

THE INDUSTRIAL
CITY
OF EGYPT

طَرِبُول
TARBOL

SMART
GREEN
LIVABLE



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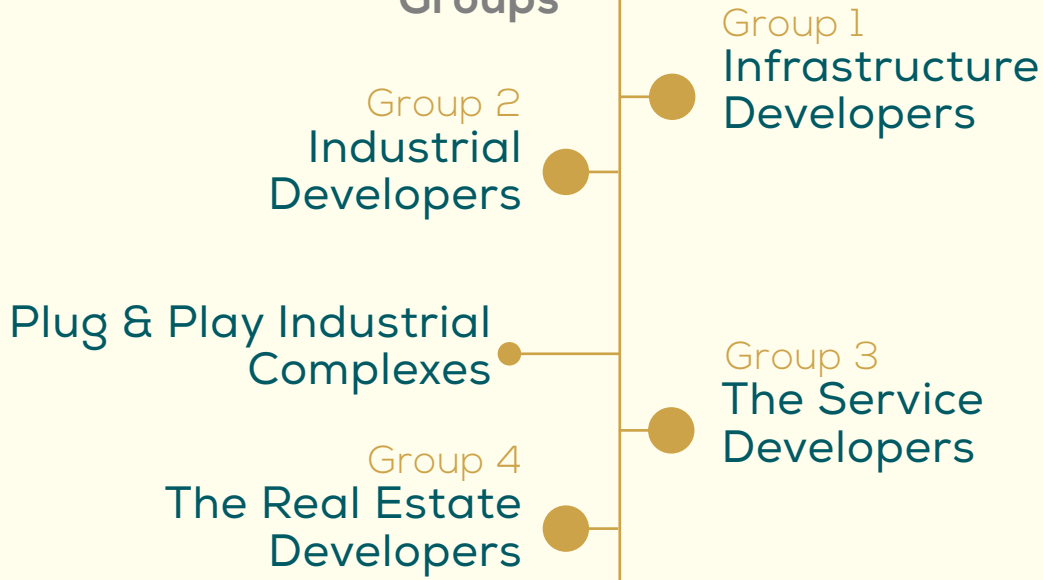
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