



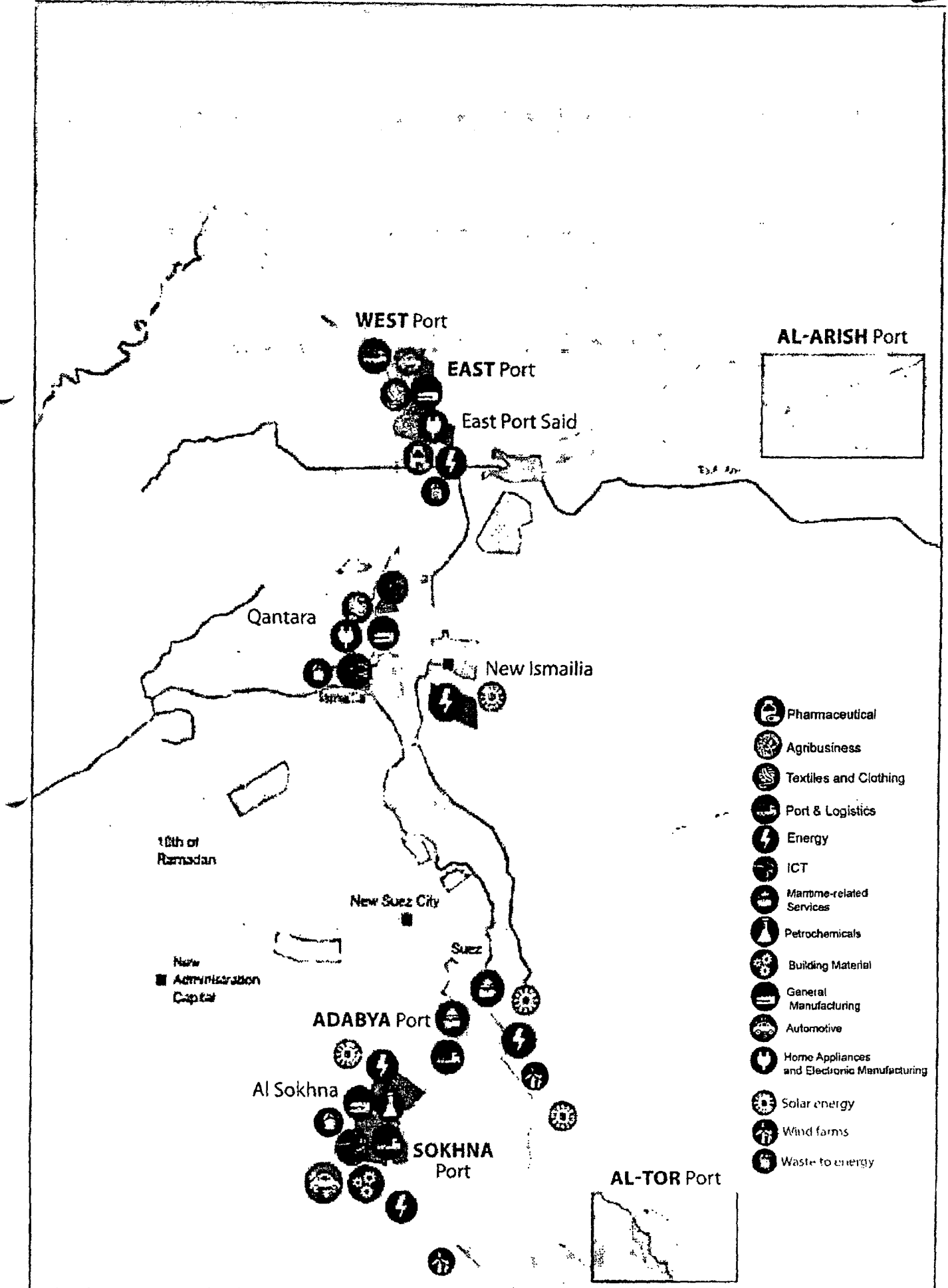
THE SUEZ CANAL THE ECONOMIC ZONE

In developing **THE SUEZ CANAL ZONE** we have listened to our partners

The Suez Canal Zone represents a new chapter in the economic development of Egypt. Created under Law No. 83 of 2002 and as amended in 2015, the Suez Canal Zone is governed by the General Authority for the Suez Canal Economic Zone: an autonomous body with executive powers of regulation and approval including the full authority to oversee all areas of operation, staffing, control over budgets, funding, development of partnerships with developers and business facilitation services.

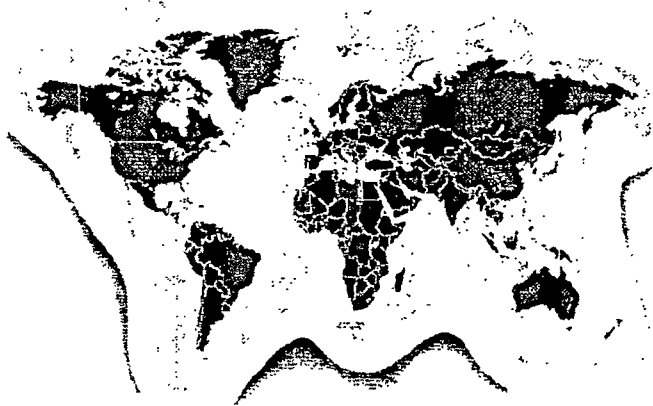
The Suez Canal Zone will apply a new investor friendly business environment that will be a blueprint for future development nationally. There will be a genuine one stop shop with all critical elements deployed. Simple declarative investment registration systems with streamlined investment approvals, granting of import and export licenses as well as accelerated on-site customs inspection procedures will be available. Similarly, secondary permits and authorizations relating to land, building, labor, health and safety will be addressed directly by the Suez Canal Zone authority whose efficiency will be enhanced by partnerships with key stakeholders including government ministries, private sector representatives, be it developers or investors in the zone, or affected communities and community groups and certainly international development partners.

