING

Phase 2

INFRASTRUCTURE CONSTRUCTION

Phase 3

CONSTRUCTION OF THE ACADEMY & FIRST 10 FLOOR RESIDENTIAL MIXED USED HIGHRISE

.....

We have envisioned a city not only brimming with technological prowess, but also one that thrives on collaboration and shared purpose.

However, to translate this vision into reality, we extend a hand of partnership to all of you present today.

Building a Collaborative Ecosystem:

Tech City Africa's success hinges not on individual efforts, but on a collective drive for progress. We invite:

- Tech visionaries and established companies: Let us co-create a space where disruptive ideas flourish and groundbreaking solutions take root.
- Research institutions and universities: Bridge the gap between theory and practice. Your expertise will fuel innovation and nurture the next generation of tech leaders.
- Private & Institutional Investors, both domestic and international: Be a part of shaping Africa's technological future. Your investment will not only yield returns, but contribute to a more prosperous Nigeria.

Together, we can achieve the extraordinary.

Investing in a Brighter Future:

Tech City Africa isn't just about physical development; it's about empowering people. We are committed to creating a talent magnet, attracting the brightest minds in Africa and beyond. This, in turn, will:

- Generate high-skilled jobs for Nigerians, boosting the local economy.
- Foster a culture of entrepreneurship, where individuals can translate ideas into successful businesses.
- Position Nigeria as a leader in African innovation, attracting further investment and propelling the continent forward.

The time for action is now.

Partnership Opportunities:

We envision a multitude of partnership avenues:

- Joint ventures for infrastructure development
- Collaborative research and development initiatives
- Educational partnerships to bridge the tech skills gap
- Investment opportunities in tech startups and established companies

We are open to exploring all possibilities that align with our vision for Tech City Africa.

We invite you to join us on this transformative journey. Let us co-create a city that embodies innovation, sustainability, and inclusivity. Together, we can make Tech City Africa a beacon of hope, not just for Enugu, but for all of Africa.

Let us join hands and
step into the future.
Thank you

PROPOSED
TEHCITY Africa

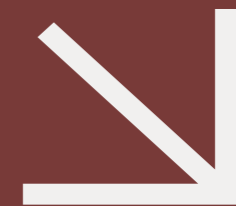
AUGUST 2024



NIKE, ENUGU STATE, NIGERIA.

CONTENTS

I.	Introduction	03
II.	Pre-Design Development	14
III.	Site Layout	11
IV.	High-Rise Design	12
V.	Tech Academy Design	24
VI.	Police Office Design	33



INTRODUCTION

Welcome To Tech City!!

Nestled in the heart of Nigeria's southeastern region, Enugu Tech City is poised to become a beacon of technological advancement and educational excellence. Envisioned as a hub where innovation, education, and community converge, this groundbreaking development aims to harness the untapped potential of Enugu's vibrant youth and skilled professionals, propelling the region into the forefront of the global tech landscape.

This document focuses on the Tech. Academy and Apartment building as the Tech Academy is the heart of the Tech City, driving educational excellence and technological innovation. Focusing on this ensures that the city's primary mission is successfully realized. On the other hand, The Apartment Block complements the academy by providing a living environment that supports learning and professional growth. Together, they create a holistic ecosystem for residents.

Starting with these two critical components allows for a focused and efficient development process. As these elements become established and successful, additional facilities and infrastructure can be added to expand the city's capabilities and offerings.

PRE-DESIGN DEVELOPMENT

This is a Proposal Design Presentation for the Tech. Academy and Apartment building and Police office which are core aspects of the Tech City.

TECH. ACADEMY

A Holistic Approach to Tech Education

Enugu Tech City is designed around a comprehensive tech academy that caters to a wide range of educational needs. The academy is divided into two core pillars:

1. Vocational Tech Education: Focused on hands-on training and practical skills, this program prepares students for immediate entry into the tech workforce. Courses range from software development and network engineering to advanced manufacturing and robotics. By emphasizing real-world applications, we ensure that our graduates are job-ready and equipped to meet the demands of today's fast-paced tech industry.
2. Digital Tech Education: This pillar offers in-depth training in cutting-edge digital technologies, including artificial intelligence, cybersecurity, data science, and more. Students will engage in rigorous academic programs, supported by state-of-the-art facilities and expert faculty. The curriculum is designed to foster critical thinking, creativity, and innovation, preparing students to become leaders in the digital world.

VOCATIONAL TECH. EDUCATION

Vocational Tech Education at Tech City is designed to bridge the gap between traditional education and the practical skills needed in today's tech-driven world. This program focuses on providing students with hands-on experience and specialized training that prepares them for immediate entry into the workforce. Here's an in-depth look at what the program entails and the various disciplines it covers:

KEY DISCIPLINES AND COURSES:

- Software Development and Programming
- Network Engineering and Cybersecurity
- Advanced Manufacturing and Robotics
- Electrical and Electronics Technology
- Automotive Technology
- Construction Technology
- Graphic Design and Multimedia
- Health Technology.

TRAINING FACILITIES AND RESOURCES:

- Workshops and Labs : Equipped with the latest tools and technologies to provide hands-on training in real-world environments.
- Industry Partnerships: Collaborations with leading tech companies for internships, mentorship, and job placements

- Experienced Instructors: Industry professionals and experts who bring practical insights and experience into the classroom
- Career Services: Support for job placement, resume building, and interview preparation to help students transition smoothly into the workforce.

CAREER OPPORTUNITIES

Graduates of the Vocational Tech Education program at Enugu Tech City will be well-equipped to pursue careers in a wide range of fields, including but not limited to:

- Software Developer
- Network Engineer
- Cybersecurity Specialist
- Robotics Technician
- Electrical Engineer
- Automotive Technician
- Construction Manager
- Graphic Designer
- Health Technologist

Enugu Tech City's Vocational Tech Education program aims to produce highly skilled professionals who are ready to meet the challenges of the modern tech landscape, driving innovation and growth in their respective fields.

DIGITAL TECH. EDUCATION

The Digital Tech Education program at Enugu Tech City is designed to provide students with in-depth knowledge and advanced skills in digital technologies that are driving the global economy. This program aims to produce highly skilled professionals who are adept at leveraging digital tools and technologies to solve complex problems and innovate across various industries.

Key Disciplines and Courses:

- Artificial Intelligence and Machine Learning
- Data Science and Big Data Analytics
- Cybersecurity and Ethical Hacking
- Blockchain Technology and Cryptocurrencies
- Internet of Things (IoT)
- Cloud Computing and Virtualization
- Digital Marketing and E-commerce
- Augmented Reality (AR) and Virtual Reality (VR)
- Software Engineering and Development
- User Experience (UX) and User Interface (UI) Design

Training Facilities and Resources:

- State-of-the-art Labs: Equipped with the latest digital tools and technologies to provide hands-on learning experiences.
- Industry Partnerships: Collaborations with leading tech companies for internships, mentorship, and job placements

- Experienced Instructors: Industry professionals and experts who bring practical insights and experience into the classroom
- Career Services: Support for job placement, resume building, and interview preparation to help students transition smoothly into the workforce.