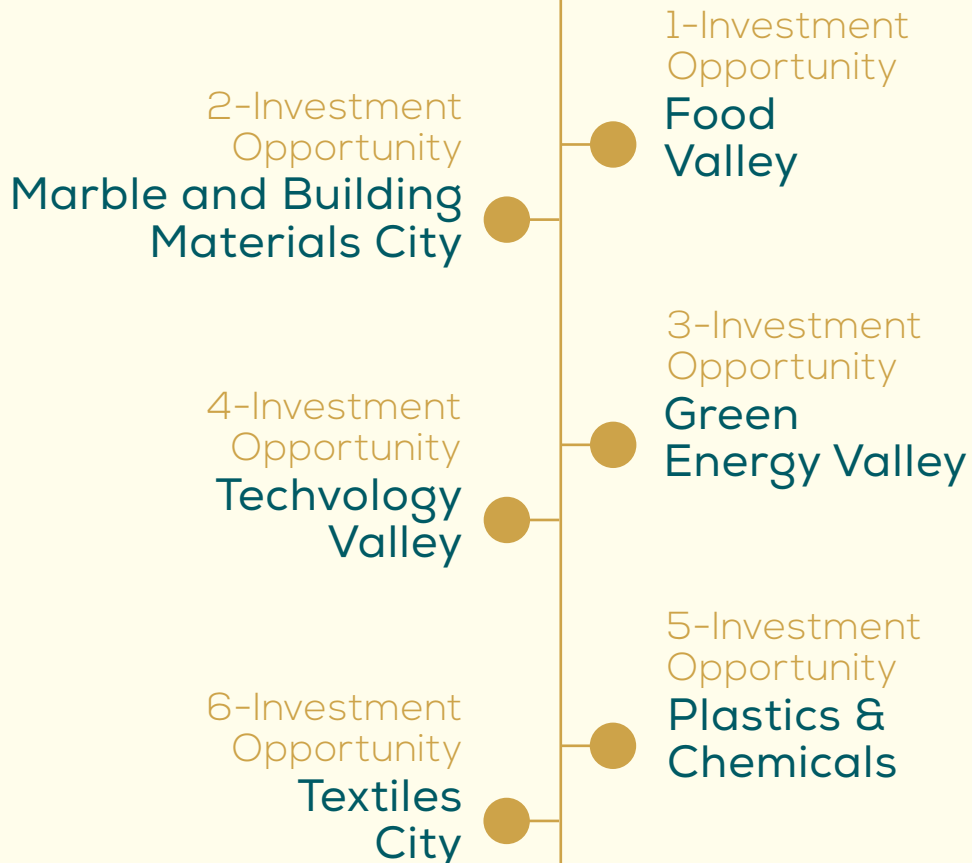
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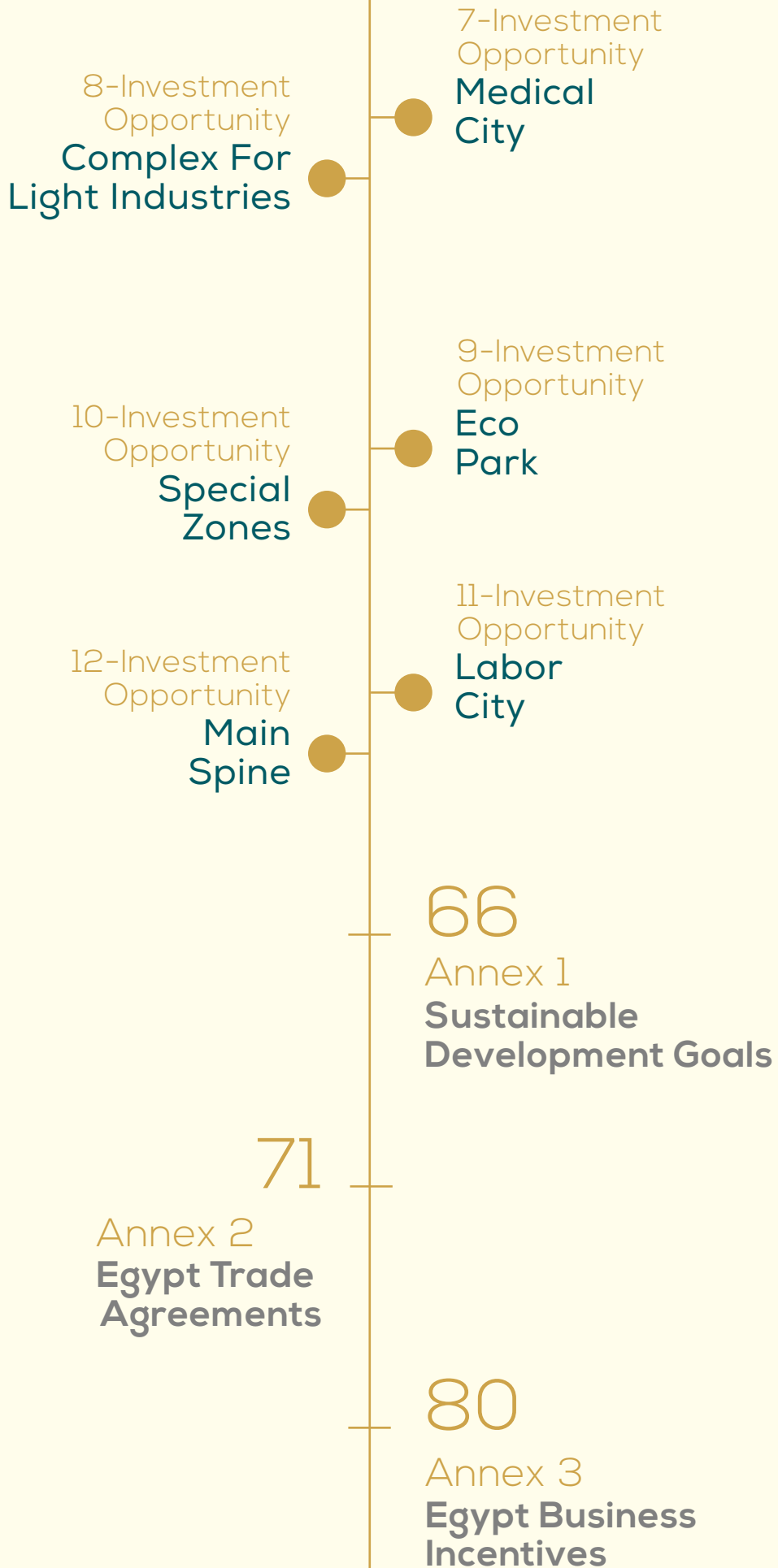
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Tarboul Investment Opportunities





