



PORTLAND
GAS LIMITED

INVESTMENT TEASER FOR ENERGY PARK PROJECT



Partnering to Build a Viable Natural Gas Facility & Business in Nigeria.

Portland Gas Limited is a pioneer in gas-to-market solutions, focusing on Nigeria's Compressed Natural Gas (CNG) sector.

Portland offers a comprehensive suite of services, including gas infrastructure deployment, auto conversion and refurbishment centers, and specialized training programs on CNG technology and implementation, EcoGreen CNG-powered generators, and handling the supply and logistics of special-purpose vehicles, CNG buses, conversion kits, as well as essential spare parts and equipment.

Portland seek to establish a structured investment programmes aimed at attracting subscribers and committed gas off-takers for the proposed Compressed Natural Gas (CNG) and/or Liquefied Natural Gas (L-CNG) Mother Station Park being developed by Portland Gas Limited in Gwagwalada, Abuja.

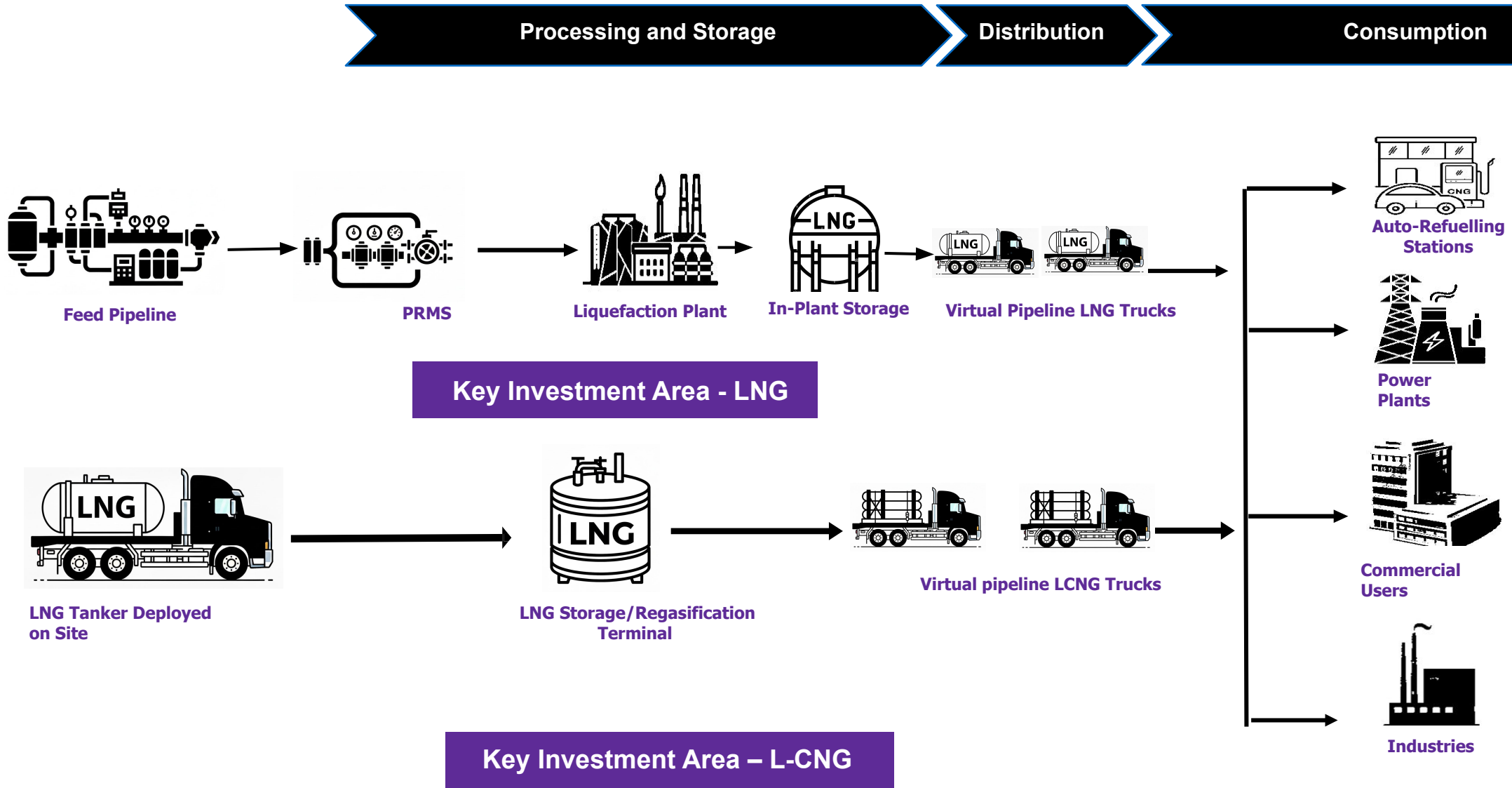


Proposal Highlights

- 1** Portland's green energy project consists of a mini LNG/LCNG plant.
- 2** We aim to maximize the market opportunities, to deepen local CNG and LNG utilization and promote economic growth and energy security.
- 3** Investors and off-takers benefit from asset-backed opportunities within a controlled energy park.
- 4** This project is expected to be developed within **12-16 months**, with optimized and staged implementation phases that will ensure timely completion and operational readiness.

