

# SC<sup>o</sup>ZONE!

CAI 30°02'32"N 31°13'57"E

SUZ 29°42'49"N 32°18'17"E

PSD 31°15'33"N 32°18'10"E

المنطقة الاقتصادية  
القناة السويسية  
SUEZ CANAL ECONOMIC ZONE

31°14'39"N 32°18'18"E  
WEST ←  
PORTSAID PORT  
ميناء غرب بورسعيد ←

31°12'26"N 32°21'26"E  
EAST →  
PORTSAID PORT  
ميناء شرق بورسعيد →

31°09'02"N 33°49'46"E  
ALARISH  
PORT  
ميناء  
العريش

29°53'23"N 32°27'40"E  
ADABYIA  
PORT  
ميناء  
الأديبة

29°39'05"N 29°39'05"E  
SOKHNA  
PORT  
ميناء  
السخنة

29°42'47"N 32°18'18"E  
ALTOR  
PORT  
ميناء  
الطور

31°06'56"N 32°22'18"E  
EAST →  
PORTSAID ZONE  
المنطقة الصناعية  
شرق بورسعيد →

30°45'40"N 32°16'56"E  
WEST ← QANTARA  
INDUSTRIAL ZONE  
المنطقة الصناعية  
غرب القنطرة

30°37'14"N 32°21'35"E  
EAST →  
ISMAILIA ZONE  
المنطقة الصناعية  
شرق الإسماعيلية

29°39'12"N 32°18'37"E  
SOKHNA  
INDUSTRIAL ZONE  
المنطقة الصناعية  
السخنة

# Content

01 ABOUT SCZONE

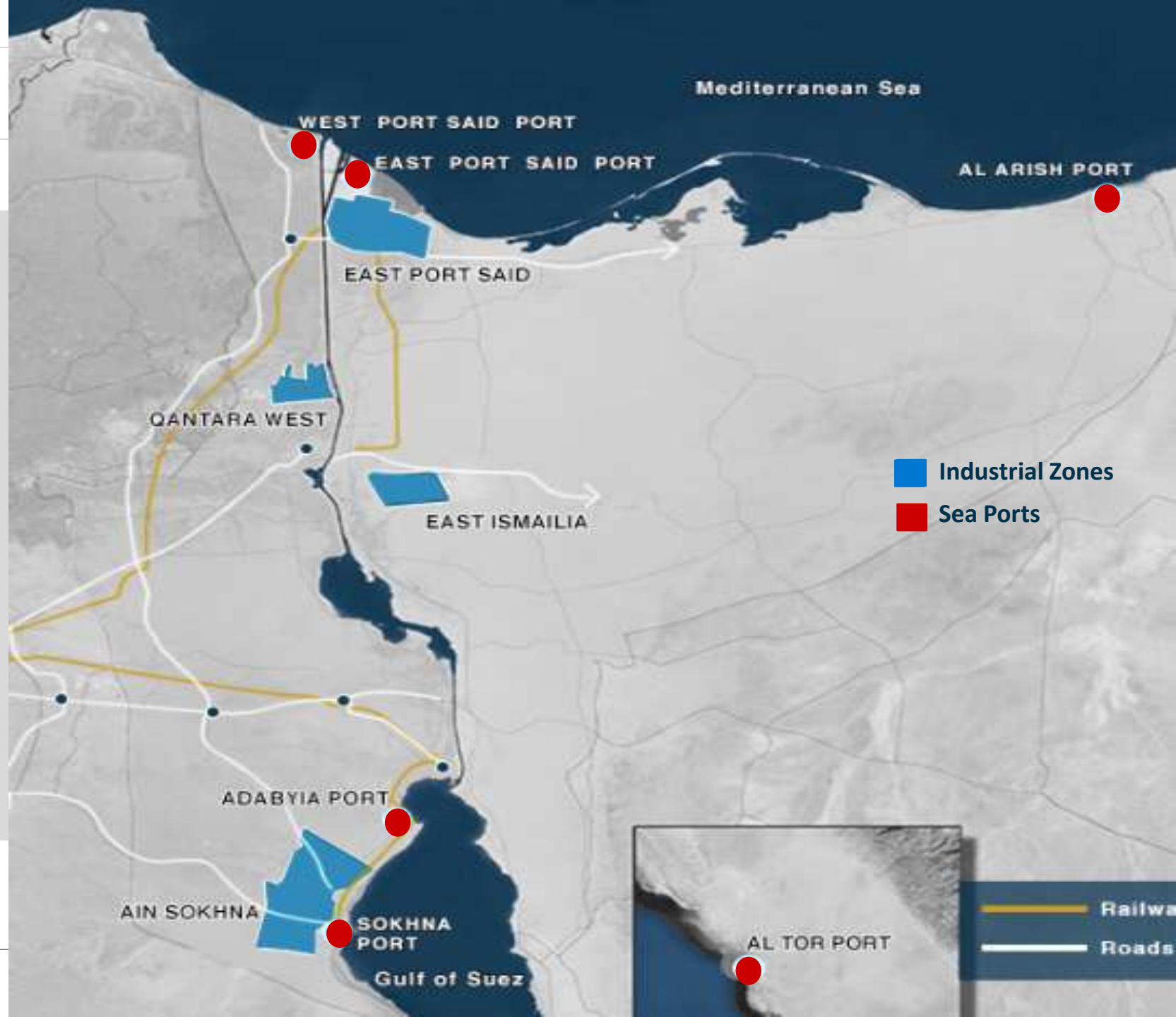
02 SCZONE STRATEGY 2020-2025

03 INVESTMENT OPPORTUNITIES

# 01 ABOUT SCZONE

- Promising Investment Destination with total area of 461 km<sup>2</sup> including:
  - **4 Industrial Zones**
  - **6 Sea Ports**
- Located around the main international maritime route
- Almost 10% of the international trade pass through the Suez Canal
- Over 18,000 ships passing through annually and 10% of seaborne trade

SC°ZINE'



# 01 SCZONE FACTS





# REGIONAL CONTEXT & CONNECTIVITY





# 01

# LOCAL ROADS NETWORK



# 01 AFRICAN ROADS NETWORK

- 1 Cairo - Dakar
- 2 Algeria - Lagos
- 3 Tripoli - Cape Town
- 4 Cairo - Cape Town
- 5 Dakar - Mombasa
- 6 Beira - Lobito