طَرَبُؤْل TARBOL

Tarboul occupies a space of 109 million m² and serves the purpose of sustainable production in a multi-core industrial city that combines an unprecedented mix of industrial activities, modern services, logistics facilities, administrative buildings, commercial outlets, workforce housing and social services.

” Message From The Chairman

Mr. Sherif Hamouda
The Chairman



In a challenging business environment our choice as a team is to cater for the future with new ideas and innovative endeavors. In this context, we as GV Group are proud to announce our iconic project Tarboul the Green, Smart, and Livable Industrial City. Covering an area of 109 million m² at the gate to Upper Egypt, close to Cairo and well-connected to Egypt's main economic centers and sea ports.

We strived to develop Tarboul with a clear vision to create a multi-core development destination in line with the requirements of Industry 4.0 and the global guidelines for inclusive development, sustainability and human welfare. The balanced masterplan of Tarboul combines modern manufacturing with integrated business & financial services, logistics services, office buildings, commercial outlets, residential and social services.

With its innovative business model, Tarboul acts as a Dynamic Investment Hub, attracting serious investors across disciplines to reside and operate in smooth complementarity.

That said, we welcome you as a potential success partner in Tarboul, your destination for lucrative investment and multiple opportunities.

Sherif Hamouda

كتربول
TARBOUL

TARBOUL'S AREA

109 Million_{m2}



Green City



Smart City



Livable City

Location

Tarboul City

Tarboul is located in the heart of Egypt's trade routes and transportation networks, connecting to Egypt's main economic centers and sea ports.



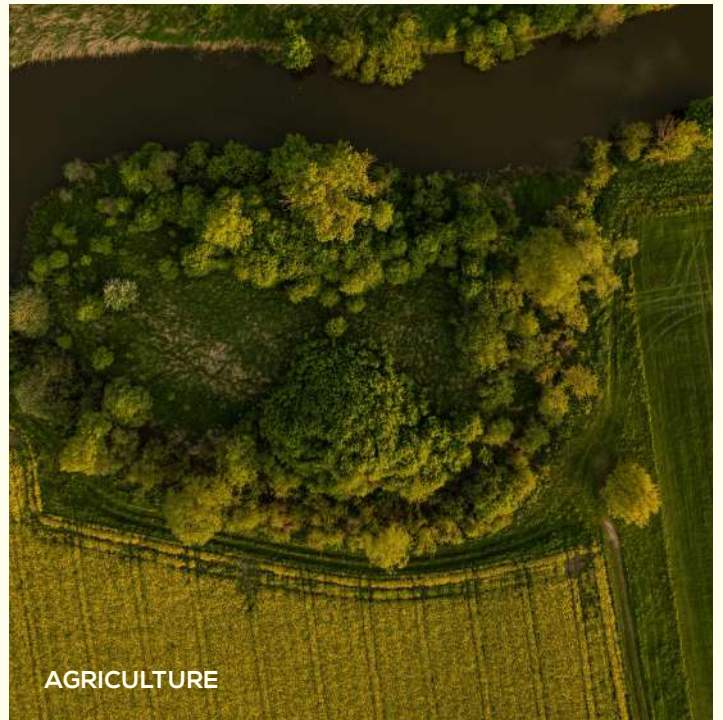
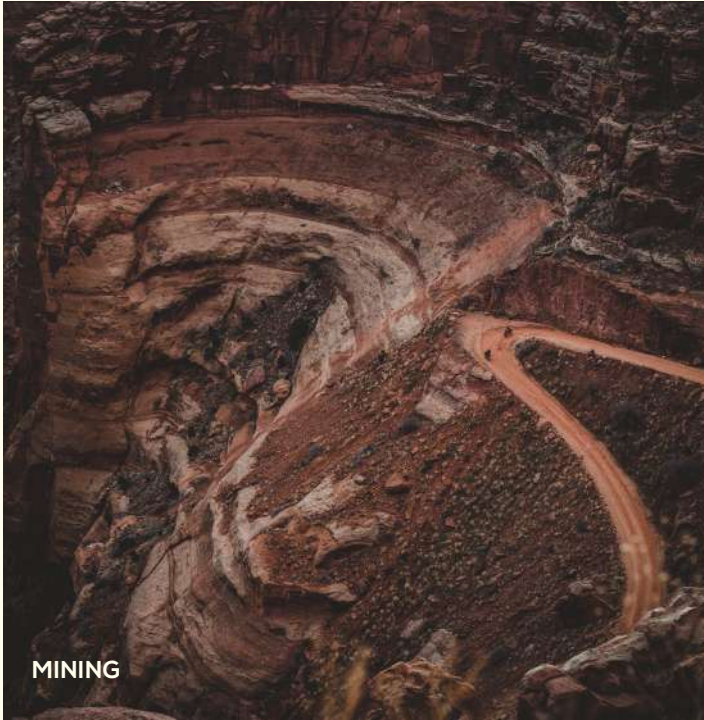