The Suez Canal Zone will not just help first-time investors; it will support companies to expand and grow more, and therefore create the thousands of jobs that will put Egyptian people into productive work.





Why THE SUEZ CANAL ECONOMIC ZONE ?



- ↘ Lies at the **heart of international trade**.
- ↘ **Strategic geographic location** and benefits from its strategic location along one of the world's main trading routes.
- ↘ **Access to 1.6 billion consumers ;**
Complemented by world class ports, high quality logistics services and preferential trade agreements, it allows investors to efficiently, and competitively, access regional and global markets in Europe, the Gulf, East and Southern Africa and Asia.

- ↘ **Access to Domestic Market;**
Egypt has a large and growing domestic market of some 90 million people of whom 65% are of working age. With rising standards of living, the purchasing power of the domestic market will drive growth in many sectors.
- ↘ **Workforce;**
Egypt has a huge, competitively priced workforce available to meet investor requirements.
- ↘ **Strong Track Record;**
Egypt is a major industrial producer. The Suez Canal Zone can draw upon and expand the existing strong ties with multinational and domestic corporations to develop a much enhanced manufacturing sector.
- ↘ **A True One-Stop-Shop;**
Unified and streamlined procedures and processes designed to minimize delays and costs to the investor. A unique customer service at which only one employee finish all the procedures of issuing of all approvals and licenses for the projects.
- ↘ **High Quality infrastructure and linkages;**
State-of-the-art infrastructure services, including power, water, wastewater, telecommunication, and transport linkages will be provided to investors.
- ↘ **The Zone is supervised and managed by**
an independent General Authority by constituting an independent board comprised of key government ministries and private sector representatives.
- ↘ **The authority has a supreme committee** that supervises the tax and the customs systems and operations in the Zone.
- ↘ **All imports** are 100% exempted from duties and sales taxes.



Areas of OPPORTUNITY

A wide range of investment opportunities are available in the Suez Canal Zone.



Ports & Logistics:

Investment opportunities in the development of Ain Sokhna Port and East Port Said Port and the associated terminals and facilities: container terminals, bulk and general cargo terminals, logistics, warehousing and distribution centers as well as dry ports.



Maritime Services :

With over 17,000 ships passing through the Canal every year, the Suez Canal Zone is ideally located for the development of maritime related activities including ship building and ship repair services, bunkering, vessel scrapping and recycling.



Industry:

The industrial areas of Ain Sokhna, East Port Said, East Ismailia (Technology Valley) and Qantara provide vast land areas for light, medium and heavy industry. Potential opportunities are available in pharmaceuticals, food processing, automotive, consumer electronics, textile and petrochemicals.



Renewable Energy:

The renewables sector is highly promising with strong potential for solar and wind farm development, and for the establishment of clean energy industries.

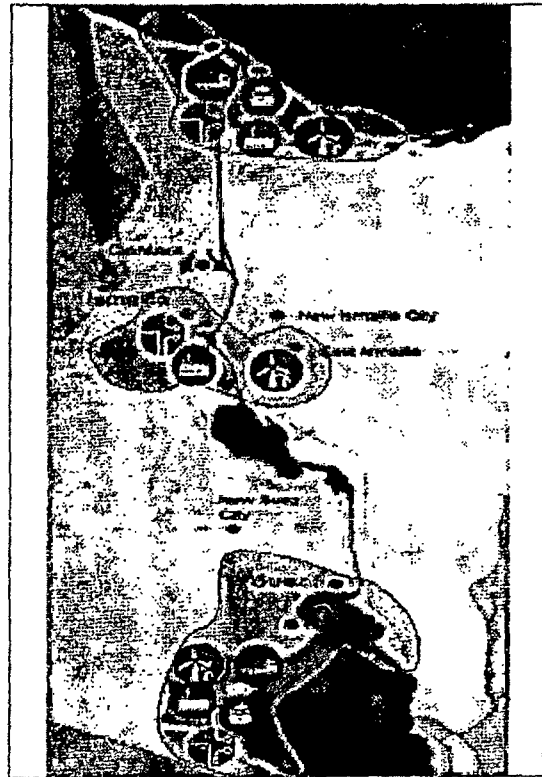


ICT:

With a rapidly-expanding and well- recognized ICT industry in Egypt, the Suez Canal Zone offers investors high quality facilities to engage in research and development, software development and other activities.

Other Areas of opportunity :

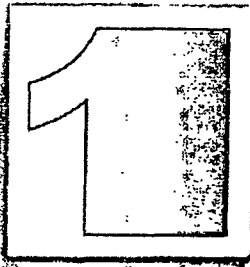
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Regional STRATEGY

Ready to host you, a huge integrated port / industrial zone target heavy industry in the south area, medium / light industries in the north area.



AIN SOKHNA

- ▶ Creation of one of the largest industrial and port complexes globally. Expansion of the ports and logistics facilities at Sokhna and Adabiya, and establishment of maritime-related activities including bunkering, ship building and repairs to support over 70,000 jobs.
- ▶ Industrial Development of over 16,250 hectares supporting light, medium and heavy manufacturing activities, as well as commercial and business activities. Capacity to host over 85,000 jobs.
- ▶ Planned new integrated communities at Ain Sokhna and new Suez City for over 60,000 residents.