# 01 SCZONE VISION

*“Become a leading world-class economic hub and a preferred destination for investment”*

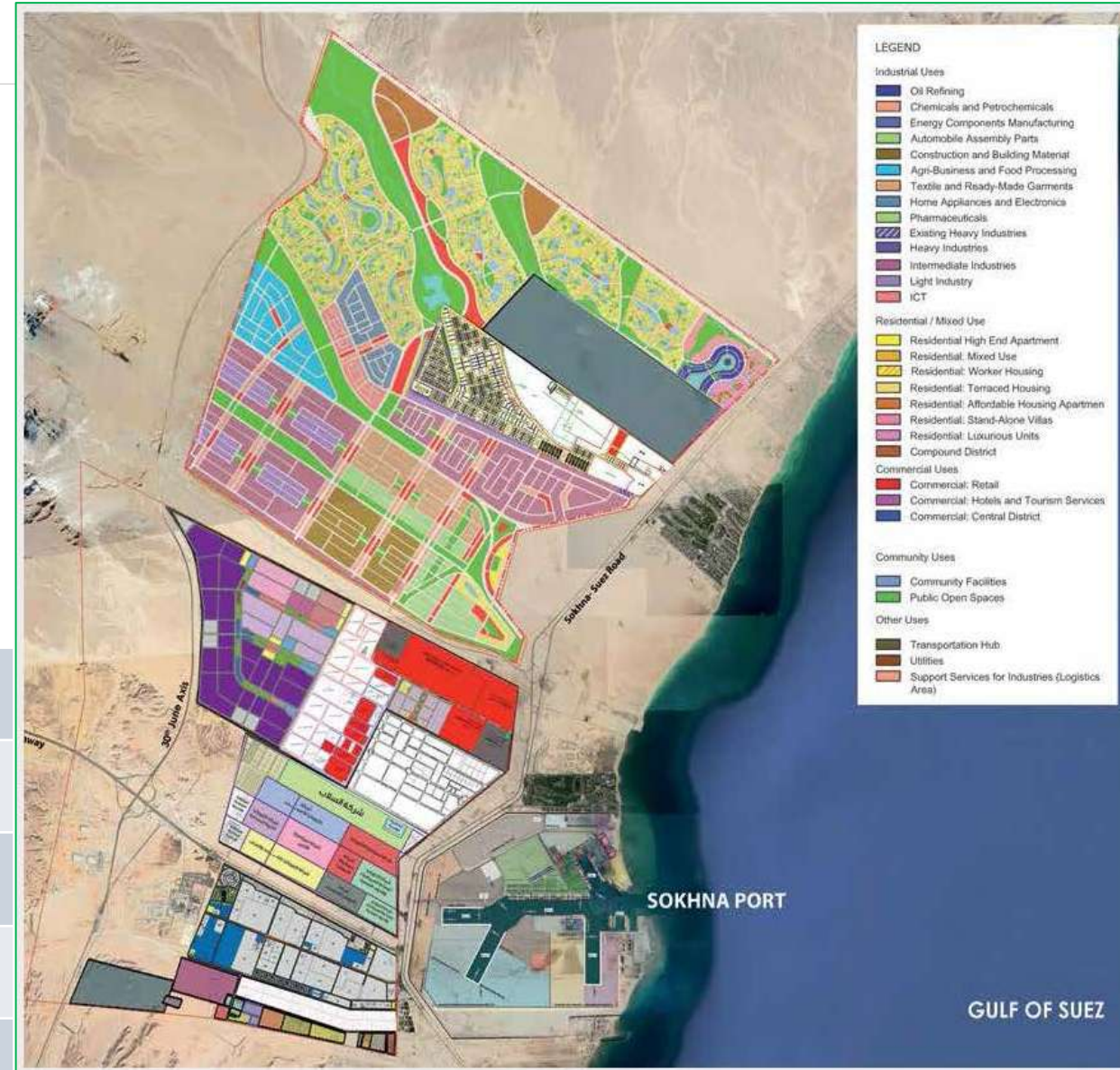
# 01 SOKHNA INDUSTRIAL ZONE

- One of the largest and integrated zones as the industrial, logistical and residential areas are connected to the Sokhna Port and Adabeya Port.
- An industrial development zone with an area of 210km<sup>2</sup> located 45km from the Suez, and 120km southeast of Cairo.
- Capacity to host over 85k job opportunities.
- 12 industrial developers taking part at developing the land area.
- More than 250 projects are established and in operation, creating over 30k direct and indirect job opportunities.

## Land uses for Sokhna Industrial Zone:

Heavy Industries	Chemicals & Petrochemicals	Energy Components Manufacturing
Automobile Assembly & Parts	Construction and Building Materials	Textiles & Ready-Made Garments
Home Appliances & Electronics	Oil Refining	Food Processing
Pharmaceuticals	Logistics Activities & Courier Services	Refinery Products

SME Cluster Park Development (All Value Chains Activities)