INVEST IN EGYPT

Invest In Egypt

Overview

Egypt is a large market with abundant natural resources and a strategic geographical location. Egypt's gross domestic product (GDP) is diversified, comprising a mix of economic activities including agriculture, manufacturing, mining, construction and tourism.



Invest In Egypt Overview

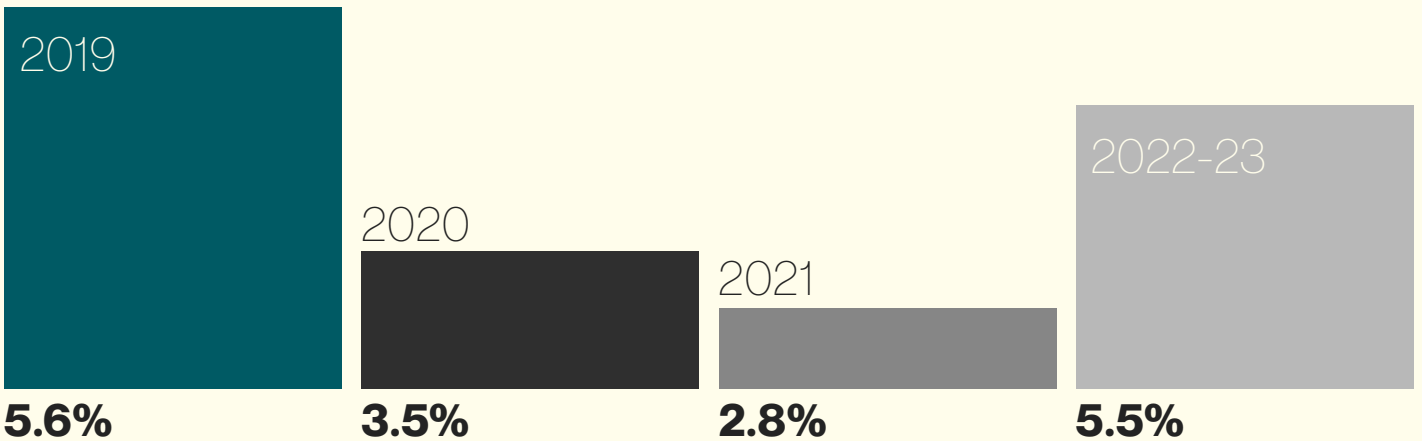
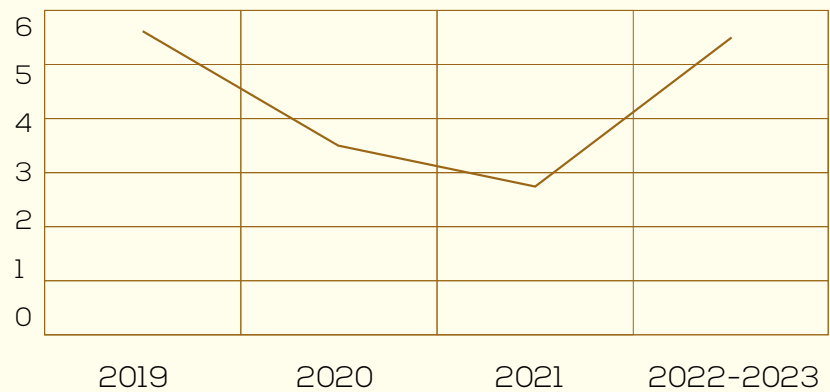
Egypt Is Making Growth in GDP