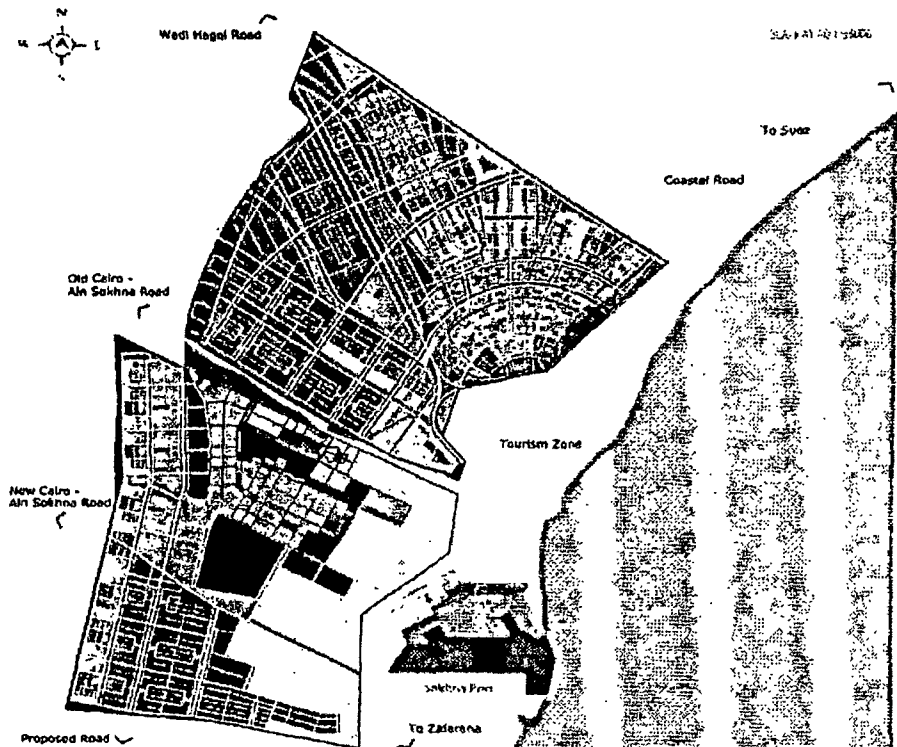
General land uses for Ain Sokhna area:

- Oil Refining.
 - Chemicals and Petrochemicals
 - Energy Components Manufacturing
 - Automobile Assembly Parts
 - Construction and Building Materials
 - Agri-business and Food Processing
 - Textiles and Ready-made Garments
 - Home Appliances and Electronics
 - Pharmaceuticals
 - Heavy industries
 - Intermediate Industries
 - Light Industries
 - ICT
- Logistics centers
- Residential / Mixed Use
 - Commercial Uses
 - Community Uses
 - Transportation Hub

LEGEND

Industrial Uses

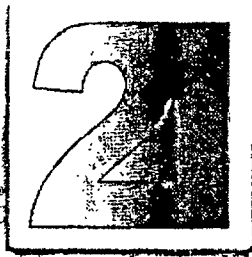
- Oil Refining
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 - Home Appliances and Electronics
 - Pharmaceuticals
 - Heavy Industries
 - Intermediate Industries
 - Light Industry
 - ICT
- #### Residential / Mixed Use
- Residential High End Apartment
 - Residential: Mixed Use
 - Residential: Terraced Housing
 - Residential: Affordable Housing Apartment
- #### Commercial Uses
- Commercial: Retail
 - Commercial: Hotels and Tourism Services
- #### Community Uses
- Community Facilities
 - Public Open Spaces
- #### Other Uses
- Transportation Hub
 - Utilities
 - Support Services for Industries





Regional STRATEGY

It is the rising star, an integrated port/ logistics/ industrial zones are integrating to serve Mediterranean sea area, East Africa, Middle East and Eastern Europe.



- ▶ Development of East Port Said Port into a major transshipment hub and a thriving gateway port with a dedicated multi-modal logistics facility generating over 105,000 jobs.
- ▶ 4,000 hectares earmarked for light and medium manufacturing, commercial and business activities with the capacity to support over 80,000 jobs.
- ▶ New urban areas at East Port Said and Bardawil City, hosting up to 250,000 residents.

EAST PORT SAID

Investment is currently in:

- **Port operation.**
- **Infrastructure (power generation, water desalination, ...)**
- **Industrial development.**

Later on, in one year target includes:

- **Industrial land uses**
- **Automotive industry.**
- **Construction and Building Materials.**
- **Agri-business and Food Processing.**
- **Textiles and Ready-made Garments.**
- **Home Appliances and Electronics.**
- **Pharmaceuticals.**
- **ICT.**
- **General Industries**

Logistics centers

- **Residential / Mixed Use.**
- **Commercial Uses.**
- **Community Uses.**

LEGEND

Industrial Uses

- Automobile Assembly Parts
- Construction and Building Material
- Agri-Business and Food Processing
- Textile and Ready-made Garments
- Home Appliances and Electronics
- Pharmaceuticals
- ICT
- General Industries

Residential / Mixed Use

- Residential: High and Apartment
- Residential: Mixed Use
- Residential: Terraced Housing
- Residential: Affordable Housing Apartment

