Antigua and Barbuda Special Economic Zone Conceptual Master Plan
Submittal Package

For:
Antigua and Barbuda Development Control Authority

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Functional Master Plan Layout Map

1. Antigua International Tourism Island
2. Antigua Finance and Banking Centre
3. Antigua Investment Funds Centre
4. Antigua Off-shore Settlement Centre
5. Antigua Insurance and Trust Management Centre
6. Antigua Off-shore Wealth Management Centre
7. Antigua International Securities Exchange Centre
8. Antigua Off-shore Duty Free Zone
9. Antigua Multi-Purpose Entertainment Zone
10. Antigua Casino Development Zone
11. Antigua International Corporate Headquarters Zone
12. Antigua International Education and Research Zone
13. Antigua Int’l Healthcare, Recovery and Rehabilitation Zone
14. Sino-Antiguan International Free Trade Zone ("FTZ")
15. Antigua International Bonded Warehousing Zone
16. Antigua Trading, Logistics and Wholesale Centre
17. Antigua Comprehensive Industrial Park Zone
18. Antigua Aviation Economic Development Zone
19. Antigua Ports and Transportation Hub
Antigua is initially planned to be built as the world's first class island recreational tourist attraction in 2020 and become an open island, green island, civilization island and harmony island. International tourism island of the special economic zone is test area for reform and innovation of Antigua tourism; first class world island recreational tourism destination; national ecological civilization construction demonstration area; important platform of international economic cooperation and cultural exchange; marine resource exploitation and service base; national tropical and modern agricultural base.
2 Antigua Finance and Banking Centre

Main characteristics of the finance and banking centre are summarized in four aspects:
A. The finance centre needs to congregate a sufficient number of financial institutions, including bank, security exchange centre, commodities exchange centre, security company, investment fund, insurance company, trust company, wealth management company and other various institutions and service industries or supportive industries related to financial activities;
B. With advanced monetary facilities, developed financial market and sensitive financial information, the finance centre is one convergence and divergence place serving global funds and expands the urban area;
C. Good infrastructure, legal system and cultural environment in the city provide support for functional development of the finance centre;
D. As the hub of financial system, the finance centre plays an important role in the overall financial system and plays a key function in overall financial system.
3 Antigua Investment Funds Centre

As a special part of the fund industry, cross-border equity investment funds play an important role in accumulating a fund base, investing in enterprise, promoting enterprise growth and objectively improving economic restructuring and structural adjustment. It is mixed carrier of fusing finance and entity economy. For example, if a cross-border equity investment funds center is established in Sino-Antiguan free trade zone, then positioning of Antigua and Barbuda special economic zone will be very much in the spotlight —— a gathering place of cross-border equity investment funds and their industry chain facing Caribbean economy and equity investors in the world.

Significance of the strategy is mainly reflected in the following aspects: firstly, the equity investment funds center is beneficial for long-term planning and strategic design; secondly, it is beneficial for enterprises in the Antigua special economic zone to make cross-border mergers and acquisitions, leveraging its situation as the base and bridgehead. Thirdly, it is beneficial for “introducing” foreign-funded enterprises and equity funds. Two-way circulating cross-border equity investment funds form bi-directional fund flow, information flow, and talent flow, all of which can help multinational corporations and foreign equity investment funds to be familiar with Chinese and other markets and assist international funds in speed up localization process. Fourthly, underpinned by the formation of cross-border equity funds industry chain, it can enhance scale effect and reduce transaction cost, which is beneficial for construction of international finance center in Antigua and Barbuda special economic zone.
4 Antigua Off-shore Settlement Centre

Off-shore settlement centre, also called off-shore finance centre, refers to a banking system formed by local banks and foreign banks in some countries, regions and cities mainly taking foreign currency as trade (or inventory) target and marking non-domestic residents as trading clientele. Generally, financial institutions in each country are only engaged in deposits and loans business of domestic currency. After World War II, deposits and loans business of other foreign currencies in addition to domestic currency in financial institutions of each country gradually sprung up. Therefore, financial institutions in some countries become deposits and loans center for foreign currencies around the world. The financial activities which specialized in deposits and loans business of foreign currencies are collectively known as off-shore finance. Off-shore finance belongs to wholesale banking with large deposits and loans amount whose trade clientele are generally banks and multinational corporations and not retail. The business is seen to introduce external finance and loan funds to foreign countries.
Trust is a legal act on the basis of credit, in addition to being a financial management model, a special asset management system, legal activity, and one form of financial system. Together with banks, insurances and securities firms, trusts form part of the modern financial system. In terms of economy, insurance is a financial arrangement to share accident losses; from a legal point of view, insurance is a contractual behavior and arrangement in which one party agrees to compensate for the other party; from a social perspective, insurance is an important part of social economy security system and a "delicate stabilizer" of social production and social life; from the perspective of the risk management, insurance is a method of risk control. If a trust insurance center is established in Sino-Antiguan International Free Trade Zone, the scale effect of assets may be put forth towards the reduction of transaction cost, which is conductive to the deepening of financial integration in Caribbean area.
The wealth management refers to the management of the assets, liabilities and liquidity of clients centering on specific requirements by designing a set of comprehensive financial planning and providing clients with a series of financial services such as cash, credit, insurance, investment portfolio, etc. to meet the financial demand of clients in different stages, help clients to reduce risks and realize wealth appreciation. The center of wealth management orient around the client and reasonable distribution of assets and incomes. Both wealth accumulation and wealth guarantee shall be taken into consideration. It also covers individual wealth management and assets management.
7 Antigua International Securities Exchange Centre