▼
The Egyptian economy has been in a constant state of recovery and notable improvements in investors' confidence since 2015. However, notwithstanding the adverse effect of COVID-19 where the growth rate of Egypt's GDP had fallen from 5.6% in 2019 to 3.5% in 2020 and further to 2.8% in 2021, independent reports show noticed recovery to 5.5% in 2022-2023 supported mainly by new gas discoveries in the Mediterranean, increased non-oil exports, improved trade logistics, and the advancement in the agriculture, real estate and ICT sectors (ICT alone drives over 60% of this growth).

EGYPT'S GROSS DOMESTIC PRODUCT

DURING
2019 - 2023

Egypt GDP 2019 - 2023



Invest In Egypt

The Golden Opportunity For Investment

President **ABD AL FATTAH AL SISI** has announced the national strategy to encourage modern industrialization and knowledge-based production as the locomotive for job creation, increased exports, regional growth and inclusive development. At the core of this strategy comes the development of Industrial Zones, Industrial Clusters and Industrial Complexes to increase access to industrial lands and production facilities.



Invest In Egypt

The Government of Egypt (GoE) has put industrialization at the core of its economic agenda and took a series of actions/decisions to achieve a paradigm shift in Egypt's industrial position.

01

Egypt's calls for FDI have been revived as a key to gaining access to advanced technologies and knowledge in manufacturing.

02

Comprehensive reforms have been introduced to improve Egypt's macro-economics and capital markets including floatation of the local currency, reforming the subsidy schemes in energy & fuels, improving the VAT system, broadening the tax base, implementing various laws related to investment, bankruptcy and capital markets.

04

Massive investment has been undertaken to improve the utility infrastructure and energy security.

03

Aggressive reforms have been introduced to improve the business climate and simplify the official procedures to start a business, industrial licensing and land allocation.

05

Construction in mega projects is underway to secure higher quality trade and transport-related infrastructure including new roads, ports and railroads .



Several PPP projects have been commissioned to connect seaports and the main economic centers through an integrated network of Dry Ports, improving the country's Logistics Performance Index (LPI) to surpass benchmark countries such as Morocco, Tunisia and Indonesia.

Egypt has embarked on developing the SOKNA- ALAMEIN 'intermodal transport corridor' that links the inland cargo movement to the EU markets via sea. The route comprises roads, railways, and inland waterways connecting the Grand Port of Alexandria to the ports Genova, and Koper as well as cargo traffic coming from Asia, in particular China, destined for the European and Maghreb markets.



EGYPT VISION 2030



طريق
TARBOL

Egypt's Vision 2030 focuses on improving Egyptian citizens' quality of life and standards of living by emphasizing the consolidation of the principles of justice, social integration and participation of all people in political and social life. This comes in tandem with achieving higher economic growth and implementation of inclusive development endeavors with the context of a sustainable economy.

Invest In Egypt Forward

As a new model of collaboration between the Government of Egypt and the private sector, **CHC General Authority for Construction & Housing Cooperative** (as the Land Owner) and **GV Group** (as the Master Developer) have embarked on developing Tarboul as Egypt's new generation of industrial cities. The aim is to upgrade the landscape of living the business of manufacturing through building modern infrastructure, fostering innovation, observing the requirements of sustainability, improving the process of doing business, integrating in global business networks, creating economic spillovers and striving to generate new economic value from untapped niche.



GV Group is proud to be the **MASTER DEVELOPER** of Tarboul City, holding the exclusive rights to operate and is responsible for the following :

01

Business Plan

Creating the project's development vision, product mix, business model, investment portfolio, financial models, business development strategy, sales plan, marketing strategy and communication plan.