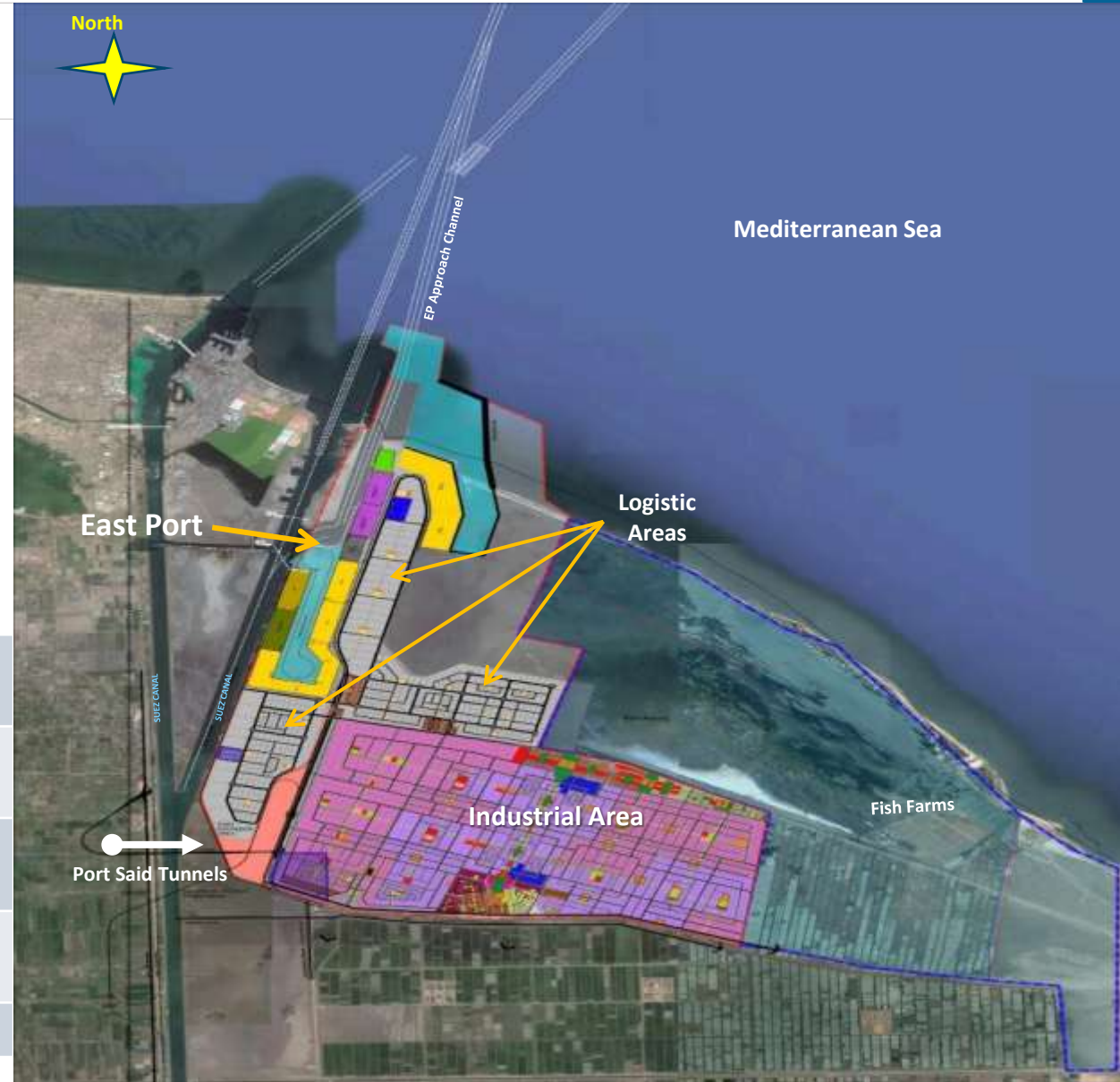


# 01 PORT SAID INDUSTRIAL ZONE

- Promising investment zone with total area of 63 km<sup>2</sup>, located 10km away from the northern entrance of the Suez Canal.
- The rising star with integrated port/ logistics/ industrial zones to serve Mediterranean Sea area, East Africa, Middle East and Eastern Europe.
- The industrial zone earmarked for light and medium manufacturing, commercial and business activities with the capacity to create over 80k jobs.

## Potential manufacturing activities and a wide range of industrial clusters in:

Automotive Assembly/ Feed Industry	Engineering Equipment & Machinery	Robotics/ Automation
Construction & Building Materials	Textiles & Ready-Made Garments	Home Appliances & Electronics
Electric Power Industry	Pharmaceuticals	ICT/ Hardware
Food Processing	Logistics Hub & Services	Value Add Activities
SME Cluster Park Development (All Value Chain Activities)		