Commercial Uses

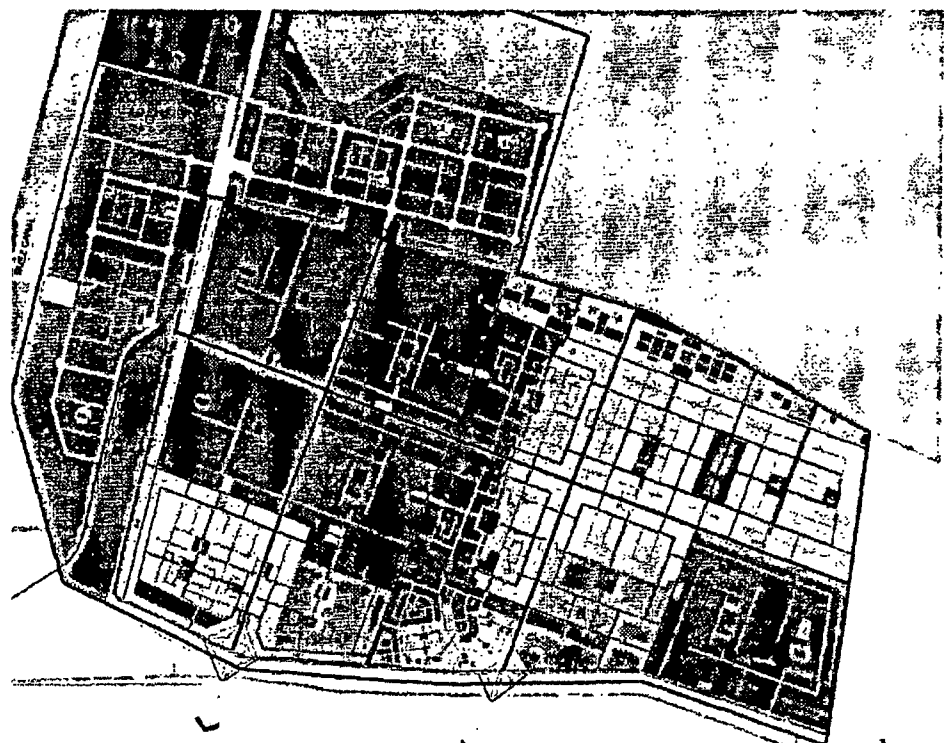
- Commercial: Retail
- Commercial: Hotels & Offices
- Commercial: R&D

Community Uses

- Community: Facilities
- Public: Open Spaces

Other

- Utilities



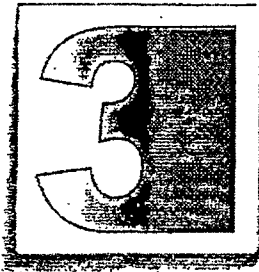
SCALE AT 1:10,000



Regional STRATEGY

It's envisioned as a vibrant new residential community in a unique agricultural setting next to the Suez canal.

Land use mix for Qantara is derived from the economic development and population projection provided in the regional strategy.

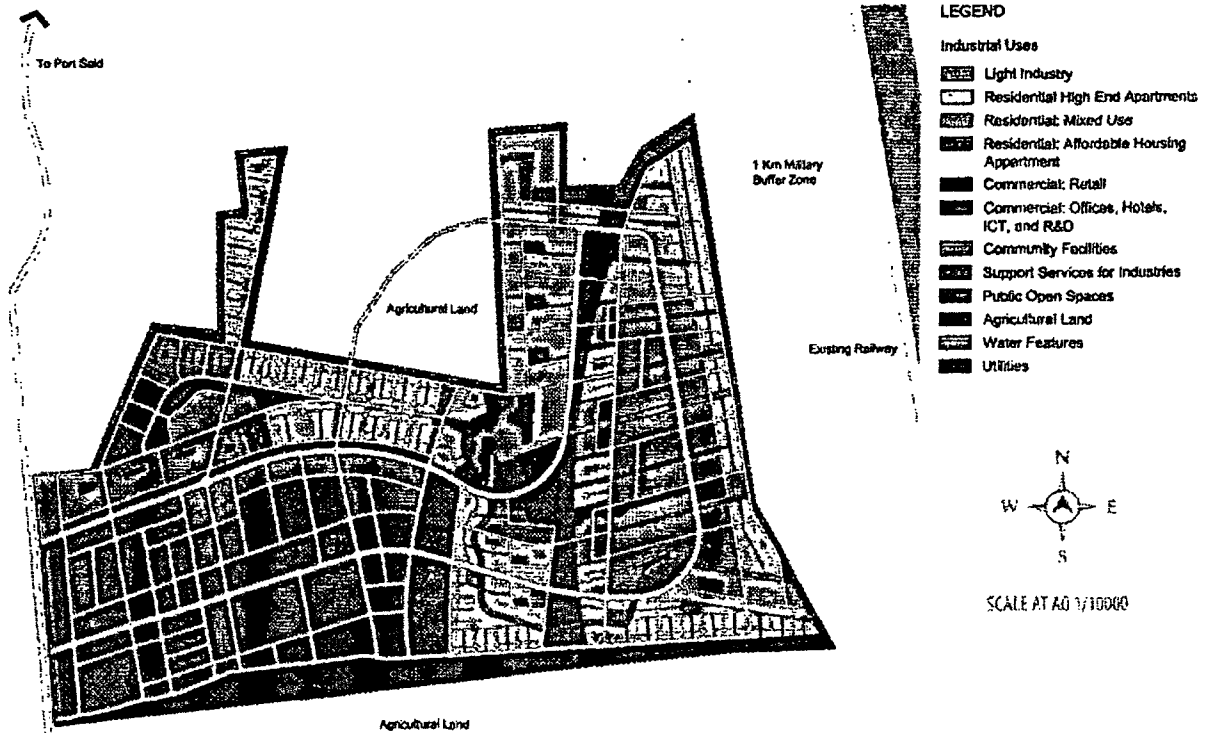


WEST QANTARA

- ▶ The administrative center of the Suez Canal Zone. Specialized clusters for R&D activities in both ICT and renewable energies in Ismailia City and also in East Ismailia.
- ▶ Agri-processing and related logistics center, dry port and other light manufacturing activities supported at Qantara.
- ▶ Development of urban areas at Qantara and New Ismailia City – capacity to host over 350,000 residents.