- 1** Nigeria's vast natural gas reserve (210Tcf) complements its growing energy demands and the global shift towards cleaner fuels present a significant opportunity for Natural Gas utilization.
- 2** To deepen natural gas utilization, domestic investments must be encouraged to diversify the availability of cleaner fuel sources for Autogas, as well as industrial and commercial consumers.
- 3** Our proposed Energy park project in Gwagwalada is strategically located to ease natural gas supply to the Central Northern Nigeria and its environs, given the increasing demand in the region.
- 4** This investment teaser aims to provide a compelling case for partnership by outlining the strategic, technical and commercial benefits of participating in our Energy Park Project.
- 5** Our deep expertise in gas infrastructure development and implementation , combined with OEMs, Vendors and Regulators will strengthen the project's execution and long-term success.

LNG & L-CNG VALUE CHAIN FOR OFFTAKERS



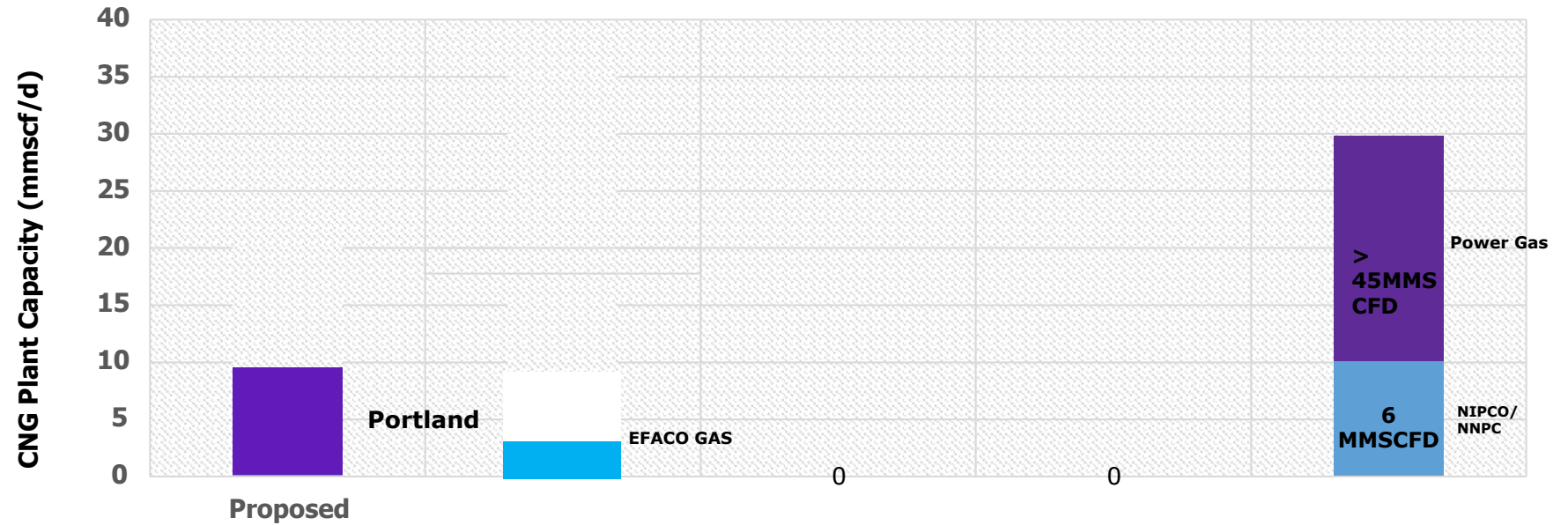
CNG LOCAL MARKET CONDITION

~9.95 mMT
Local CNG Consumption (2024)

45% IPPs Share of Local Consumption

Nigeria's CNG Export (2025)
~19.4m MT

Market Status of Some CNG Facilities in Nigeria



Source: Global Energy Observatory (GEO)/GAS For Africa Market Study/ Open Energy Info.