Career Opportunities

Graduates of the Digital Tech Education program at Enugu Tech City will be well- Prepared to pursue careers in a wide range of fields, including but not limited to:

- AI Engineer
- Data Scientist
- Cybersecurity Analyst
- Blockchain Developer
- IoT Specialist
- Cloud Solutions Architect
- AR/VR Developer
- Digital Marketing Manager
- Software Engineer
- UX/UI Designer

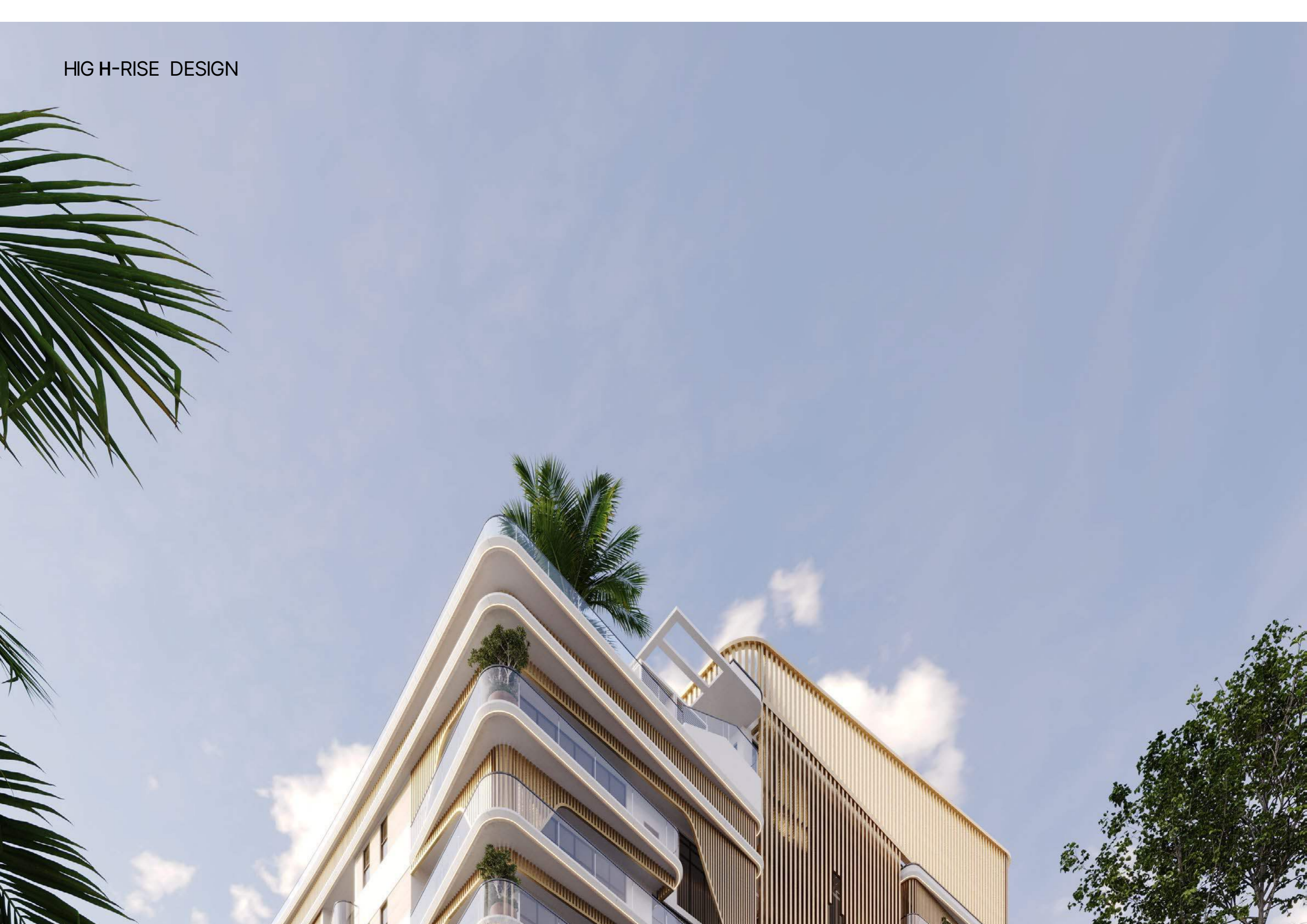
- Enugu Tech City's Digital Tech Education program is dedicated to producing top-tier professionals who are ready to lead and innovate in the rapidly evolving digital landscape, driving technological advancements and economic growth.



RECREATIONAL FACILITIES THROWN IN FOR BALANCE...

Combining a tech academy with a recreation facility offers students a balanced and holistic educational experience. This setup supports both academic excellence and personal well-being by providing opportunities for physical activity, stress relief, and social interaction. The integration of tech education with recreational amenities not only enhances cognitive function and academic performance but also fosters a sense of community and promotes a healthy lifestyle. Such institutions attract students seeking a well-rounded education that values both intellectual growth and overall wellness.