The targeted land use for Qantara are:

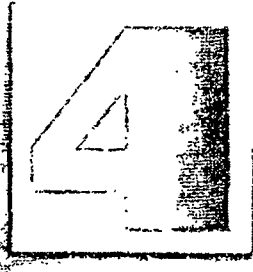
- *Light Industries*
- *Support Services For Industries*
- *Residential area*
- *Commercial Uses*
- *Community Facilities*
- *Public Open Spaces*
- *Agricultural Land*





Regional STRATEGY

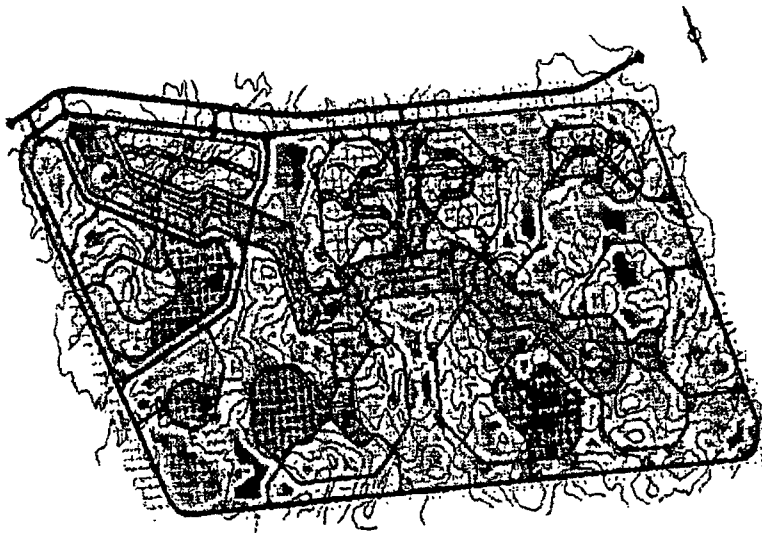
The project aims to create a new urban society depends on economic activity resulting from the interaction of investment, education, scientific research, based on high-tech industries.



TECHNOLOGY VALLEY

▶ The project occupies a strategic location on the East Bank of the Suez Canal in the center of the scope of Qantara East with a total area of **70 km²** on the East axis directly, and away from the axis of Suez Canal distance of 10 kilometers.

- ▶ The targeted land use are:
- Industrial land uses
 - *High Technology Industries*
 - *Integrated Industries*
 - *General Industries*
 - *Logistics.*
 - Logistics centers
 - *Residential / Mixed Use*
 - *Commercial Uses*
 - *Community Uses*



- Commercial & Expo center
- Housing
- Featured Housing
- Hi-Tech Industry
- Integrative Industry
- Small Industries
- Green areas
- Leisure area
- Sport yards
- Logistic Area
- Admin. Services
- Commercial Services
- Tech. university
- Water Bodies
- Road Network

TRANSPORT & INFRASTRUCTURE LINKAGES

will be integral to the delivery of this regional strategy.

- New major expressway linking East Port Said to the regional network.
- 6 new road and rail tunnels to increase cross canal connectivity.
- Power, water and telecommunication networks to support integrated development.



PORTS

Investment Opportunities

PORTS, LOGISTICS & MARITIME-RELATED ACTIVITIES

At present, there are a total of **6 ports** under the SCZone Project. ports presented the opportunity to leverage higher economic benefits from the region's location. there is now new drive and focus for further port development which provides a platform for increased industrial development, as well as other maritime related services.



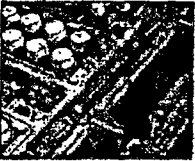
While the region already hosts a number of sea ports, which allow for some benefit from this maritime traffic to spill over into the local economy, there is potential for the region to derive much greater return through increased capacity to handle large vessels and by offering additional services. Further, the SCZone provides opportunities for the development of adjoining industrial and logistics areas to create fully integrated business hubs.



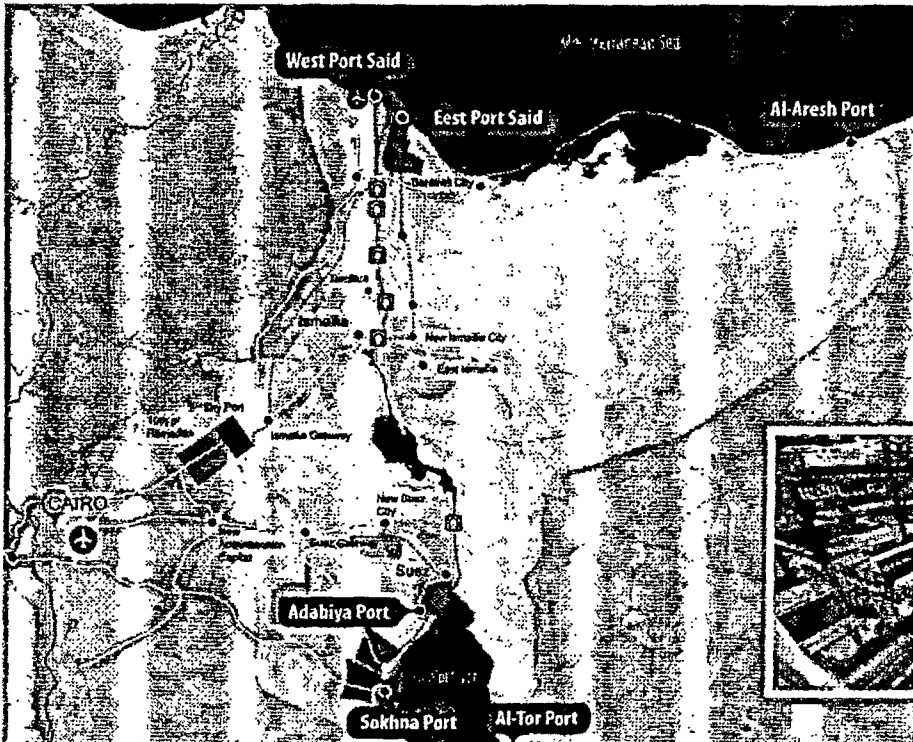
Under the SCZone, this potential will be realised through large-scale expansions of the two gateway ports at East Port Said and Sokhna to allow them to handle present and future generation container vessels. Such expansions also bring the opportunity for enhanced port automation and next generation container handling equipment to consolidate the competitiveness of these ports.