Key Market Drivers & Trends

- 1 Global push and demand for cleaner energy
- 2 Cheaper fuel/power costs for vehicles and transportation sector
- 3 Federal Government's support via the Presidential CNG Initiative boosts adoption. (PCNGI)
- 4 Expansion/innovations of CNG infrastructure and technologies

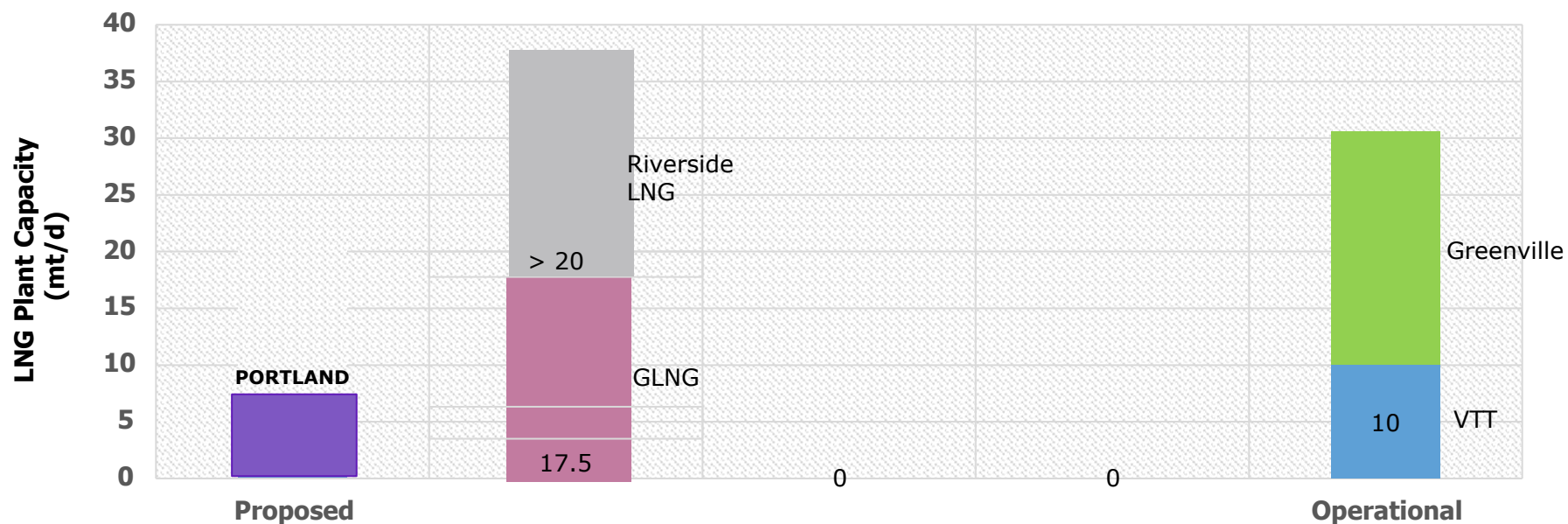
LNG LOCAL MARKET CONDITION

~1800mM
T
 Local LNG
 Consumption
 (2024)

55% IPPs Share
 of Local
 Consumption

Nigeria's LNG
 Export
 (2023)
~18BCM

Market Status of Some LNG Facilities in Nigeria



Source: Global Energy Observatory (GEO)/GAS For Africa Market Study/ Open Energy Info.

Key Market Drivers & Trends

- 1 Growing global push and demand for cleaner energy
- 2 Cost- effective for industrial activities - compared to AGO.
- 3 FGN is incentivizing investments in LNG infrastructure with lower gas feed price
- 4 Innovation in LNG production, storage, logistics technologies

MARKET GAPS

Limited investment in LNG infrastructure — including liquefaction facilities, storage capacity, and logistics systems — continues to constrain sector growth.