HIGH-RISE DESIGN

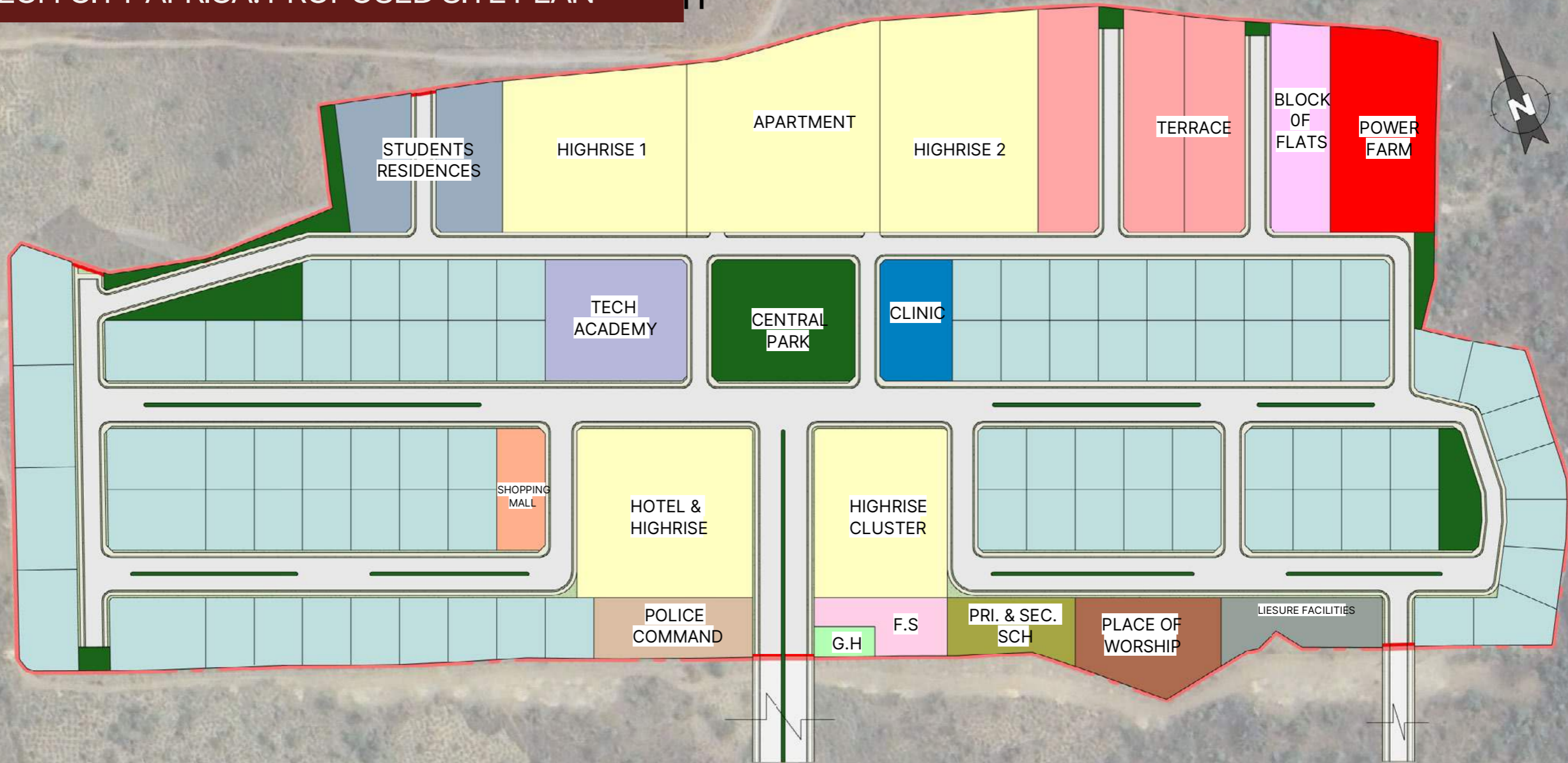


DESIGN DEVELOPMENT

TEHCITY Africa

Architecture becomes truly powerful when it not only fulfills its intended functions but also enhances the lives of its users, creating spaces that are not just practical, but inspiring and transformative.

TECH CITY AFRICA: PROPOSED SITE PLAN



AMENITIES

CENTRAL PARK	- 2952.520 SQM
PRI. & SEC SCHOOL	- 1265.831 SQM
TECH ACADEMY	- 2912.540 SQM
CLINIC	- 1485.590 SQM
POLICE COMMAND	- 1645.699 SQM
FIRE SERVICE	- 1018.442 SQM
POWER FARM	- 3601.196 SQM
PLACE OF WORSHIP	- 2117.531 SQM
LIESURE FACILITIES	- 1356.514 SQM
SHOPPING MALL	- 995.590 SQM

HIGH RISES

HIGH RISE 1	- 5003.355 SQM
APARTMENT	- 6212.963 SQM
HIGHRISE 2	- 5819.720 SQM
HOTEL & HIGHRISE	- 5028.392 SQM
HIGHRISE CLUSTER	- 3804.616 SQM

PRIVATE RESIDENCES

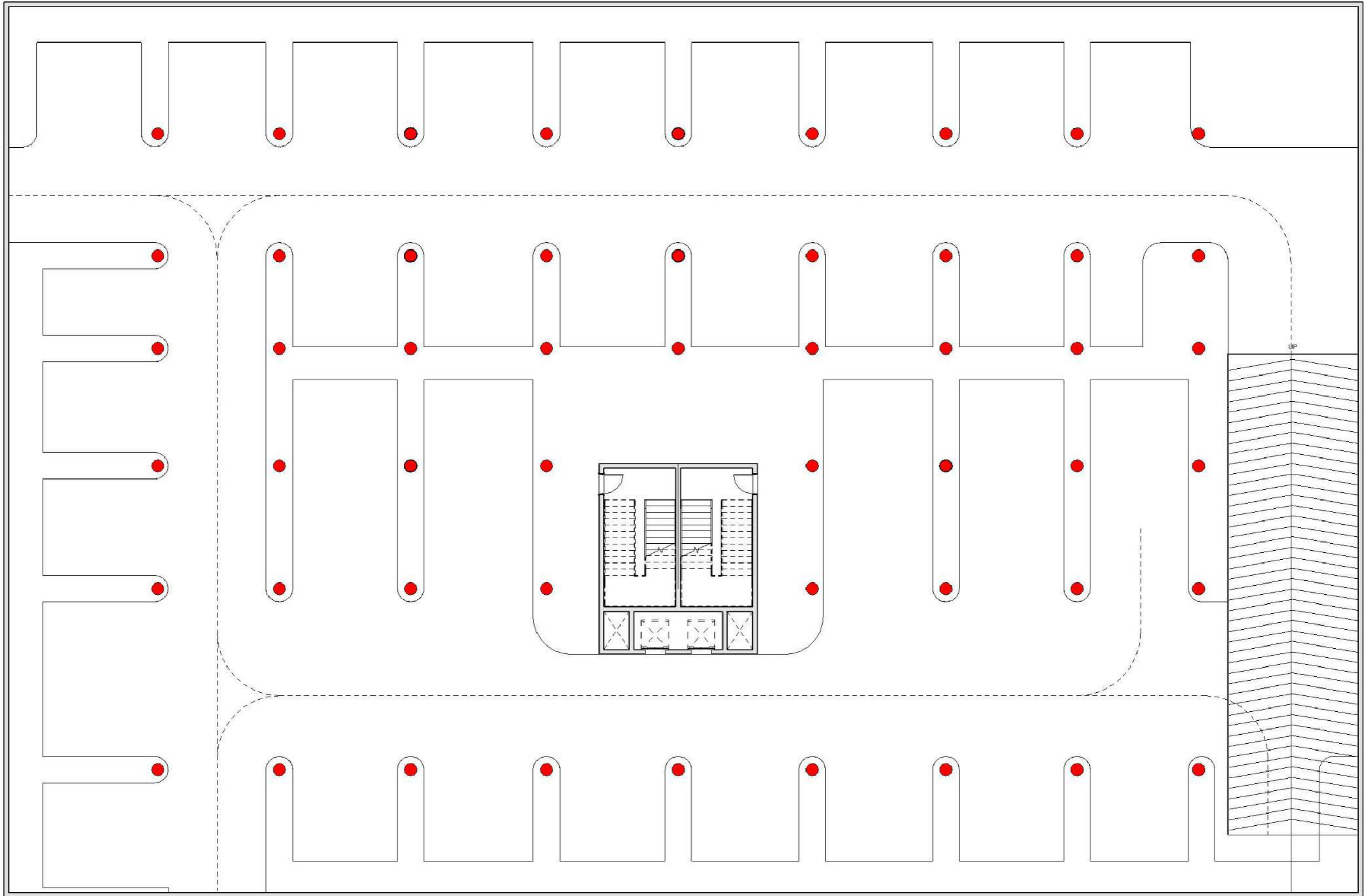
1000 SQM PLOTS	- 8 NOS
500 SQM PLOTS	- 76 NOS
TERRACE PLOTS	- 3 BLOCKS [12138 SQM]
BLOCK OF FLATS	- 4 BLOCKS [2139.749 SQM]
STUDENTS RESIDENCE	- 2 BLOCKS [3224.492 SQM]