Logistics in particular, play a critical role in strengthening ties between the domestic and global market and facilitating the movement of goods in and out of the region. Dry port projects at Ismailia and 10th Ramadan will be vital to boosting the region's logistical capacity. Meanwhile new transport linkages - including a new expressway and freight railway connecting East Port Said to 10th Ramadan - will reduce the time, and cost, of moving freight.



There is also scope to develop the services and activities offered to vessels passing through the region - this encompasses stevedoring, bunkering, ship repairs and ship building. In developing plans for these activities, the SCZone has adopted a long-term view in safeguarding capacity for future growth and expansion.





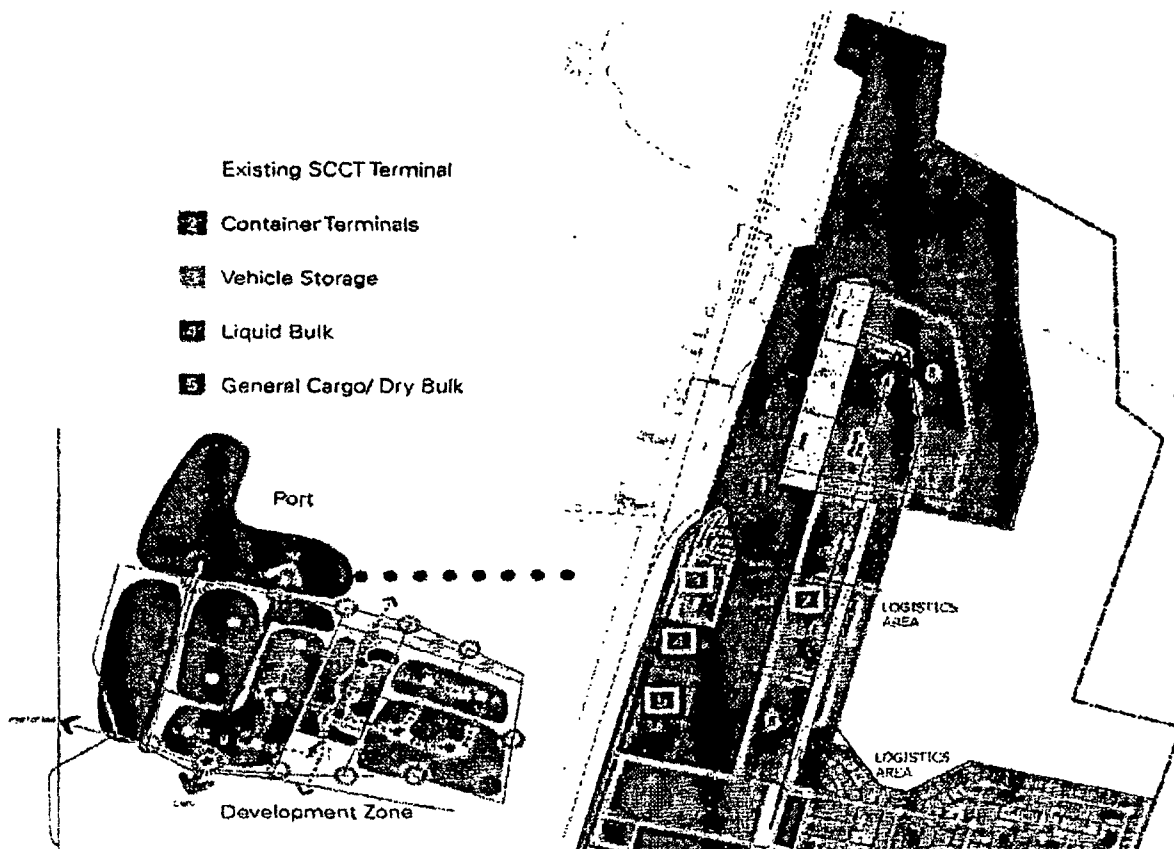
PORTS

Located alongside the Suez Canal, and endowed with sheltered deep water facilities capable of accommodating large vessels, East Port Said Port is well-positioned to be a major transshipment hub and gateway port.

With the establishment of the Suez Canal Container Terminal in 2005, East Port Said Port has grown to become among the top 40 busiest ports in the world. However, further expansions, over a site of **26 km²**, are proposed which will further increase the port's standing. These include:



- 1** Fully integrated container terminals supported with yard capacity of 15,120TEU ground slots for laden and reefer containers which will increase container capacity by 20 million TEUs by 2050.
- 2** General Cargo & Dry Bulks Terminal - a large-scale multipurpose general and dry bulk terminal offering vertical as well as flat storage solutions for a wide range of dry bulk commodities.
- 3** Dedicated area for automotive products. A range of added value services can be included at this location such as PDI of new car imports.
- 4** Liquid Bulks Terminal - to accommodate 5M Tonnes of different liquid bulk commodities. The layout provides for LNG storage tanks to meet the latest international regulatory position on improving.