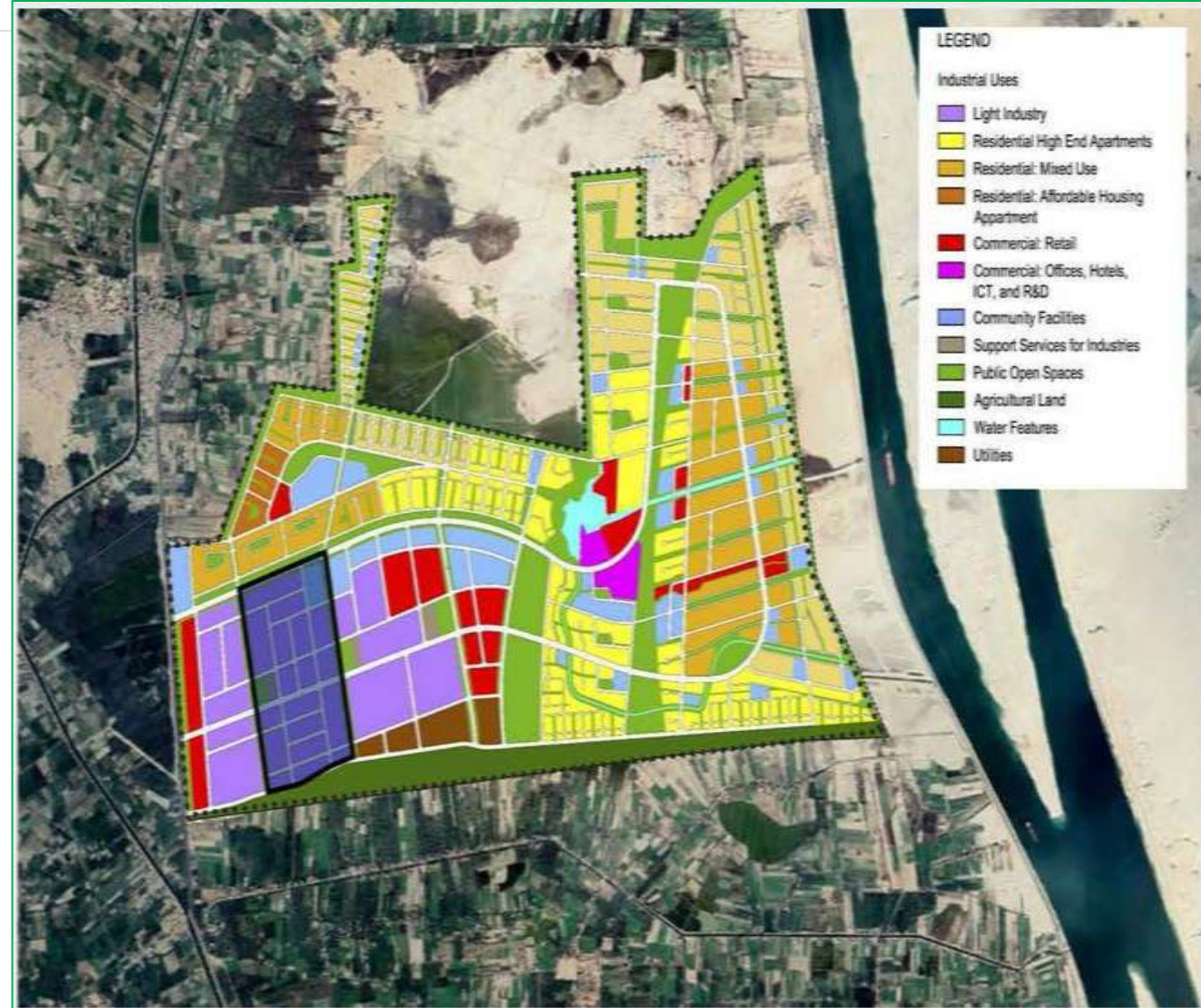


# 01 QANTARA WEST INDUSTRIAL ZONE

- Envisioned as a vibrant new community next to the Suez Canal with approximately 13 km<sup>2</sup> land area available for investment in an area well supplied with water, electricity and sewage.
- Located close to farmland in Ismailia and Sharqia Governorates on the road to Port Said-Ismailia, Qantara West benefits from proximity to the fertile Delta and is ideal for agribusiness.
- Suitable logistics enterprises include warehousing and fulfillment services, transportation and distribution, freight forwarding, Pick & Pack, to name but a few.

## The targeted industries:

Light Industries	SMES' Parks	Agri-Business
Feeding & Integrated Industries	Food Processing & Beverages	Textiles & Ready-Made Garments
Related Logistics/ Dry Port	Support Services for Industries	Commercial Uses
Community Facilities		

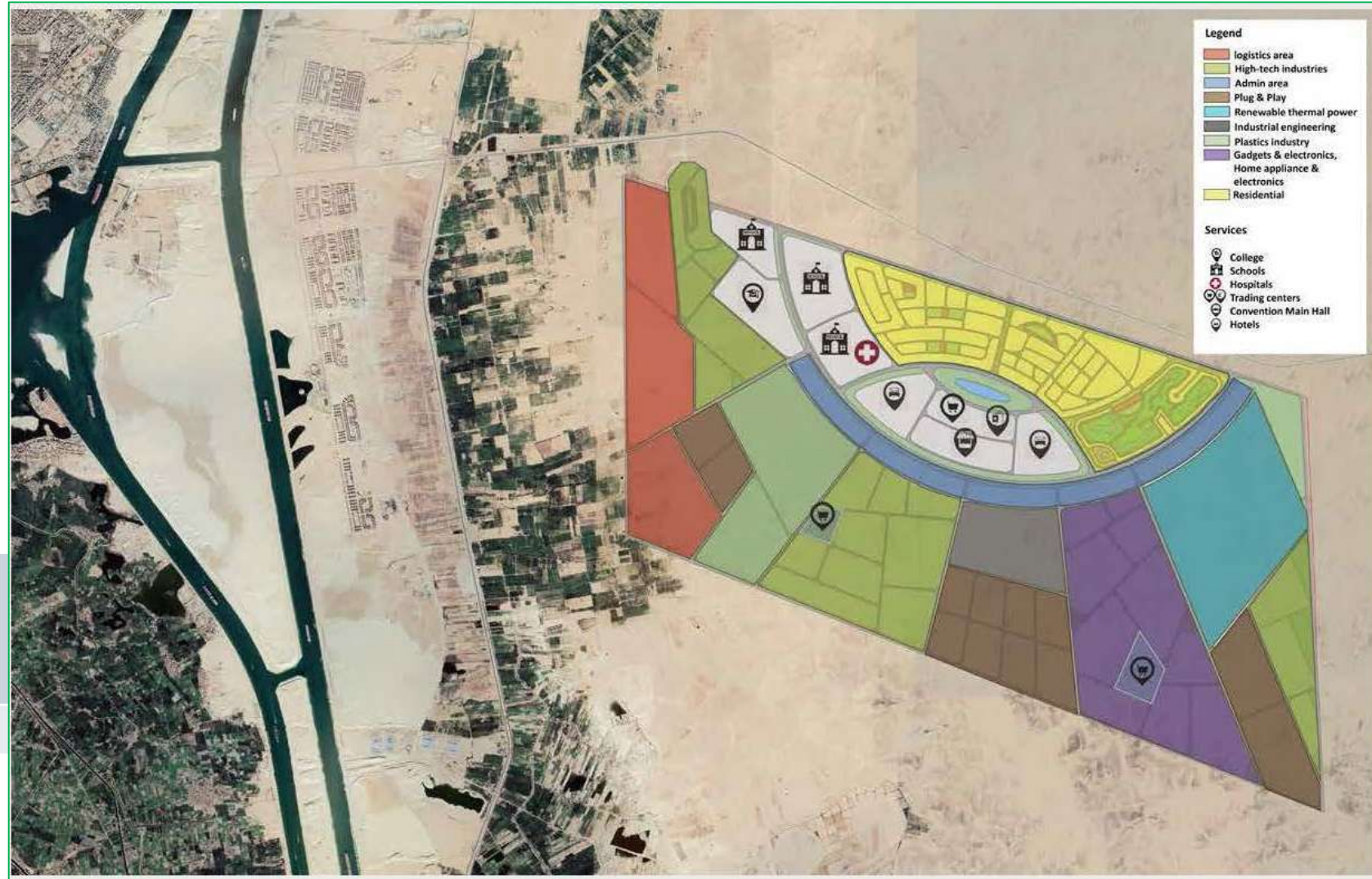




- A new urban society that depends on economic activity resulting from the interaction of investment, education and scientific research based on high-tech industries.
- Total area of 70 km<sup>2</sup> strategically located 7 km away from the Suez Canal, on its East Bank, and 3km from Ismailia new tunnels.