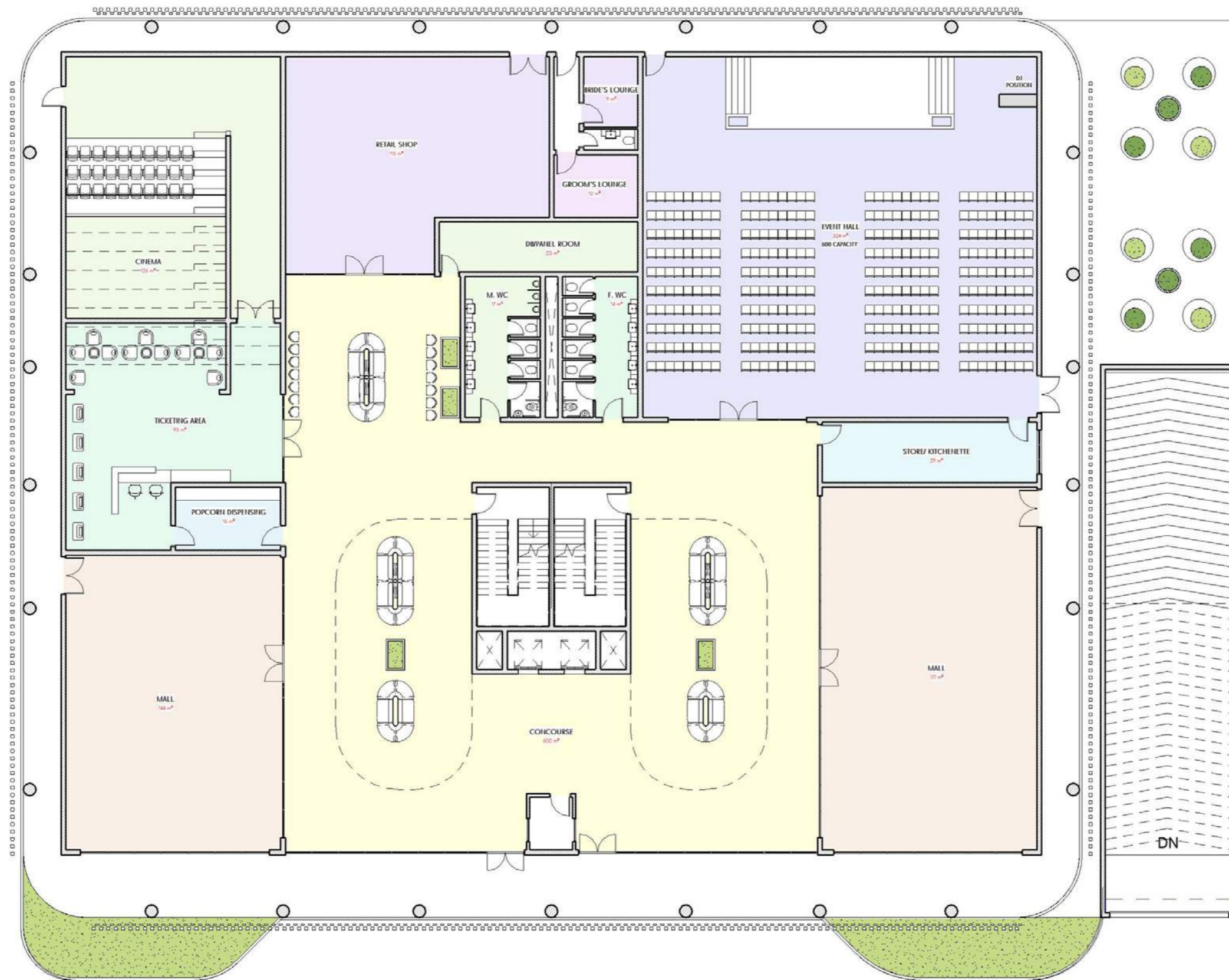
HIGH-RISE Design

TECHCITY Africa

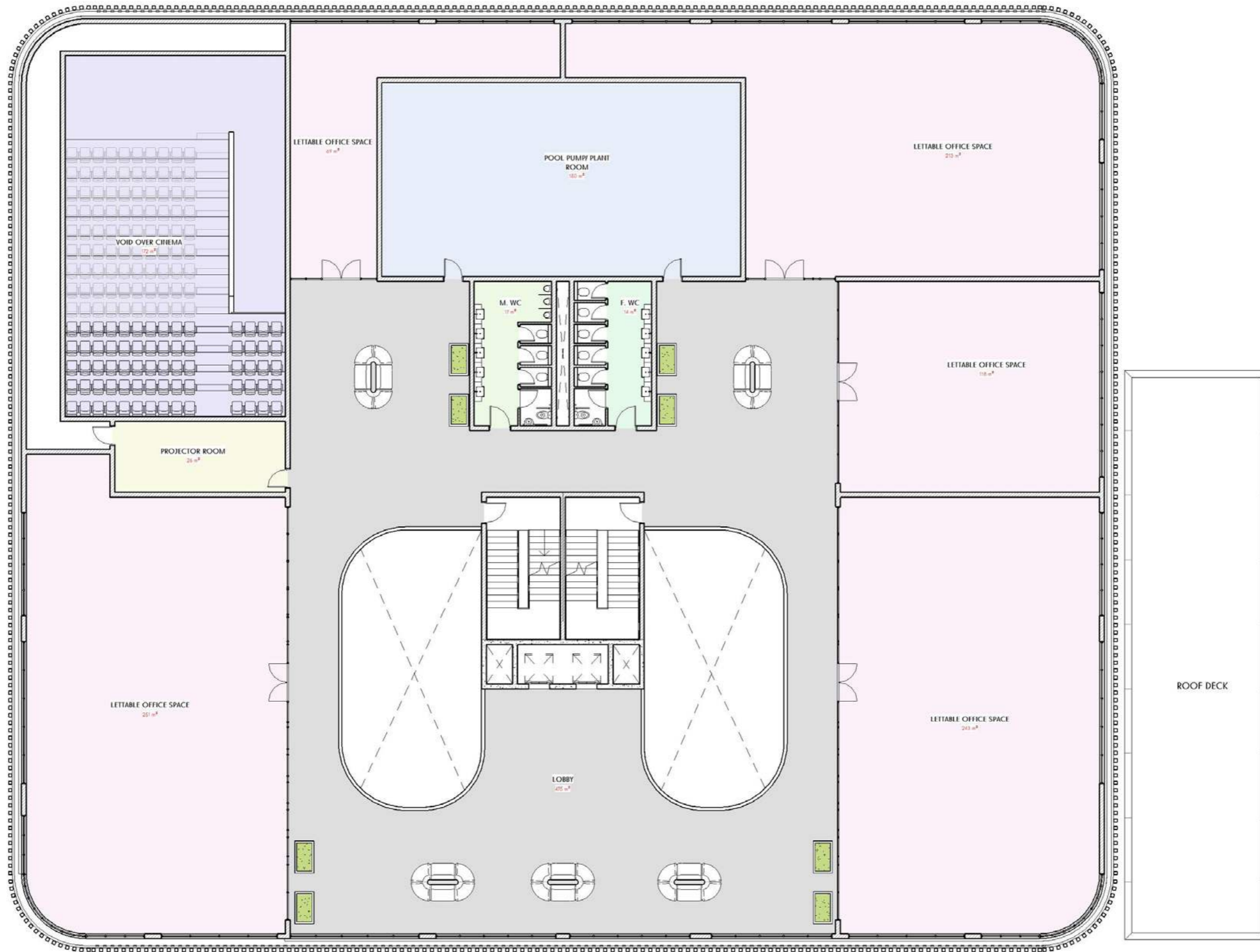




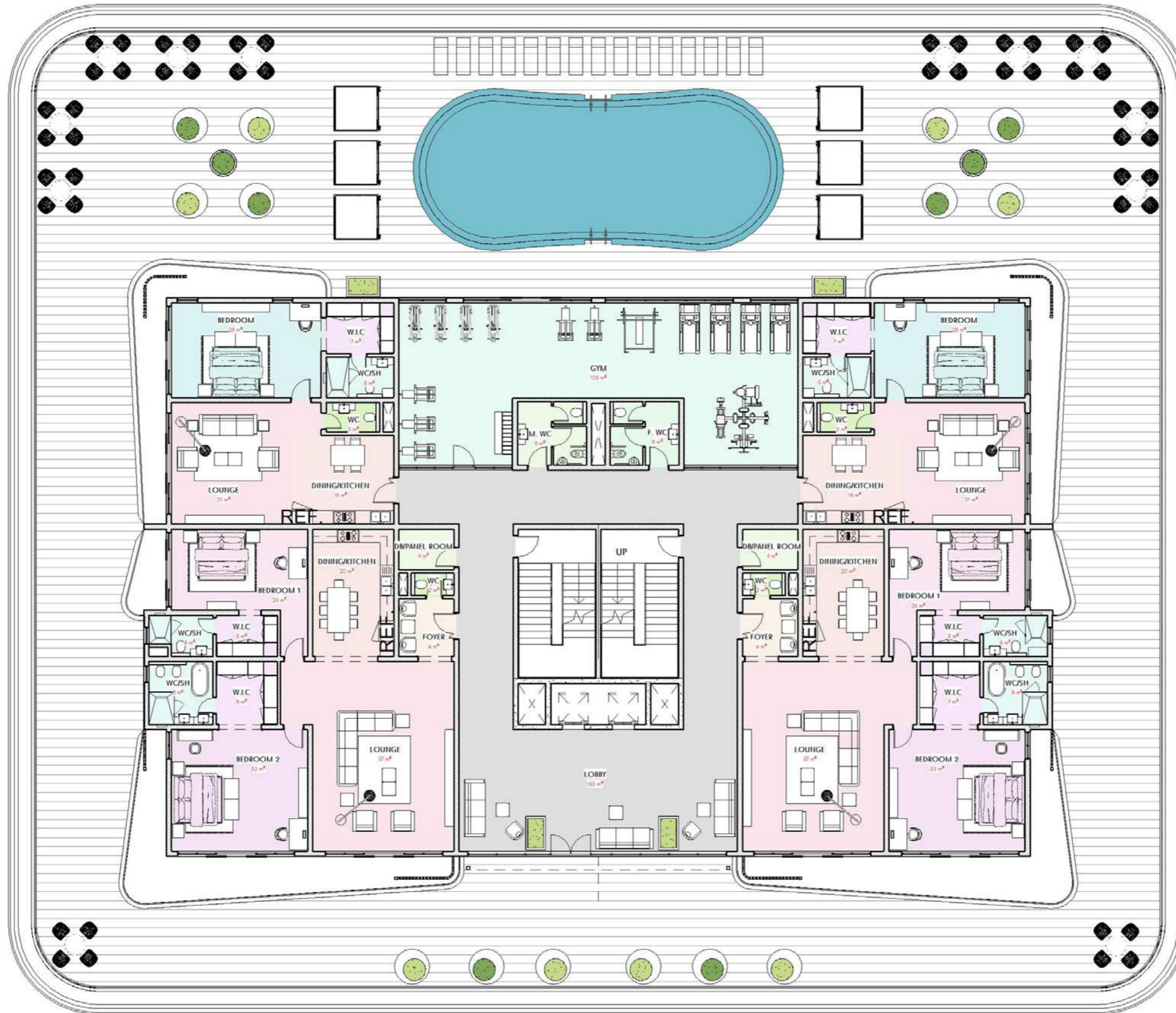
BASEMENT FLOOR PLAN



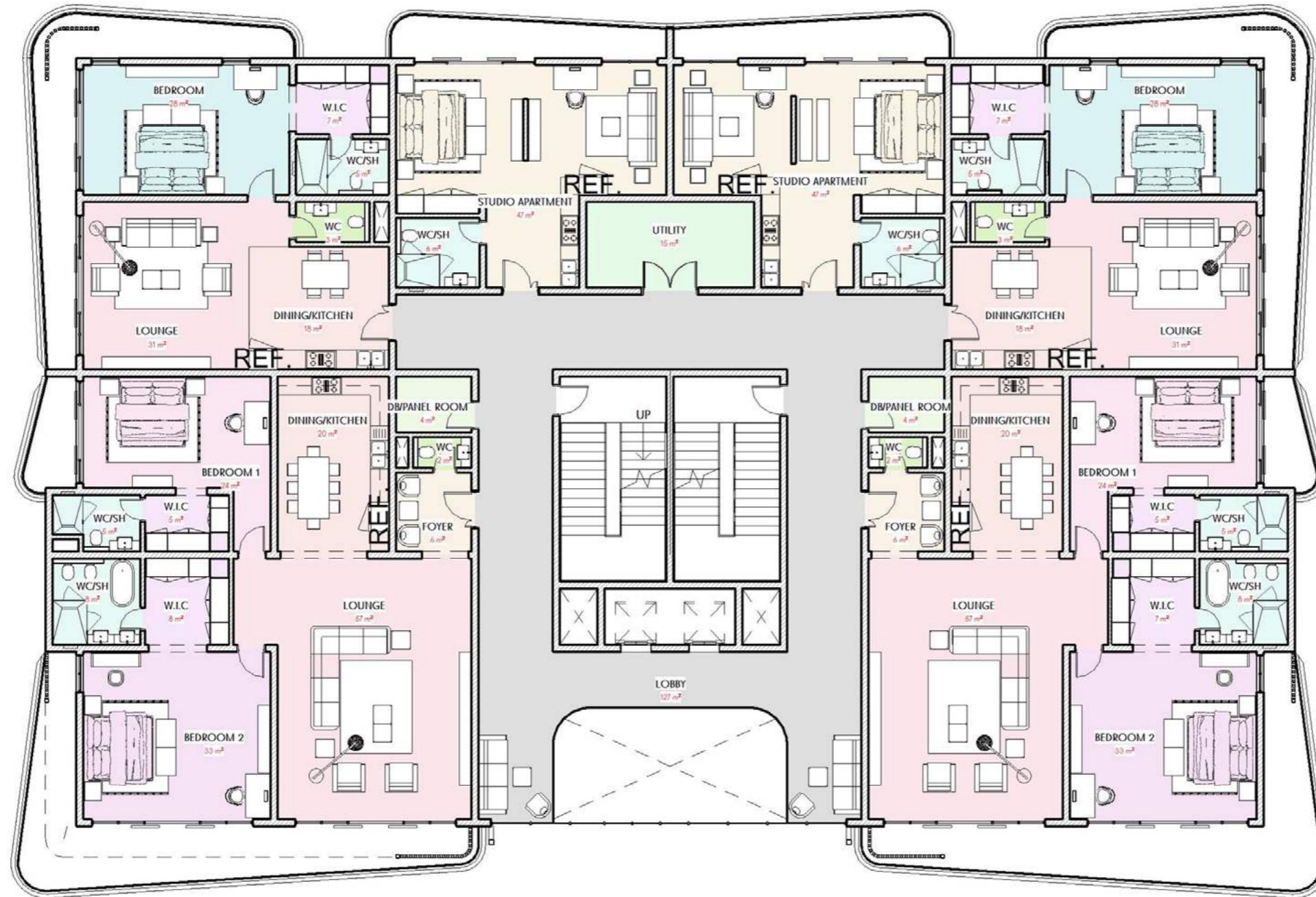
GROUND FLOOR PLAN



FIRST FLOOR PLAN



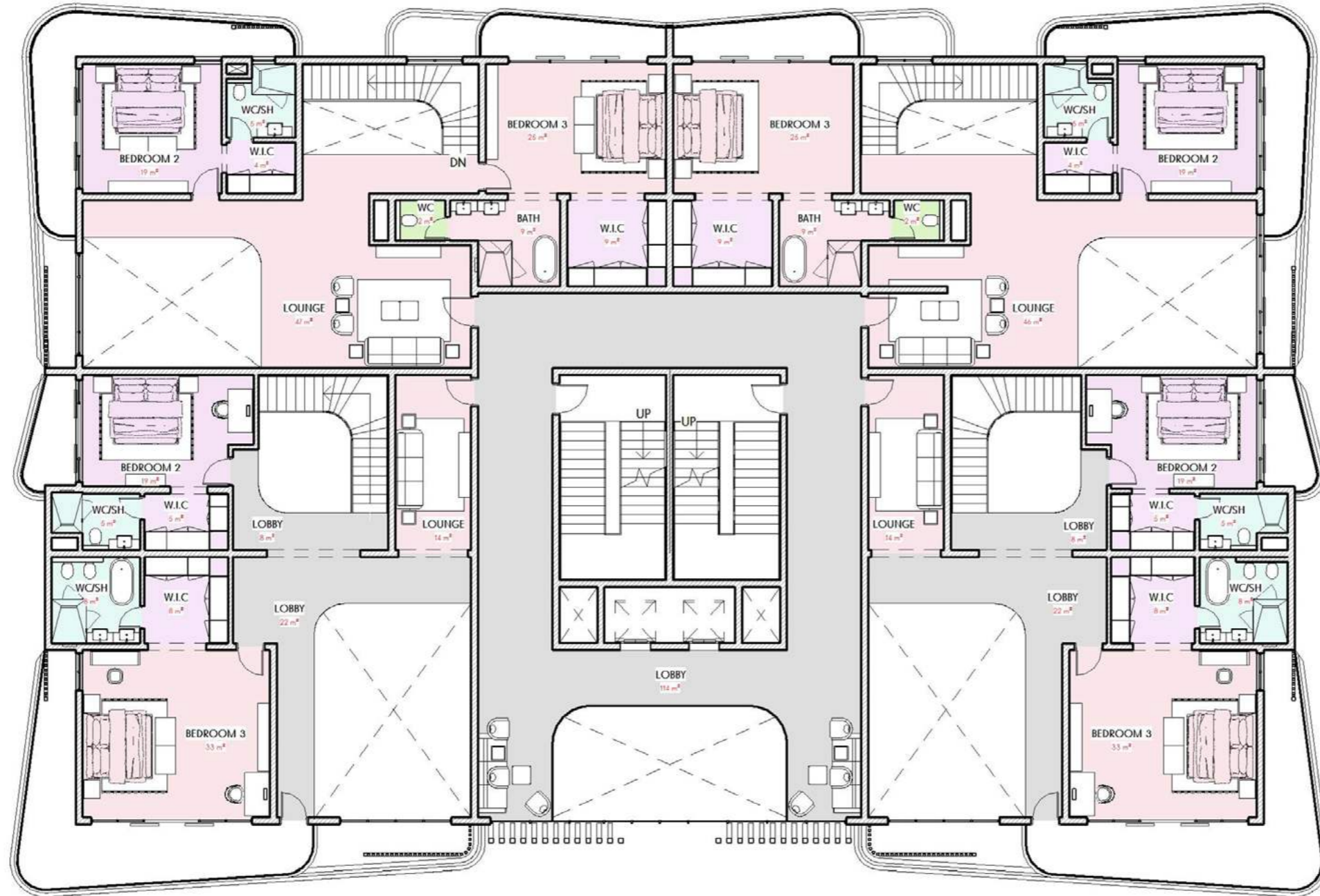
SECOND FLOOR PLAN