02

Master Developer

Developing the project's master plan, structural plan, phasing structure, and guidelines for urban design & densities, landscape, infrastructure specifications and service quality.

03

Marketing and Selling

Marketing for/and selling the project's lands on behalf of the landlord 'Construction and Housing Cooperative' of the Ministry of Housing.

04

Tarboul Management Company

Creating Tarboul 'management company' to safeguard the well-being of all the investments and investors throughout the project's lifetime.

Mission



We develop a green, smart, and livable industrial city in the heart of Egypt's trade routes network, equipped with advanced infrastructure and a sustainable ecosystem in line with the requirements of the 4th Industrial Revolution and the objectives of inclusive development and human welfare.

Vision



To promote sustainable development, foster the knowledge industry, create decent jobs and activate the local economy.



INVEST IN TARBOUL

ONE STOP -SHOP

Tarboul's Competitive Advantages

All the tenants of Tarboul shall be served via a 'One Stop Shop' managed by Tarboul Management Company. The aim is to provide efficient Customer Relationship Management (CRM) operations and seamless investor relationship services including issuing of permits and licensing.



ONE STOP-SHOP



FACTORY



WAREHOUSE



DRY PORT & LOGISTICS



OFFICE



OUTLET



HOME



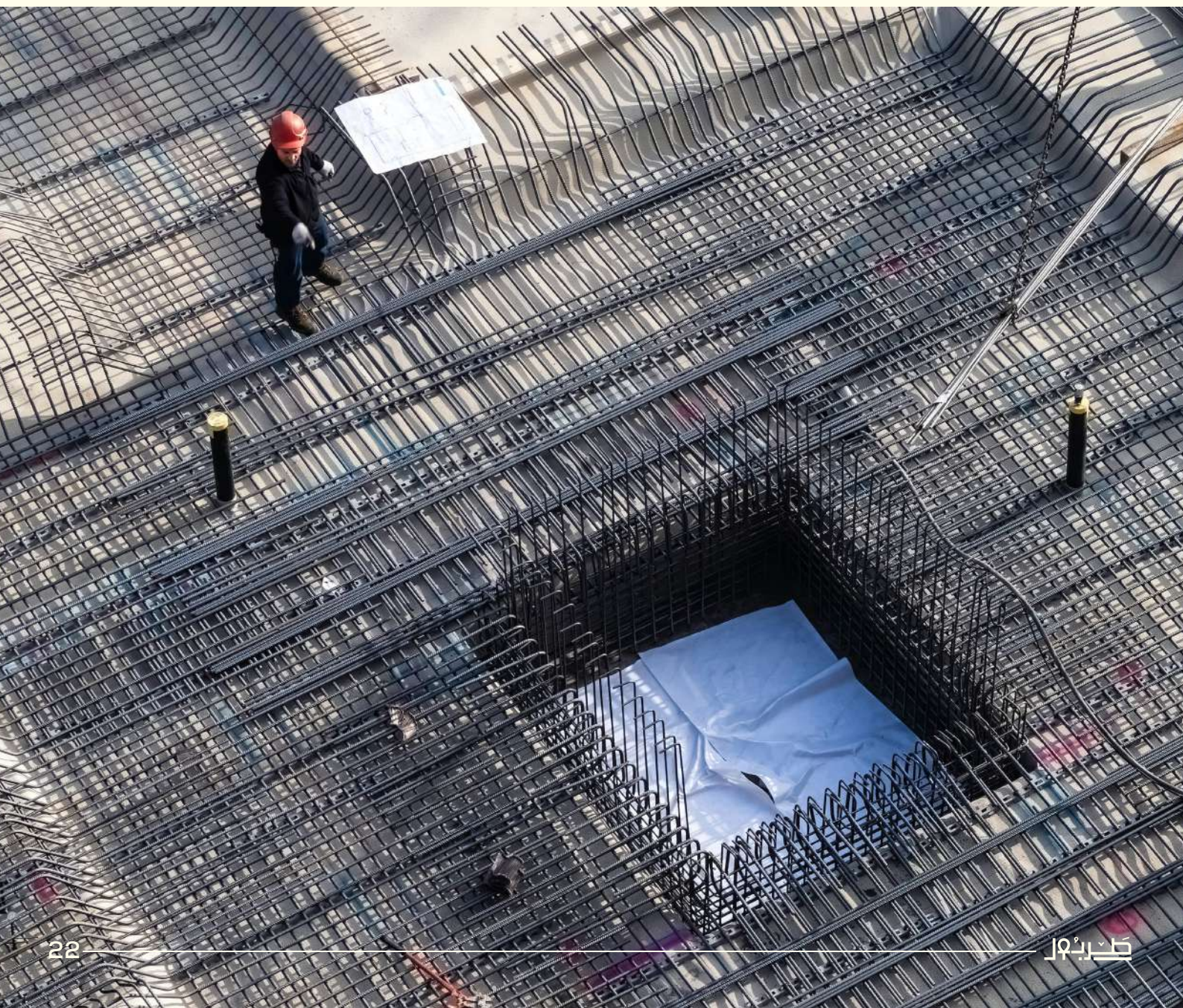
Invest In Tarboul

Strategic Location

5 km	River Nile	10 minutes
44 km	Regional Ring Road	25 minutes
77 km	6th October	60 minutes
83 km	New Capital	75 minutes
109 km	Ain El Sokhna Port	90 minutes
160 km	Red Sea	120 minutes

State of art infrastructure.

We partner with **1st** tier developers to create world-class infrastructure and cater to Tarboul needs in fully conforming to the international standards and best practices.





Large labour reservoir

Tarboul has excellent access to major labor agglomerates and is equipped with a spectrum of vocational training and skills development centers to ensure the best-matching workforce to each job requirements.

Tarboul's world-class commercial spaces are hosted & nestled along accessible and visible roads to ultimately combine astute locations with modern architecture and functionality.

WORLD-CLASS COMMERCIAL SPACES

Integrated Services

Everything your business needs is available



In addition to the following:

- Integrating industrial parks, business parks, Free Zone and Dry Port to facilitate export and import activities
- Capitalizing on the synergies to host various value-added, technology-intensive, export-oriented and labor-intensive industries in addition to cultural and creative industries