Stock exchange means a market to buy and sell stocks, corporate bonds, government bonds and other negotiable securities. Buyers and sellers of negotiable securities are gathered to close the deal with the brokerage of stock brokers. Larger modern exchange centers such as security exchange centers in New York and London are all engaged in the securities trading of various countries. The emergence of securities trading center creates a permanent market for stock listing and financing, forming institutions oriented towards long-term and multi-level investment.
8 Antigua Off-shore Duty Free Zone

Land Area 12.0 acre

FAR 1.5-2.0

Off-shore duty free zone means that the off-shore (not including those leaving the country) passengers by air or ship purchase commodities free of import and export duties in designated special economic zone, off-shore duty free zone and pay-in duty free shop (hereinafter referred to as off-shore duty free shop) carrying out off-shore duty free policies. Goods and commodities also can be picked up on an offshore basis within the airport specialized area through duty free policies.
9 Antigua International Hospitality and Entertainment Zone

Land Area 110.0 acre
FAR 1.8-2.6

It covers meeting centres, exhibition facilities, theatres, entertainment venues, dealer and diversified restaurants, integrating supermarkets, shopping, Mediamarket, Alcampo, IKEA and other international well-known chain stores, large comprehensive supermarkets and stores selling the featured products all over the world. The significance and role of the multi-purpose entertainment zone is not just a shopping, tourism, leisure and holiday center, but also a cultural center of the community. In addition, there are also many community activities displaying the world culture held within this area.
To attract tourists, meet the needs of international tourism island visitors, the casino zone shall include five-star casino hotels, held by a certain investor or company, managed and operated by Yida International Hotel Group. A casino is set in the exclusive area of the hotel. A variety of ways of gambling are set inside the casino, but minors under the age of 18 are not allowed to enter. Directly connected to the entrances of recreation ground, Crazy Paris Show and the famous restaurants, the hotel is the best choice for business and tourism. It is decorated brilliantly and elegantly with marble lobby, large crystal droplights, antiques and collections, all which are rare for the Caribbean area.
11 Antigua International Corporate Headquarters Zone

Land Area 75.0 acre
FAR 2.0-2.6

The Corporate Headquarters Zone has a supporting service zone including five-star hotels, business convention and exhibition centers, urban apartments, leisure business streets, sports entertainment, panoramic experiential shopping center, etc., and it is a platform for providing comprehensive supporting services to the headquarters operations; with aligned resources or industries; with favorable and accessible tax exemption policies; with easy registration formalities, a company can be incorporated without a local nationality; neutral, confidential, absolutely confidential tax records; efficient and convenient infrastructure, sufficient energy supply, elegant living environment, aristocrat's way of life, geographical location in the global logistics intersection objectively reducing additional transportation costs; optimized clearance processes create coordination and transparency for foreign trade based economy, all of the above advantages jointly promotes the zone to be an unique international corporate headquarters zone.
12 Antigua International Education and Research Zone

Land Area 74.7 acre
FAR 1.5-2.0

International Education and Research Zone is also an open university city recruiting qualified students from all over the world. A total of 5-10 universities from global top 30 universities program are introduced to run in the special economic zone. It is another high quality, application-based talents cultivation base focusing on higher vocational education; it is an educational experimental area carrying out open-ended enrollment and resources shared globally; it is a demonstration area with international integration and facilitating cooperation in all participating schools; it is an international high-tech research and development zone, and it is in addition a cultural tourist area integrating landscape and humanity.
13 Antigua Int'l Healthcare, Recovery and Rehabilitation Zone

Land Area 5.2 acre

FAR 1.5-2.0

The International Medical Centre, also known as healthcare city, medical center and so on, is a globally famous medical institute formed by integrating scientific research, education, medical treatment, physical examination and provision for the elderly, with an angle towards medical tourism.

A shared service center will be set inside the international medical center which provides the patients with centralized medical settlement inside the zone, and a convenient platform of transnational medical insurance and commercial medical insurance settlement. It bridges the hospitals and health insurance organizations and promotes their cooperation. The shared service center will also further optimize all kinds of medical resources in the zone.
14 Sino-Antiguan International Free Trade Zone ("FTZ")

Land Area 1124.5 acre
FAR 2.0-3.0

This area refers to more favorable trade zone in trade and investment, etc. compared to relevant regulations of WTO; special economic zone is marked off outside customs territory in sovereign states such as China and Antigua where foreign commodities are freely entering, in and out exempting from customs. It is customs isolation area which adopts free port policy in essence, an area of providing import and export exempting from customs for goods such as raw materials required by export processing in the area, similar to export processing zone. Free port and entry pot trade area are also included.