#### The targeted industries:

High Technology Industries	Renewable Energy Integrated Industries	Commercial & Community Uses
Educational & Scientific research institutions		



# 01 SOKHNA PORT

Location	Egypt's main gateway to the GCC, East Africa and Asia. Located at the southern entrance to the Suez Canal On the west coast of the Gulf of Suez.
Port Specifications	<p>Area 23 km<sup>2</sup></p> <p>Port Depth 17 m</p> <p>Turning Circle 650 m diameter</p> <p>Quay Lengths Container 2100 m</p> <p>General Cargo &amp; Dry Bulk 750 m</p> <p>RORO 200 m</p>
Port Utilities	<ul style="list-style-type: none"> <li>▪ Container Terminal total capacity of 2.9mn TEUs.</li> <li>▪ Back Yards total capacity of 3.0 mn tons/annum.</li> <li>▪ Dry Bulk Terminal total capacity of 6.0 mn tons/annum.</li> <li>▪ Ro-Ro</li> <li>▪ Liquid Bulk Terminal capacity of:             <ul style="list-style-type: none"> <li>- 100k m<sup>3</sup> of fuel oil</li> <li>- 150k m<sup>3</sup> of LPG</li> <li>- 80k m<sup>3</sup> of Ammonia</li> </ul> </li> </ul>
Ongoing Development Work	<ul style="list-style-type: none"> <li>▪ Construction of:             <ul style="list-style-type: none"> <li>- 12 km quays with 17 m depth.</li> <li>- Cargo Terminals total area of 5.6 km<sup>2</sup></li> <li>- Logistic areas total area of 5.3 km<sup>2</sup></li> <li>- Main internal road linking the back yards with the port, with a length of 14 km.</li> <li>- 10 km of railways to be connected to (Sokhna/New Alamain Electric Train) under construction.</li> </ul> </li> </ul>





Location	Located at the northern end of the Gulf of Suez, 17 km away from Suez City	
Port Specifications	Area	1.1 km <sup>2</sup>
	Port Depth	9-14 m
	Turning Circle	650 m diameter
	Quay Lengths	1.45 km
Port Utilities	<ul style="list-style-type: none"> <li>General Cargo Terminal.</li> <li>Liquid Bulk/ Dry Bulk Terminal</li> <li>Ro-Ro</li> <li>The Ports receives small containers</li> <li>Receiving all types of Cargos like Dry Bulk, Liquid Bulk, General Cargo and Containers.</li> </ul>	
Port Maximum Capacity	11 million Ton/annum	



# 01 EAST PORT SAID PORT

- Located alongside the Suez Canal, with sheltered deep water facilities capable of accommodating very large vessels
- Integrated with the East Port Said Industrial Area
- EPS Port is well-positioned as a major transshipment hub and gateway port
- An autonomous navigational channel of 5 miles enables fast and smooth access to & from the Mediterranean Sea separates from the northern entrance of Suez Canal
- The EPS port encompasses a major container terminal operated by AP-Moller with Maersk lines since 2004
- Other projects under contracting include (general cargo terminal, RO/RO terminal, dry-bulk terminal and a second container terminal)
- Recent expansion added quay lengths of 5 km of new Q-walls reaching 7.4 km in total with a basin of 550 m in width & 18.5 m of draft
- The port's layout allows for accommodating a modern port reception facility (PRF) in compliance with MARPOL annex 1





# 01 WEST PORTSAID PORT

- West PortSaid Port is situated at the Northern entrance of the Suez Canal at the crossroad of the main world sea trade route between the East and West via the Suez Canal
- A cosmopolitan trading hub occupying 2 km<sup>2</sup> with 4 km of berths and depths ranging from 10 to 16 m
- Total annual capacity of 13 mn tons and with a maximum capacity of 900,00 TEU/annum
- The Port's throughput is the multi-purpose cargo with average handling exceeding 8.7 mn tons/annum

## The port contents:

- Container, general cargo & RORO terminals, in addition to ship services and petroleum services facilities
- A Cruise terminal with 3 berths totaling 400 m in length and 10 m of depth. The terminal is well-furnished with fully equipped reception halls.
- Facility for berthing yachts





# 01 AL-ARISH PORT

- Located at the Mediterranean Sea, at the northern east coast of Sinai
- 150 km from East PortSaid Port
- Used for handling dry-bulk, general cargo as well as fishing
- Total area of 65,000 m<sup>2</sup> and quay wall total length of 369 m, the handling for General Cargo 1.2 mn tons/annum
- The Port is currently undergoing a major development plan with total area of 1.56 km<sup>2</sup> and quay wall total length of 5,600 m and alongside depth is 14 m



# 01 AL-TOR PORT

- Al-Tor port is located on the Red Sea at the eastern coast of the Gulf of Suez Gulf (about 280 km southwards Suez City), land area 100,000 m<sup>2</sup>, with sheltered yard 5,600 m<sup>2</sup>
- Services are confined between general cargo & maritime services, the quay wall length is 75 m capacity for 380,000 tons/annum



## 0% Custom Tax

- 0% Custom exemption on all project components imported from abroad (establishments, construction, operation) under the condition of exporting the final products
- In case of export to local market: custom tax will be paid on the imported components only

## 0% Value Added Tax

- 0% VAT applied inside SCZONE, either import from Local market or from abroad to SCZ, on all procurements required for manufacturing, production, operation (raw materials, components, spare parts, etc.)
- 14% VAT is applied on export products from SCZONE to the local market

## Corporate Tax (incentives for 7 Years)

- Discount for Corporate Tax (net profit) equivalent to 50% of project investment costs
- Discount shall be attributed maximum to 80% from the paid-up capital