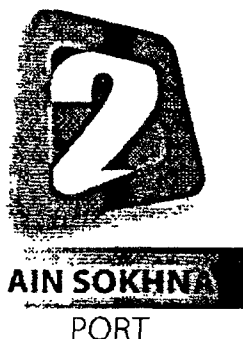




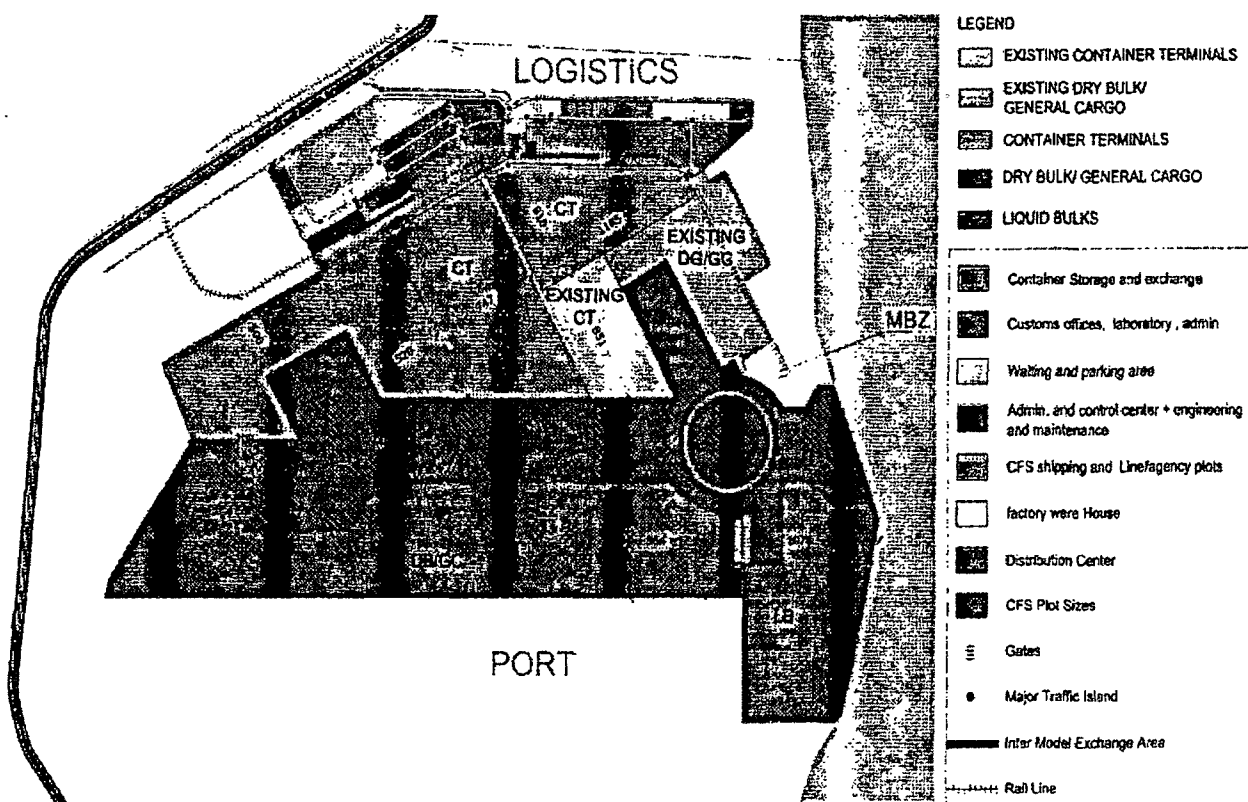
PORTS

investment opportunities in the development of Ain Sokhna Port and the associated terminals and facilities: container terminals, bulk and general cargo terminals, Liquid Bulk terminals, logistics, warehousing and distribution centres as well as dry port.

Ain Sokhna Port is Egypt's main gateway to the GCC, East Africa and Asia. increase the port standing include:



- 1 An ultra-modern multi-purpose facility capable of handling large ships. Purpose-built for future needs, with a basin width and entrance of 680m with direct access from the Gulf of Suez; basin depth of 18m. Enhanced port automation and next generation container handling equipment.
- 2 A container terminal with 6 Berths and a total length of 2,200m
 - Total container yard area of 1.39km²
 - 22,000TEU ground slots for laden and reefer containers
 - Potential annual throughput of 5.1 million TEU per annum
- 3 A dry bulk terminal with 3 berths, capacity for 20 million tonnes per annum.
- 4 A Liquid bulk terminal: In this area the existing master plan provides a berth for the expansion of the liquid bulk facilities with adjacent tank farms that would provide for major future incremental growth in port capacity.

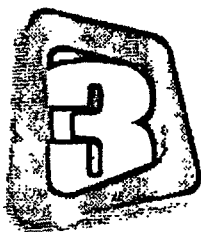




PORTS

Located in the upper part of the Gulf of Suez on the Red Sea, Adabiya Port has the potential to be a gateway port for large volumes of dry bulks.