The area is formed by contracting parties in order to realize regional trade arrangement (Free Trade Agreement - FTA) for mutual trade liberalization according to relevant rules of WTO (world trade organization). This regional arrangement does not only include trade liberalization of goods, but also involves mutual commitment in more fields such as service trade, investment, government procurement, intellectual property protection and standardization. It is one means of a country to implement multilateral and bilateral cooperative strategy.
15 Antigua International Bonded Warehousing Zone

Land Area 65.0 acre
FAR 2.0-2.5

Bonded warehousing zone refers to the area where foreign goods are allowed to be continuously stored for long term without handling import formalities such as harbor, airport and designated special economic zones procedures. The main purpose is to develop entrepot trade; meanwhile, to provide convenient operation for traders and to facilitate sales of goods.

Goods storage terms (such as half a year, one year or two years) of bonded warehousing zone are different in different countries. If overdue, the goods will be deemed to be abandoned and sold at auction by bonded warehousing zone. The residual payment will be returned to the owner of goods except for storage charges and other expenses. Goods in the warehouse can be repacked, classified, selected, sampled, mixed, etc. Bonded warehousing (zone) is set in special economic zones and it enters and exits independently.
16 Antigua Trading, Logistics and Wholesale Centre

Land Area 25.0 acre

FAR 1.5-2.0

Trading and logistics centre and its facilities, along with warehousing, is positioned as a vital node for global logistics network created by the Antigua government serving as a comprehensive transportation hub for Caribbean area, the America and Africa and for setting a large international trade route. It is an important land-way logistics distribution platform for Caribbean area, the Americas and Africa. Antigua special economic zone is the only state-level comprehensive logistics hub base. It is a large logistics distribution centre centering on the development of automobile, motorcycle accessories, consumer goods, electrical and mechanical products, building materials, etc. It strives to become an international commodity concentrated area integrating multimodal transport, modern storage, cargo stowage, trade show, value-added processing and international distribution.
17 Antigua Comprehensive Industrial Park Zone

Land Area 1034.5 acre
FAR 2.0-3.0

The Comprehensive Industrial Park Zone is aimed at introducing a number of world famous enterprises from electronics and communications equipment manufacturing industry, general machinery manufacturing industry, electric machinery and utilities manufacturing industry, special equipment manufacturing industry, fabricated metal products industry and other mainstay comprehensive industry to settle in the zone.
Relying on bonded logistics, along with new and high-end technology industries, service outsourcing and advanced manufacturing industries with high technical content and added values are developed in the zone to achieve a new industrial highland; finance and business, leisure tourism, technical research and development, commercial residence and other industrial activities are developed to build a new service city with enterprise-adaptability and amiable settlement; placing an importance on the new Antigua International Airport, the aviation headquarters economy is developed focusing on air transport industry, supporting aviation maintenance and manufacture industry and high-end commercial service industry to build a vital international port in Caribbean area. The planning and layout of a series of special parks such as garment industrial park, high-end food processing park, small and medium-sized enterprise development zones will lay a solid foundation for gathering characteristic industries and cultivating chain industry development pattern in the zone.
19 Antigua Ports and Transportation Hub

Port is a transportation hub equipped with water-land trans-shipping facilities and conditions, providing for safe access and docks for the ships. It is the rally point and hub of water and land transportation, collecting and distributing center of industrial and agricultural products, export and import trade goods and materials, and the place for ships mooring, goods loading and unloading, passengers boarding and disembarking, and supplies supplement. Port is a natural interface to link the core components of the special economic zones and ocean transportation (international shipping). Consequently, the port serves as a special node for international logistics of special economic zones. The logistics hub base formed depending on the port and sea conditions naturally becomes a port hub of special economic zones.
Crump Island Master Plan
Land Area 52.0 acre

- 7-Star Hotel
- Residential Community (49 Villas)
Harbor and Maiden Island Master Plan

Harbor Land Area 1.8 acre
- Guest Retreat Welcome Centre
- Guest Club House

Maiden Island Area 18.6 acre
- Residential Community

Rabbit Island Master Plan

Land Area 5.0 acre
- Residential Community
Infrastructural Facility Location Map

1 Proposed Location in Crabbs Peninsula

- Proposed Desalination Plant Type:
  SWRO System with capacity @ 15000m³/day

2 Proposed Location in Guiana Island

- Proposed Desalination Plant Type:
  SWRO System with capacity @ 7500m³/day

- Proposed Sewage Plant Type:
  SBR System with capacity @ 2500m³/day

* SWRO: Sea Water Reverse Osmosis
* SBR: Sequencing Batch Reactor
Type 1 Elevation

Single Level Villa - Evening View
Type 2 Elevation

Two Level Villa - Front Entrance View