- Creating innovative surroundings to develop the world-class Food Valley, Marble City, Textile City, Healthcare Hub, ECO-Park recycling hub, value-added manufacturing hubs and logistics hub
- Deploying an arterial cord to the city to function as the Main Spine that hosts all the life-supporting features including all the residential, commercial, educational and social needs for a livable urban community

GREEN INDUSTRIAL DEVELOPMENT

Through making the best possible investments in renewable resources, the city aspires to meet human needs and promote social and economic growth without endangering the environment or natural resources. This is done by reducing waste generation and increasing reuse and recycling. Additionally, this increases energy efficiency, which results in the preservation of natural resources and a decrease in greenhouse gas emissions.

Green production is a main consideration for our operations management, which reduces pollution, resource depletion, ecosystem services and the distributional consequences of natural capital loss. Tarboul focuses on cleaner production as a preventive before they occur. This is done by continuously implementing the right strategies in manufacturing, regulations, accreditation systems and service operations to increase efficiency and lower risks to both human and environmental health.

One of the main results of such a strategy is to promote the idea of a green city and green economy. A green economy is one that results in "improved human well-being and social equity, while significantly reducing environmental risks and ecological scarcities" (UNEP, 2010).

In its simplest form, a green economy is low-carbon emissions, resource-efficient and socially inclusive. Its growth in income and employment is driven by public and private investments that reduce carbon emissions and pollution, enhance energy, resource efficiency and prevent the loss of biodiversity and ecosystem services, all of which are general issues that are actively affecting the current Egyptian economy and society.

To move towards a green economy we need to enable economic growth and investment while increasing environmental quality and social inclusiveness. **Tarboul** is working to create the conditions for public and private investments to incorporate broader environmental and social criteria (See ANNEX1).

Urban infrastructure



10 million^{m2}

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TARBOUL

Tarboul's Main Spine (10 million m²) includes green walk, Silicon Valley, Business district, retail centers, residential compounds, industrial outlets and malls. Therefore, every part aims to improve sustainability and production to ensure provisions for housing.