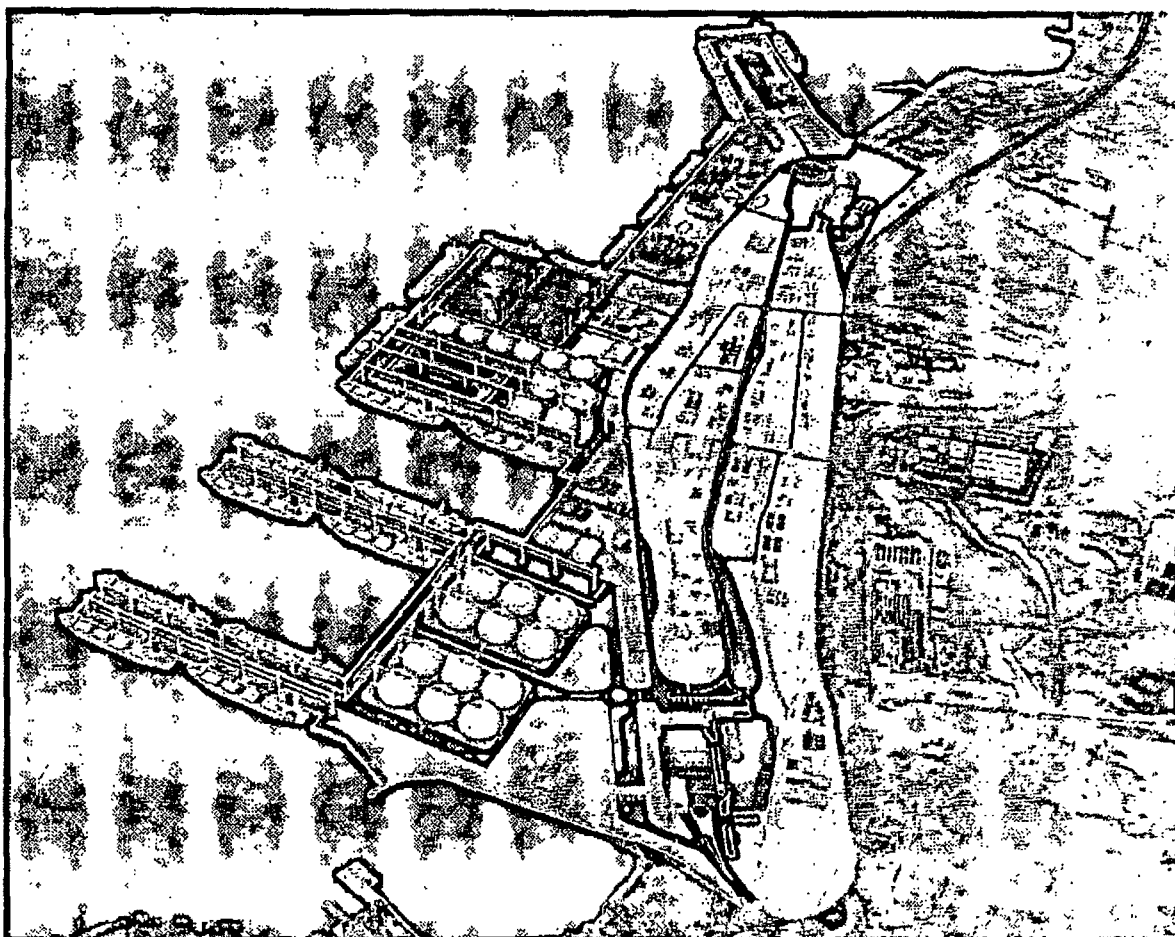
Total port area is 740,000m² and consists of nine berths with a total length of 1,840m and a maximum depth of 9 metres. The port is able to receive dry and liquid bulk cargo vessels of up to 60,000 tons.



ADABIYA PORT

According to master plan, the suggested developments targets are:

- 1 Dry Bulk terminal: 650 m/Depth 14.0m
- 2 Liquid Bulk terminal: 650 m/Depth 14.0m
- 3 General Cargo terminal: 250 m/Depth 14.0m
- 4 Container terminal: 900 m/Depth 17.0m





Sustainability



The Suez Canal Zone is committed to managing, operating and developing the region in a sustainable manner and to ensure that the demands of the development align with its principles of sustainability. In doing so, the Suez Canal Zone will manage effectively any adverse environmental and social impacts and promote environmental and social enhancement. Further, the Suez Canal Zone recognizes that processes and conditions can always be improved - and therefore will continually seek to achieve such improvements.

The four pillars of sustainability identified for the Suez Canal Zone are:



Economic:

As a commercial operation, shareholder value creation will be a driver of business decisions. By delivering strong financial results and investing in the future, the Suez Canal Zone will boost regional wealth and employment. Innovation and continuous improvement in all activities will allow the Suez Canal Zone to continuously generate revenues and contribute to the regional and national economy.



Operational:

The Suez Canal Zone is committed to safe, secure and continuous operation of its facilities as both an objective and necessity. For the Suez Canal Zone, business continuity will be tied to ensuring regulatory compliance and maintaining the necessary capacity to operate and expand its operations. The Suez Canal Zone will strive to provide excellence in service delivery at all levels of operation, and in meeting stakeholder needs; in particular those of local communities.



Environmental:

The Suez Canal Zone is committed to an active response to the long-term impacts of its projects and to enhancing the natural environment. The Suez Canal Zone's sustainability goals are to maximize energy, water and waste efficiencies, managing developmental impacts, balancing built environment and biodiversity values, and achieving best practice in urban and built design.



Social:

The Suez Canal Zone will be built upon a strong foundation of corporate social responsibility and a philosophy of partnership building between owners, users and neighbors. The Suez Canal Zone will promote the highest standards of health and safety on its facilities and will work with communities both existing and new, to ensure their support. Community and social affairs will be managed actively and will build on a culture of transparency and information disclosure that utilizes the opportunities presented by modern media systems. The Suez Canal Zone is committed to ongoing stakeholder engagement in all of its operations. In support of this commitment it will establish an Environment Committee that meets regularly to discuss and agree environmental policy and strategy. Day to-day responsibility for environmental and social management will rest with a Division of the Suez Canal Zone.