THIRD TO SEVENTH FLOOR PLAN



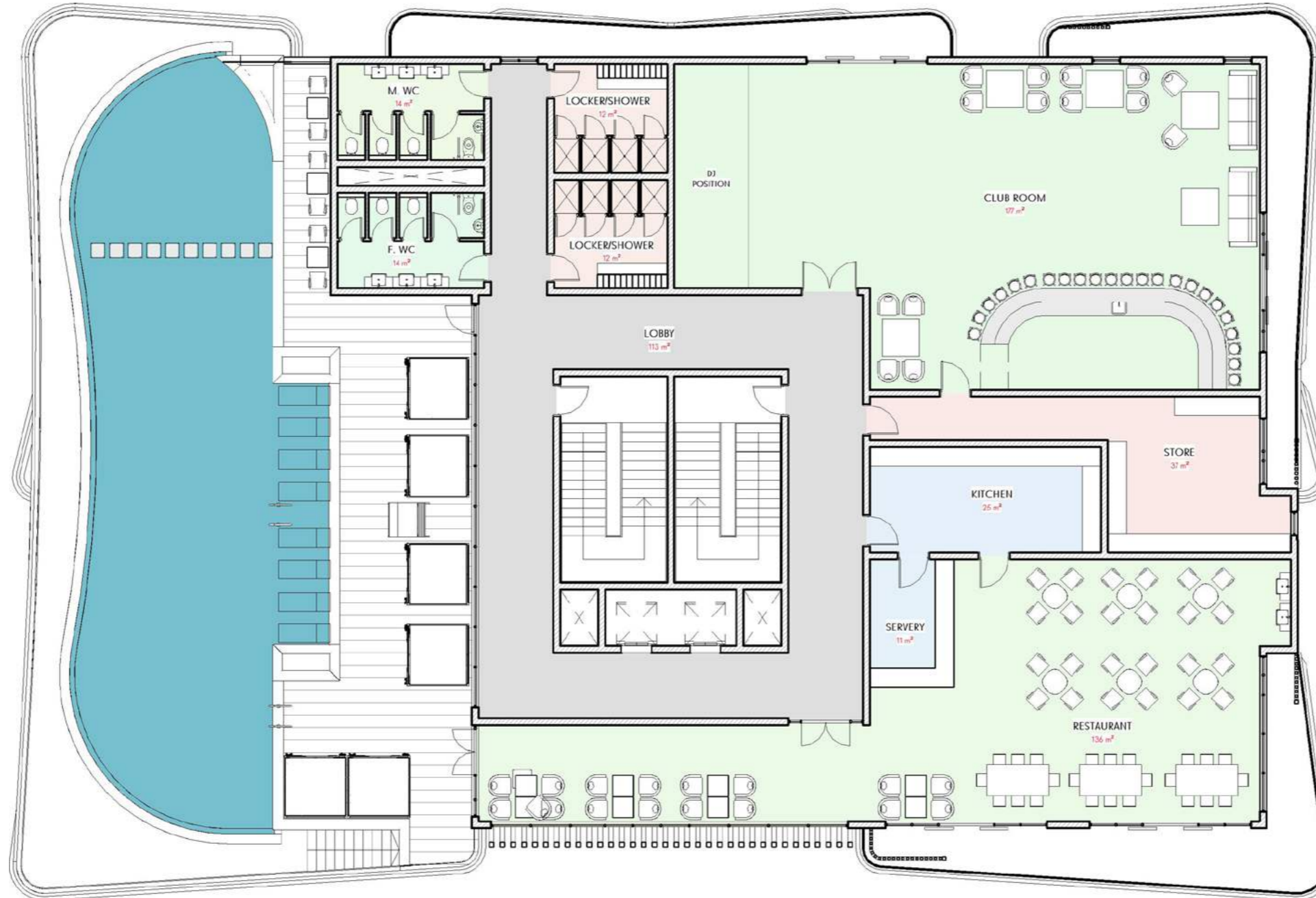
EIGHTH FLOOR PLAN



NINTH FLOOR PLAN



MEZZANINE FLOOR PLAN

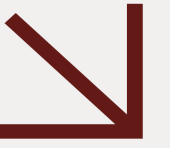


PENT FLOOR PLAN





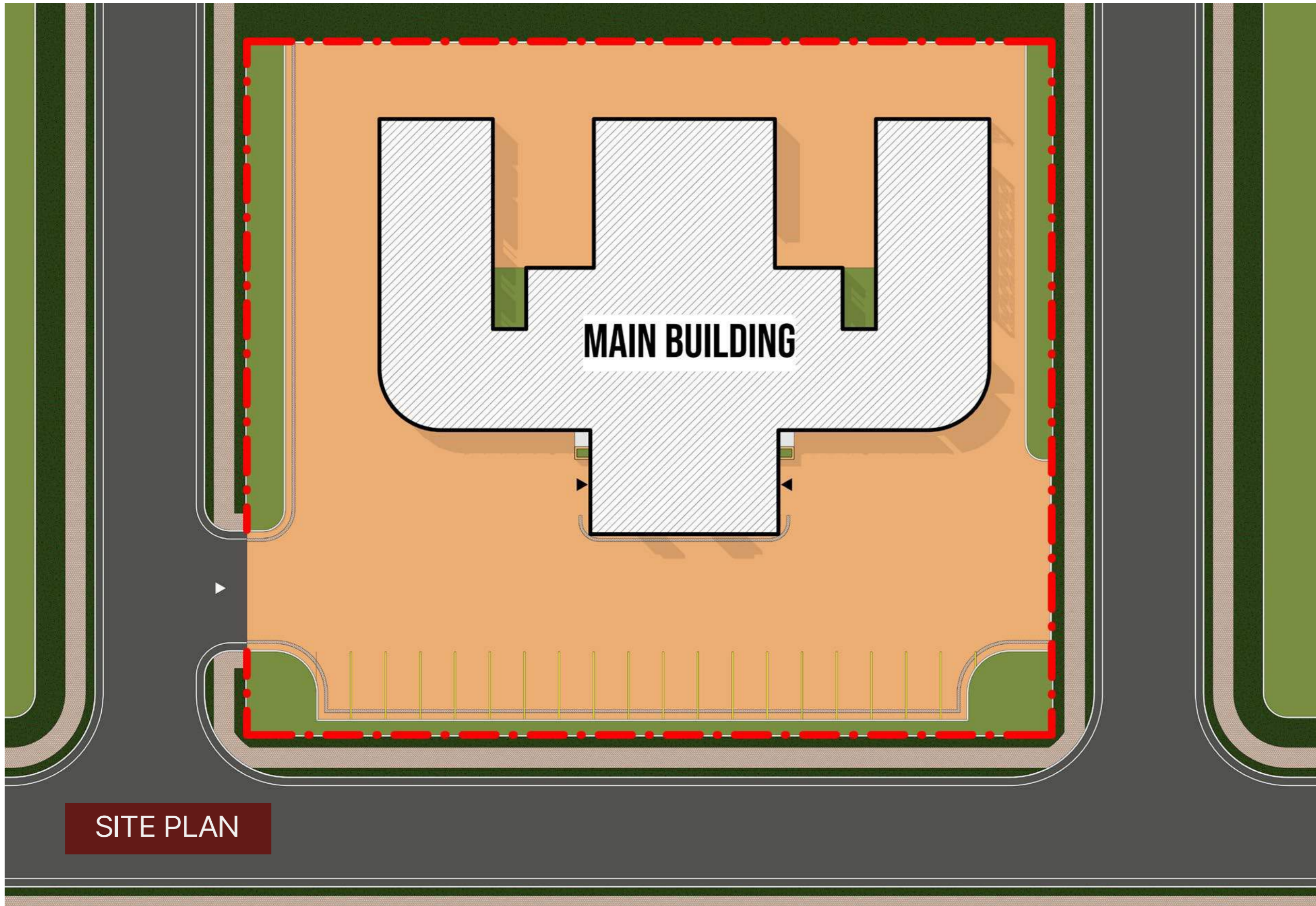
3D VIEW



TECH ACADEMY
Design

TECHCITY Africa







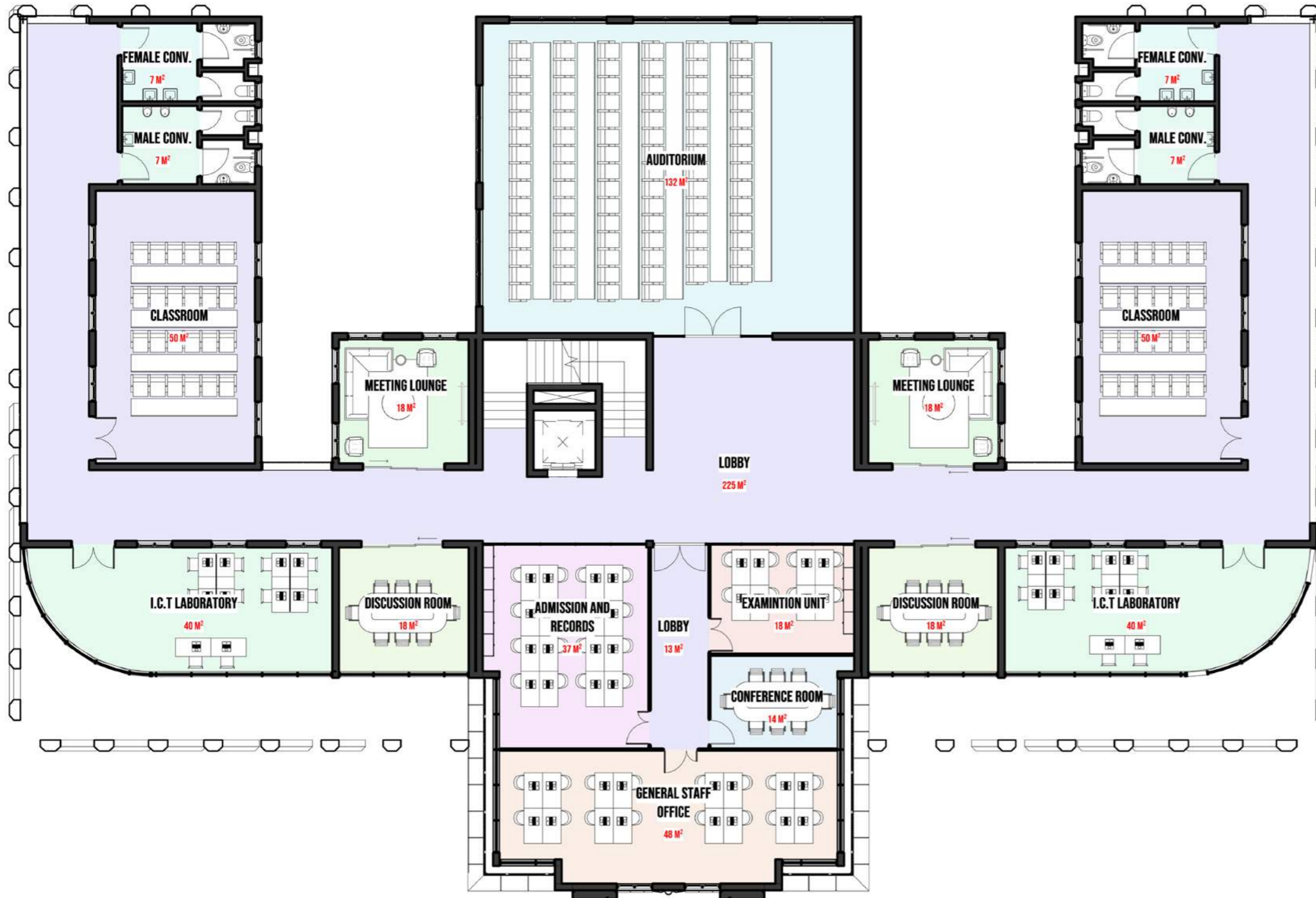