# 01 INDIRECT INCENTIVES

LABOR-INTENSIVE  
INDUSTRIES



HIGH-TECHNOLOGY  
INDUSTRIES

**SCZONE CONTRIBUTES TO:**

**Utilities Cost**

**Manpower Training**

**Facilitating the Payment of Usufruct Fees**



## POWER

- 7 Power Sub-Stations
- 13 Power Distributors

## WATER SUPPLY

- 2 Sea Water Desalination Plants
- Water Lift Plant & Storage

## WATER TREATMENT

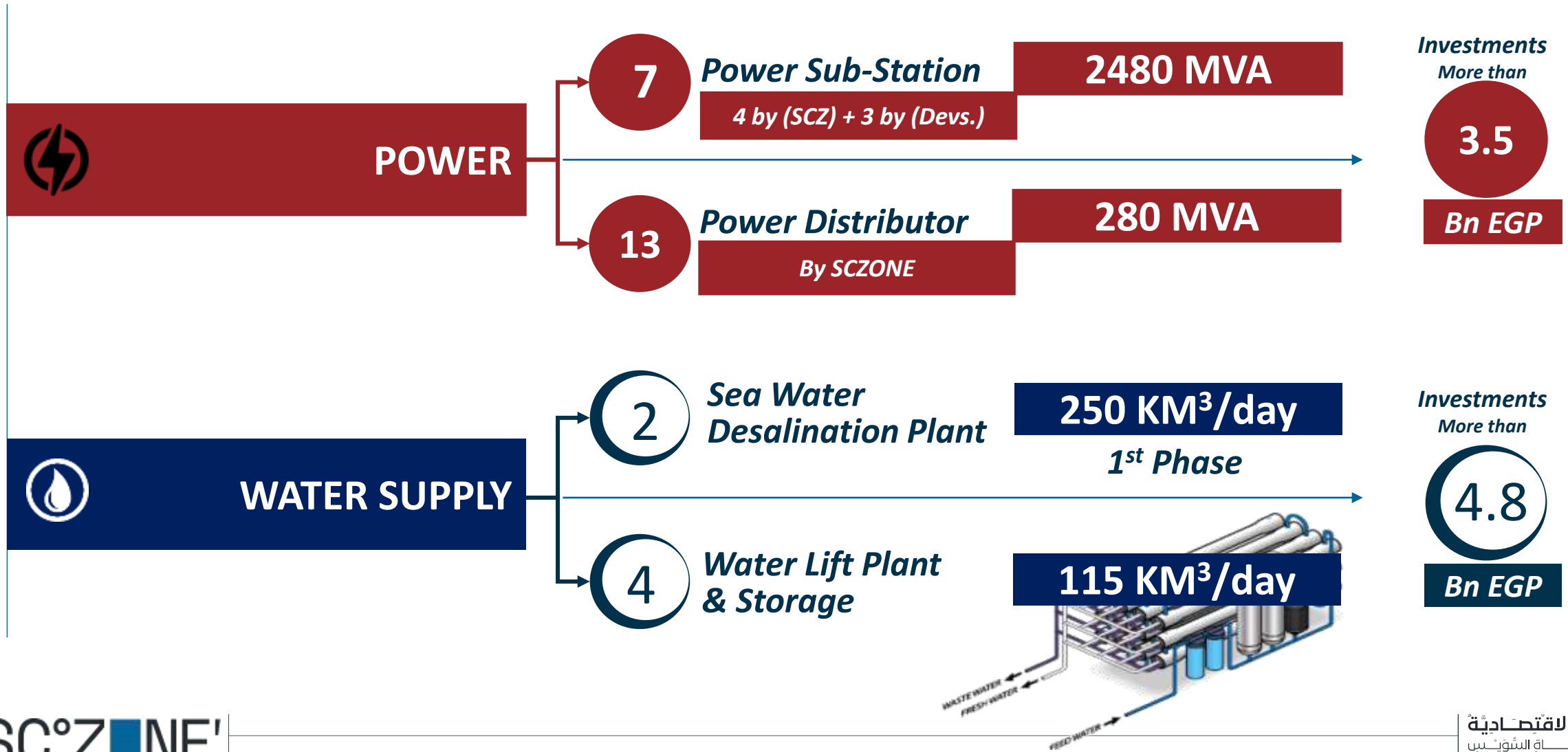
- 2 Treatment Plants + Pipeline
- 6 Sewage Treatment Compact Units

## Communication

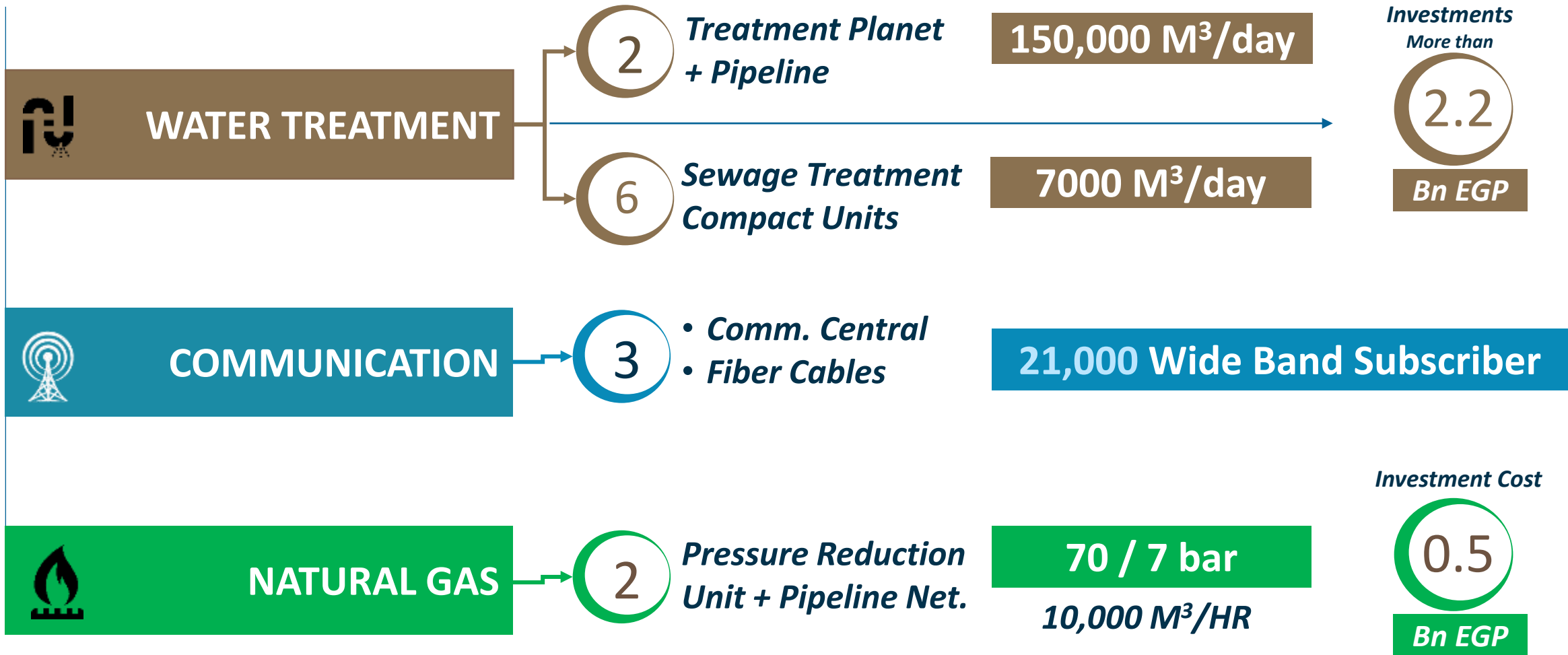
- 3 Communication Central + Fiber Optics Cables