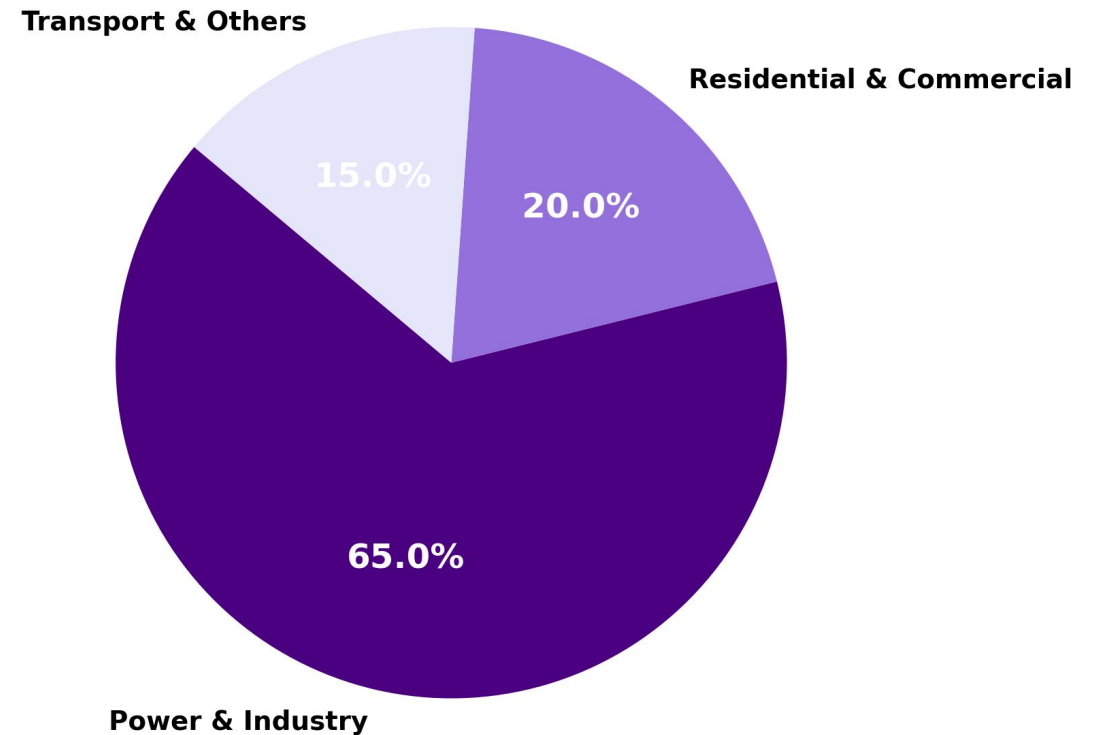
A significant proportion of gas production is exported, as domestic demand and local utilization remain relatively low.

MARKET OPPORTUNITIES

Nigeria holds approximately 210 trillion cubic feet (Tcf) of proven natural gas reserves, positioning the country for sustained and long-term LNG production.

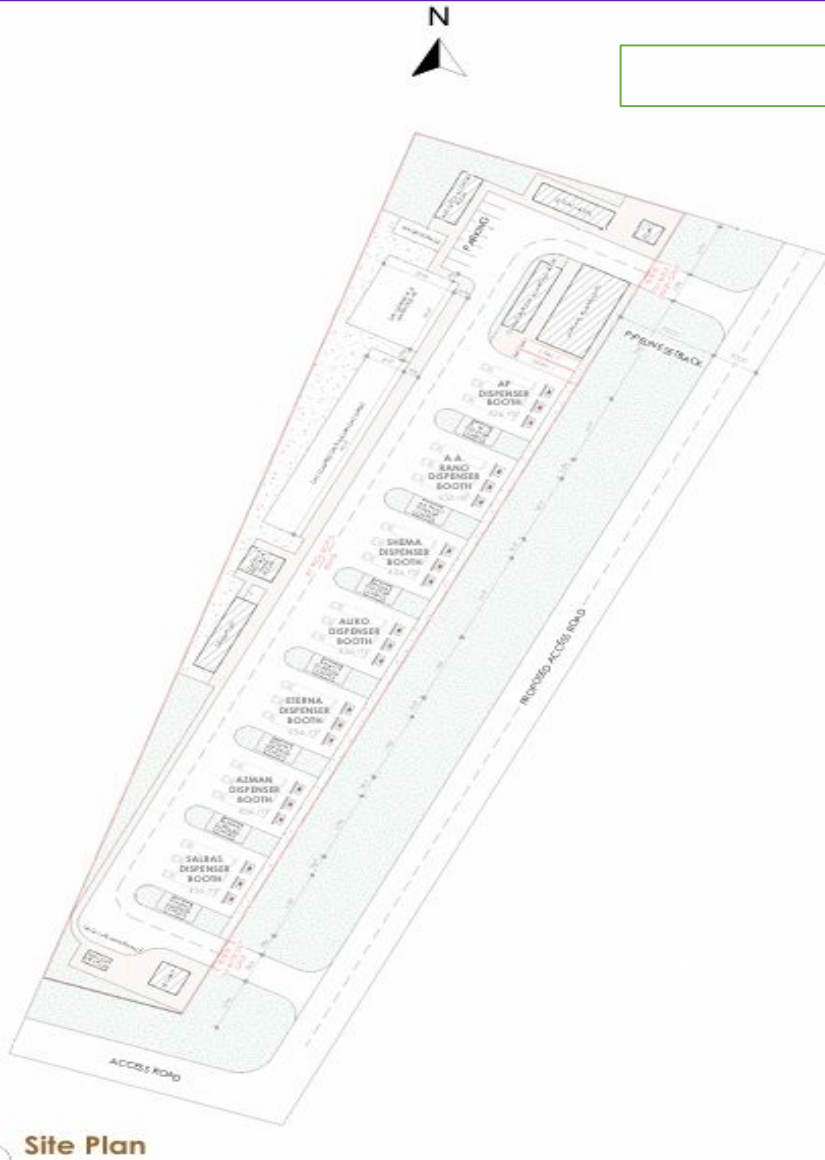
There is also a steady increase in demand, driven by expanding industrial activity—particularly within the power generation sector.