ROOM LEGEND

- CAFITARIA
- CLASSROOM
- DISCUSSION ROOM
- ENTRANCE
- FEMALE CONV.
- I.C.T LABORATORY
- LOBBY
- MALE CONV.
- MEETING LOUNGE
- SECRETARY
- SERVERY
- STAIR-WAY
- TERRACE
- WAITING AREA

GROUND FLOOR PLAN

ROOM LEGEND

- ADMISSION AND RECORDS
- AUDITORIUM
- CLASSROOM
- CONFERENCE ROOM
- DISCUSSION ROOM
- EXAMINATION UNIT
- FEMALE CONV.
- GENERAL STAFF OFFICE
- I.C.T LABORATORY
- LOBBY
- MALE CONV.
- MEETING LOUNGE



FIRST FLOOR PLAN

ROOM LEGEND

- AUDITORIUM
- CLASSROOM
- CONFERENCE ROOM
- DIRECTORS OFFICE
- DISCUSSION ROOM
- FEMALE CONV.
- I.C.T LABORATORY
- LIBRARY
- LOBBY
- MALE CONV.
- MEETING LOUNGE
- SECRETARY
- WC



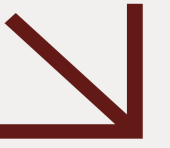
SECOND FLOOR PLAN



3D VIEW



3D VIEW



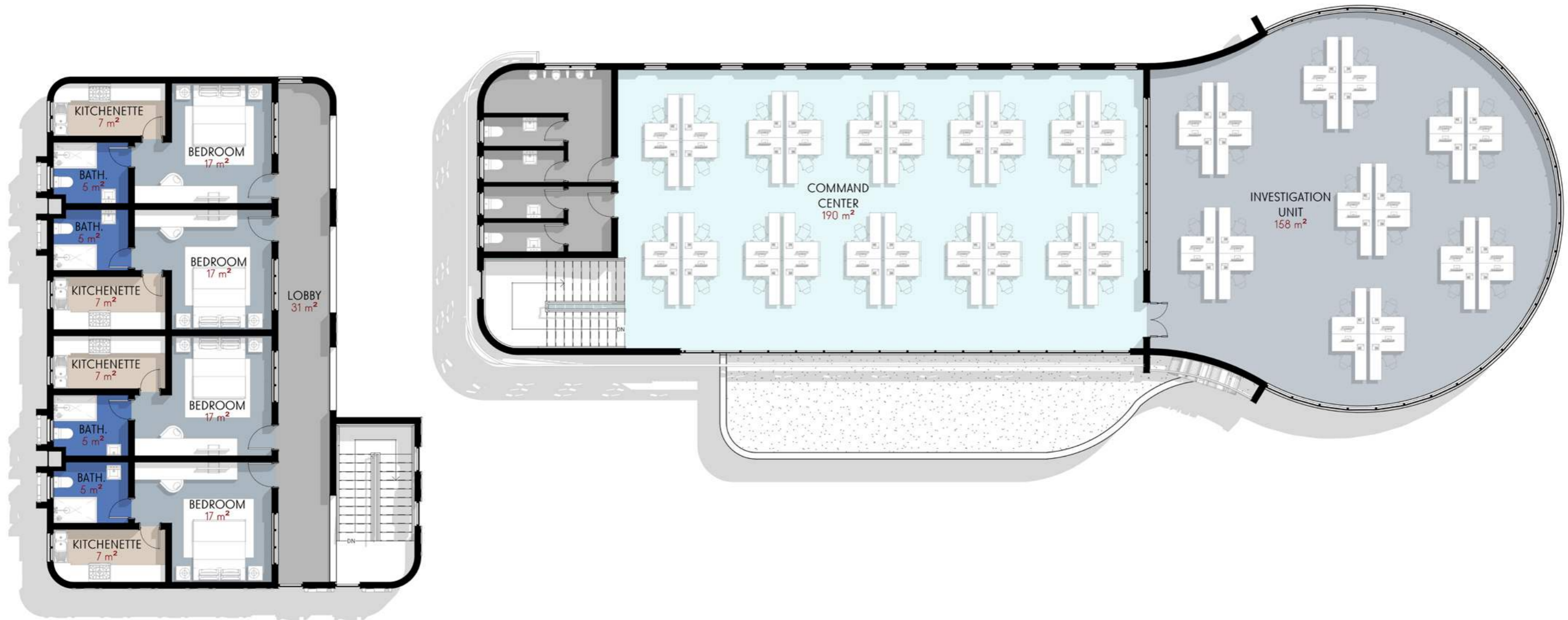
POLICE OFFICE Design

TEHCITY Africa





GROUND FLOOR PLAN



FIRST FLOOR PLAN



3D VIEW



3D VIEW



3D VIEW



3D VIEW

PROPOSED
TECH CITY
Africa

NIKE, ENUGU STATE, NIGERIA.

THANK YOU