## NATURAL GAS

- Pressure Reduction Unit + Pipeline Net



# 01 UTILITIES & INFRASTRUCTURE



## 02 SCZONE STRATEGY & OBJECTIVES (1-2)

With a strategic objective to dynamically contribute to Egypt's growth rate, while also foster SCZONE's position as an international Investment hub and an export platform with a distinctive access to Africa, SCZONE adopted its 2020-2025 strategy

**Create investment opportunities in industrial and maritime sectors**

**Localize targeted industries to substitute imports**

**Adopt industrial clusters policy**

**Apply a World-Class infrastructure**

**Capitalize on SCZONE's role as a global logistics hub amid international supply chains**



## 02 SCZONE STRATEGY & OBJECTIVES (2-2)

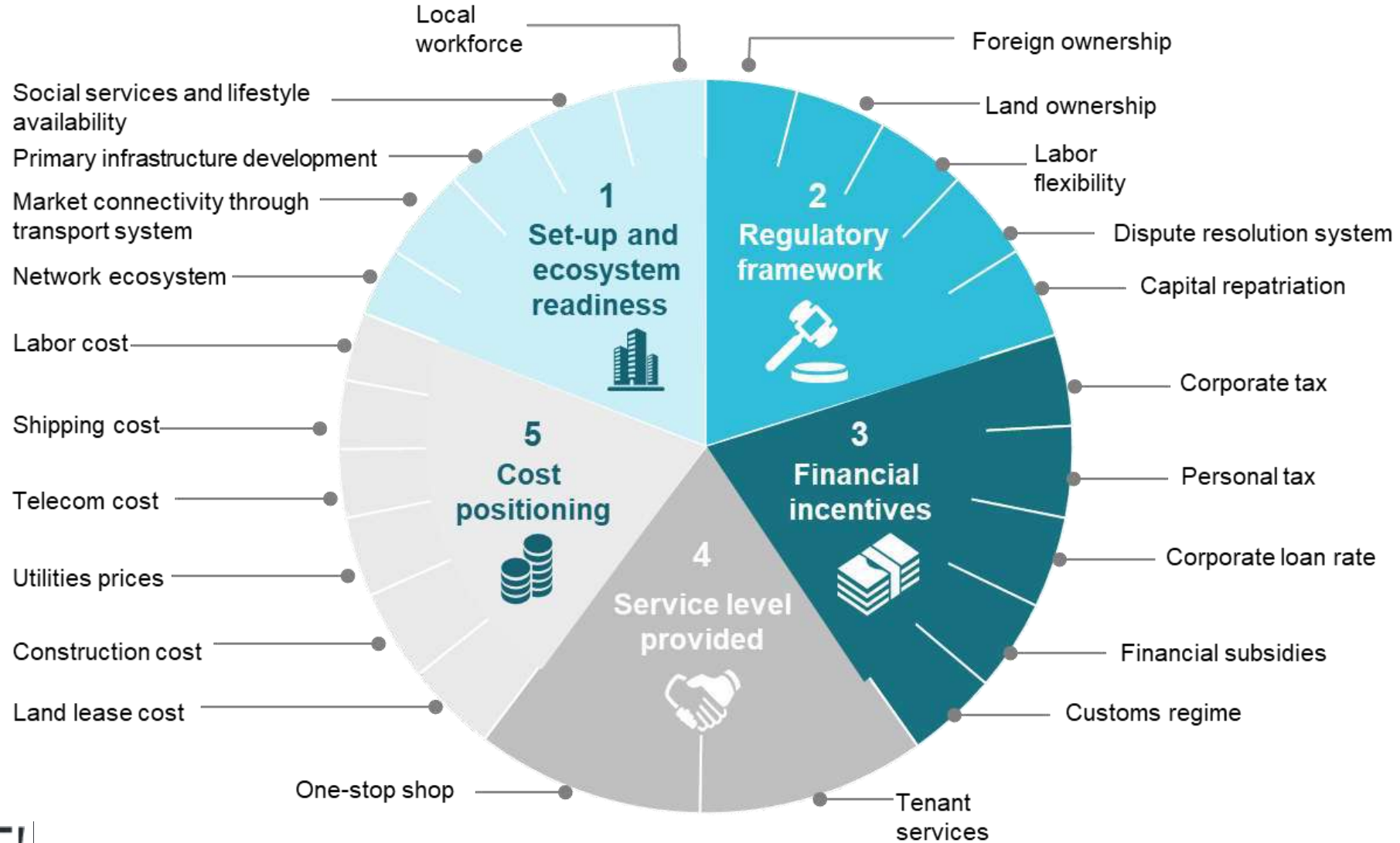
Target investments and attract international shipping lines to the ports