ESTIMATED DISTRIBUTION OF LNG CONSUMPTION IN NIGERIA



Source: African Energy Commission (AFREC)

PROJECT SITE/LAYOUT - Mini LNG/CNG Plant, Abuja.



1 Site Plan
1 : 700

Project Site

PROJECT TITLE
PROPOSED CNG MOTHER STATION

PORTLAND GAS LIMITED

CLIENT:
DESIGNED BY: Ahmad Indabawa
DRAWN BY: Ahmad Indabawa
CHECKED BY: Engr. A. A. Samba
APPROVED BY: Engr. A. A. Samba
DATE: 22/06/2025
PROJECT NO.:
APPROVAL NO.:

REVISIONS

NO.	DATE	DESCRIPTION



SEAL & STAMP

NOTES

1. Check drawings for the necessary conditions and approvals before construction.
2. All dimensions are in meters.
3. All materials must be of good quality and must meet the required specifications.
4. Foundation must be constructed on approved Engineering specifications.
5. Electrical and plumbing works must be done in accordance with the relevant codes of practice.
6. The contractor must ensure that the site is kept clean and free from any obstructions.
7. The contractor must ensure that the site is kept safe and secure at all times.
8. The contractor must ensure that the site is kept safe and secure at all times.
9. The contractor must ensure that the site is kept safe and secure at all times.
10. The contractor must ensure that the site is kept safe and secure at all times.
11. This document is a property of the client and shall not be used for any other purpose without the prior written consent of the client.

DRAWN BY: Site Plan

DRAWING NO. **A202**

Land Size

- 20503.11 sqm/ 2 Hectares

Strategic Location

- Access to Abuja-Kaduna-Kano major highway
- Proximity to AKK gas pipeline

Land Ownership Terms/Benefits

- Land fully purchased and owned by Portland Gas Ltd
- Potential for integrating other energy facilities
- Long-term stability/security of project operations

Project Capacity

- 20 tonnes LCNG Plant
- 50 tonnes Mini-LNG Plant

SOME PROJECT DEVELOPMENT TRACTION

Land Acquisition

Land fully purchased and owned by Portland as Limited.

CNG/LNG Plant

Substantial capital commitment toward Plant upgrading and repositioning.

Feed Gas Supply

Established agreements with NNPC Gas Infrastructure Company Limited (NGIC) for feedstock supply Natural Gas via pipeline

Environmental & Social Impact (ESIA) Study

Approval from the Federal Ministry of Environment ongoing.



INDICATIVE DEMAND & SUPPLY REACH



S/N	Prospects	Industry	Location
1	Abuja Thermal Power Station	1,350 MW natural gas-fired independent power plant	Gwagwalada
2	Food Industries Ltd (FID)	Food Processing Plant	Gwagwalada
3	Nigeria Bottling Company, Idu Site	Beverage	Abuja
4	Benue Brewery Ltd	Breweries	Makurdi
5	Unicane Industries Ltd	Agro-Allied	Abuja
6	Seven-Up Bottling Company Plc.	Beverage	Ilorin
7	Coca Cola Bottling Company	Beverage	Kano
8	Kudenda Power Plant	Power Generation	Kaduna
9	Seven-Up Bottling Company Plc.	Beverage	Ilorin
10	Xiang mines Nig Ltd	Mining	Kogi



N.B: LOI are being initiated with Prospective Customers

RISK ASSESSMENT



Risk Description	Likelihood	Impact	Mitigation Strategy
FINANCIAL			
Overrun in project cost and budget shortfalls	Medium	Medium	Establish strong financial partnerships and committed financing.
TECHNICAL			
Delays in the delivery of critical LNG equipment from vendor(s)	Low	High	Identify backup suppliers and prioritize vendors with good reputation and strong relationship.
MARKET			
Fluctuation in global gas prices	Medium	Medium	Monitor market trends and secure long-term supply and offtake agreements.
Insufficient offtake and credit worthiness of offtakers	Medium	Medium	Guaranteed offtakes and payment securitization.
REGULATORY			
Delays in obtaining permits and approvals	Medium	High	Proactively engage and allocate resources to expedite regulatory approvals.
NG SUPPLY & LNG DEMAND			
Difficulty in securing GSPA with reliable feed gas suppliers	Low	High	Engage diverse supply base for backup and uninterruptible supply.
Inability of bulk offtakers to offtake 70% of daily LNG/CNG production	Low	Medium	Identify commercial and industrial customers to diversify offtake and reduce concentration risk.

PROPOSED LCNG PLANT MODEL



PROPOSED MINI-LNG PLANT MODEL





Mini-LNG: Investment Overview

Mini-LNG Model

The Mini-LNG model is designed for investors who are positioning for large-scale energy infrastructure and long-term market dominance. It is best suited for participants who can secure high-volume off-take customers such as long-haul logistics operators, port services, or industrial gas users. While it requires higher capital investment and longer commercialization timelines, it offers stronger upside potential when throughput volumes are sustained.

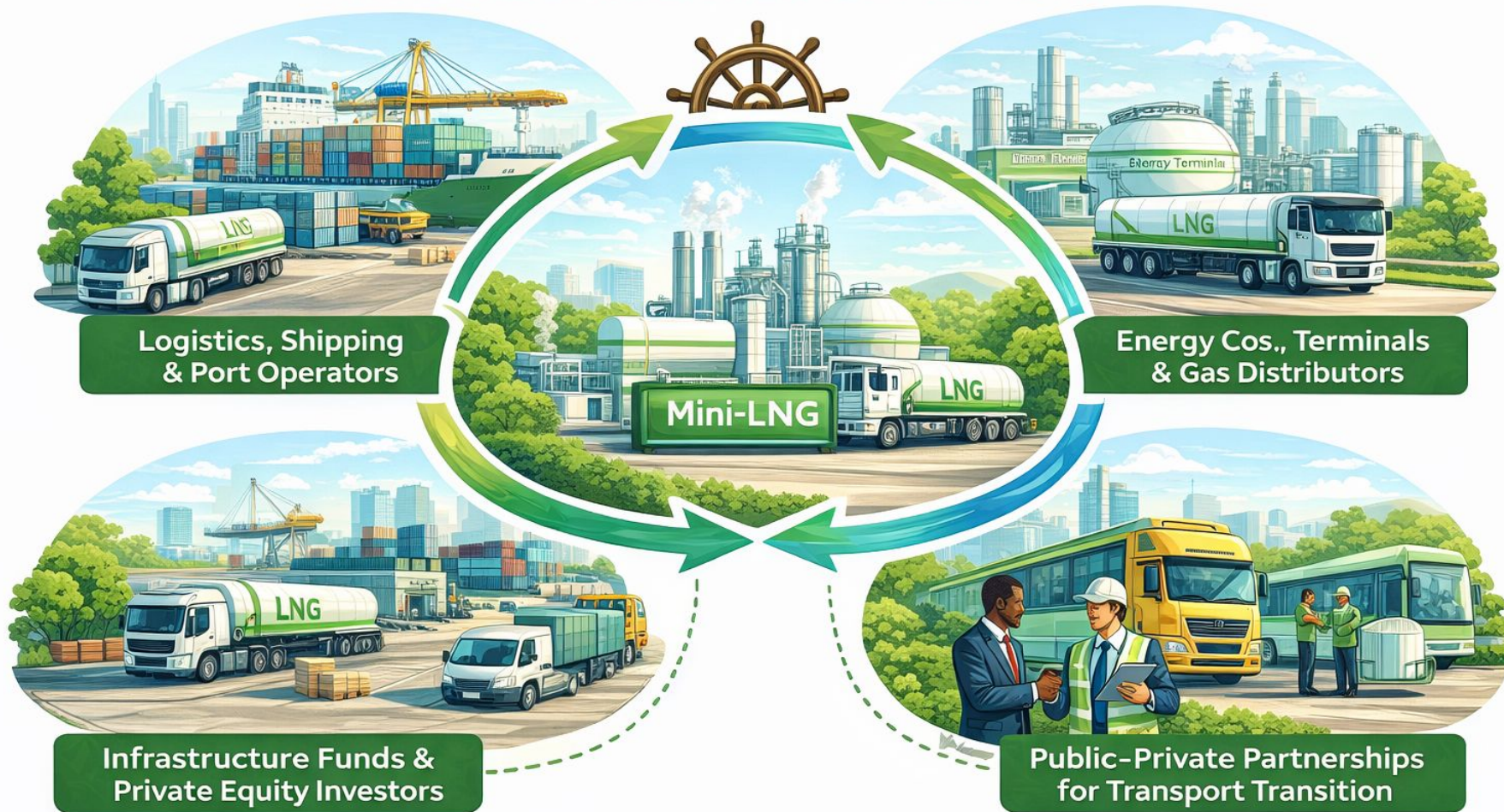
Who is Best Positioned for Mini-LNG

- Large logistics, shipping, or port-based fleet operators
- Strategic energy companies, terminals, and gas distribution firms
- Infrastructure funds and private equity investors focused on energy assets
- Public–private partnerships supporting heavy-duty transport energy transition

NOTE: Ultimately, investors are encouraged to evaluate their fleet size, customer demand certainty, and long-term growth strategy before selecting the model that best aligns with their objectives.