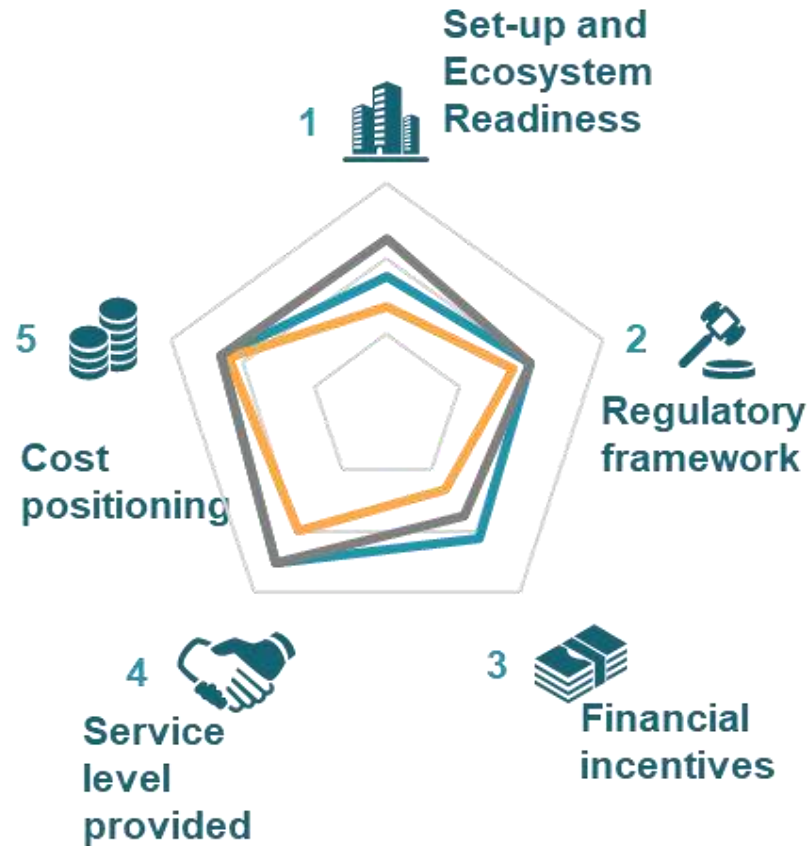
Introduce an effective mechanism for maritime services and bunkering facilities

Develop platforms for small and medium enterprises

Establish financial, commercial and services centers

Launch a new business identity and organizational reforms





Current

### Short Term

- Significant focus on financial incentives, specifically for targeted sectors
- Accelerate implementation of initiatives to strengthen regulatory framework and service levels

### Long Term

- Focus on increased ecosystem readiness
- Financial incentives to be reduced after 4 other dimensions become strong enough to attract tenants on their own

## 02 ACTUAL INVESTMENT PROVISION MEASURES

- Amendment of the Executive Regulations for the Economic Zones Law issued on January 6, 2021
- Issuance of SCZONE's Customs Guide in 2020
- Issuance of SCZONE's Procurement and Contracts Regulations in 2020
- Standardization of Usufruct and Concession Agreements
- Finalization of the Import and Export Regulations to and from SCZONE



Bunkering

Casting

Building  
Materials

Data Centers

Logistics

Agribusiness

Solar Cells

Rolling Stock

Textile

Pharmaceutical

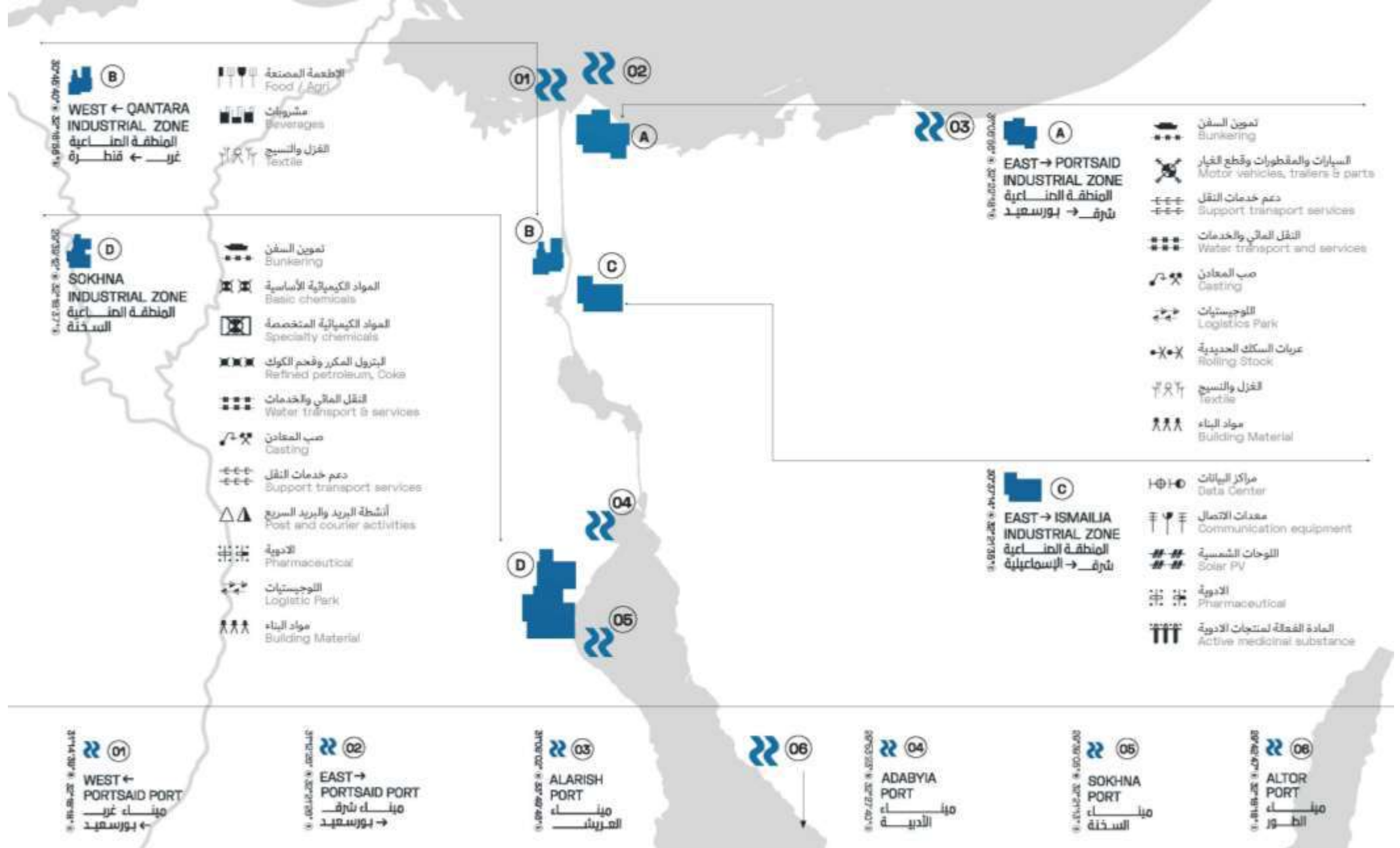
Pharmaceuticals  
(Active Substance)

Tires

Petrochemicals

Electric Batteries

# INDUSTRIAL CLUSTERS DISTRIBUTION



THANK YOU