Mini-LNG: Investment Overview

Who is Best Positioned for Mini-LNG



LCNG Model

The LCNG model is designed for investors seeking faster deployment and earlier operational cash flow. It is particularly attractive for fleet operators, municipal transport systems, and regional distributors serving urban markets. With lower entry capital and shorter development timelines, LCNG provides a more accessible pathway into the gas mobility market while still supporting scalable growth over time.

Who is Best Positioned for LCNG

- Local fuel station operators and depot-based businesses
- Medium-sized distributors and regional energy service providers
- Public transport agencies and city fleet operators
- Impact investors and growth-focused partners supporting cleaner urban transportation

NOTE: Ultimately, investors are encouraged to evaluate their fleet size, customer demand certainty, and long-term growth strategy before selecting the model that best aligns with their objectives.

LCNG: Investment Overview



Local Fuel Stations & Depot Businesses



Distributors & Energy Service Providers



Public Transport Agencies & Fleet Operators

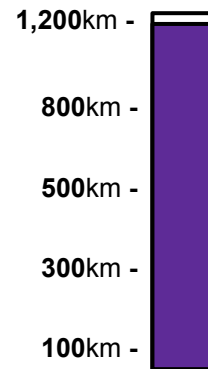


Impact Investors & Growth Partners



Mini-LNG vs LCNG – Investment Guide

MINI-LNG (Long-Haul Trucking)



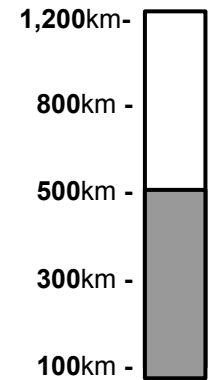
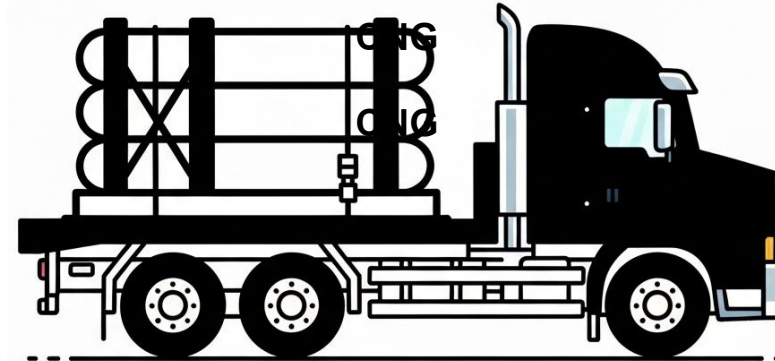
Features

- 800–1,200 km range
- Ideal for interstate haulage
- Higher Capital entry

Why Choose LNG?

- ✓ Long-haul corridors
- ✓ High daily mileage
- ✓ Bulk cargo operators
- ✓ Long-term offtake commitments

LCNG (Regional Trucking)



Features

- 300–500 km range
- Regional & depot fleets
- Lower capital entry
- Faster deployment

Why Choose LCNG

- ✓ Trucks return to base daily
- ✓ Regional routes
- ✓ Lower capital entry
- ✓ Phased fleet rollout

Mini-LNG vs LCNG RETURN ON INVESTMENT (ROI) COMPARISON

LCNG:	
Item	Value
Daily Capacity (kg)	20,000
80% Capacity	16,000
Fx Rate	1,450
Total CAPEX	\$ 1,500,000
Number of Investors	10
CAPEX per Investor	\$ 150,000
Price per kg (\$)	\$ 0.35
Cost per kg (\$)	\$ 0.25
Annual Profit (\$)	\$ 537,600
<u>Less Operating Expenses:</u>	
OPEX	\$ 54,415
PBIT	\$ 483,185
Profit per Investor (\$)	\$ 48,319
ROI (%)	26%
Payback (Years)	3.88

Mini-LNG:	
Item	Value
Daily Capacity (kg)	50,000
80% Capacity	40,000
Fx Rate	1,450
Total CAPEX	\$ 5,000,000
Number of Investors	10
CAPEX per Investor	\$ 500,000
Price per kg (\$)	\$ 0.5
Cost per kg (\$)	\$ 0.4
Annual Profit (\$)	\$ 1,344,000
<u>Less Operating Expenses:</u>	
OPEX	\$ 93,540
PBIT	\$ 1,250,460
Profit per Investor (\$)	\$ 125,046
ROI (%)	24%
Payback (Years)	5.33



- Asset-backed project within a fully owned and controlled energy park; LCNG at \$1.5M and LNG at \$5M.
- About 436 sqm of individual dedicated operational space.
- Exclusive filling points protecting investors from fuel scarcity, price volatility, and operational delays.
- Gas Supply Purchase Agreement (GSPA) established for off takers.

Photos are illustrative and not an exact representation

PROJECT TIMELINE



PROJECT SCHEDULE- PORTLAND ENERGY PARK PROJECT (12 months)

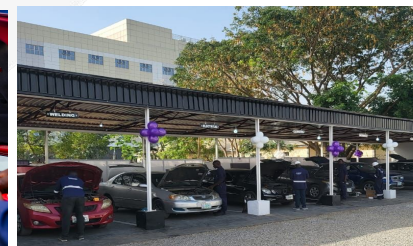
	April-26	May-26	June-26	July-26	Aug-26	Sept-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	May-27
Phase 1: Mobilization & Project Management	site set-up, team deployment, and stakeholder engagement, with site camp and execution plans in place.											
Phase 2: Regulatory permits, Surveys & FEED		Permitting, surveys, FEED design, and environmental baseline work.										
Phase 3: Detailed Engineering				Complete all civil, mechanical, electrical, and instrumentation construction drawings.								
Phase 4: Equipment Procurement					Procure all major equipment and long-lead items, ensuring timely delivery to the site.							
Phase 5: Civil Works & Infrastructure Development					Complete site prep, earthworks, foundations, and structures in 12 weeks, ready for equipment installation.							
Phase 6: Installation & Systems Integration						Install and connect major equipment and piping in 10 weeks						
Phase 7: Electrical, Instrumentation & Controls							Complete all electrical and instrumentation works, including cabling, power, and SCADA integration in 10 weeks, reaching E&I Completion by Week 34.					
Phase 8: Testing, Calibration & Pre-Commissioning								Perform all testing, calibration, and achieve Pre-commissioning Completion by Week 36.				
Phase 9: Commissioning & Start-Up									Carry out commissioning, performance tests, and operator training, achieving sustained operation and commercial handover by Week 40.			
Phase 10: Performance Test & Go-Live!										Complete final testing, documentation, and handovers in 4 weeks, closing out the project by Week 44.		

OUR OPERATIONAL STATIONS & CENTRES

- **Lagos** – Ojota: CNG Daughter Station, Workshop & Conversion Centre
- **Abuja** – Kubwa: CNG Daughter Station, Workshop & Conversion Centre
- **Abuja** – Kado: CNG Daughter Station, Workshop & Conversion Centre
- **Abuja** – Utako: CNG Daughter Station & Conversion Centre, LPG Station
- **Port Harcourt** - Onne: CNG Conversion Centre

Besides the current CNG Mother Station, Portland Gas Limited has invested into 5 currently already operative Daughter Stations (MRUs), workshops, conversion centres, LPG station. These stations are strategically designed are developed to promote the use of cleaner fuel alternatives, boost economic growth and significantly reduce the nations C02 emissions.

The total investment of Portland into these 4 stations were: USD 9.8 million.



WHY CHOOSE PORTLAND?



Proven Gas Infrastructure & Mobility Expertise:

Demonstrated experience across gas infrastructure, solutions, and mobility-focused energy systems positions Portland Gas as a capable execution partner.



Fully Secured Land & Asset Control:

Portland Gas fully owns the project land, eliminating title risk and ensuring long-term operational security for all investors within the energy park.



Regulatory & Industry Alignment:

Ongoing engagement with regulators and key industry stakeholders ensures compliance, reliable gas supply access, and seamless project execution.



Clear Long-Term Vision for Energy Parks:

Portland Gas is building scalable energy parks and fleet hubs aligned with Nigeria's gas-to-transport transition, ensuring sustainability beyond a single project.

CONCLUSION

Join us in building reliable, bankable, and scalable gas infrastructure that supports Nigeria's transportation future.

Let's power the movement of goods, people, and industry sustainably and profitably.





THANK YOU!

Head Office:

2B Water Corporation Road,
off Ligali Ayorinde Street,
Oniru, Victoria Island, Lagos

Lagos Plant:

Bayo Shodipo Way,
beside Ojota Interstate
Bus Terminal, Ojota, Lagos.

Abuja Corporate Office:

17 Celina Ayom Crescent,
Plot 549 Kado Cadastral Zone B09,
Kado, Abuja.

Abuja Workshop I:

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Abuja Workshop II:

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Utako, Abuja

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