Investment incentives

Tarboul is eligible for all of Egypt's international trade agreements (See ANNEX 2). The Egyptian Government - in addition - is providing more facilities and incentives for Tarboul City (See ANNEX 3).





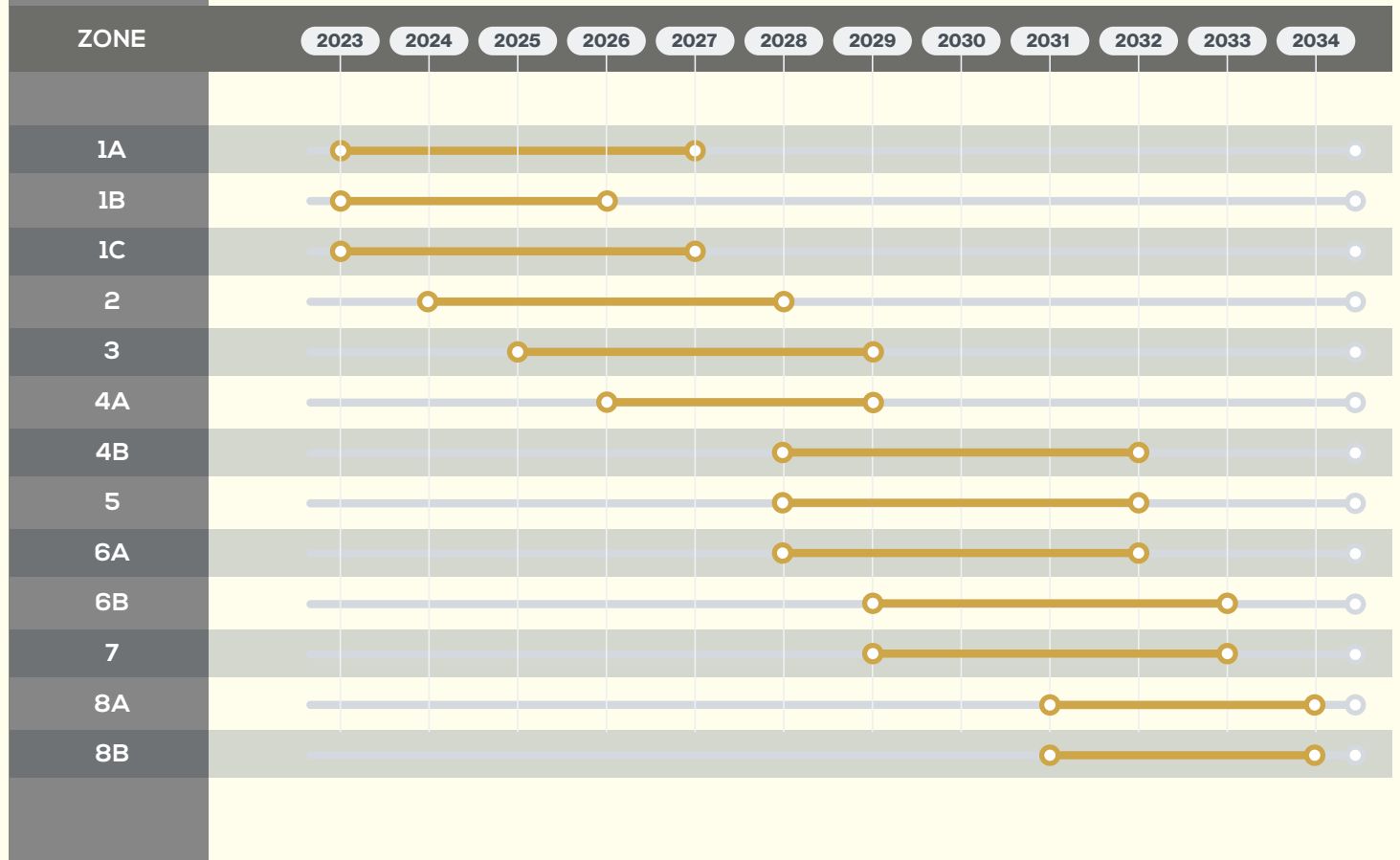
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TARBOUL

PHASING
STRUCTURE

TARBOL PHASING STRUCTURE



Development Schedule



Infrastructure Make-up

PLASTIC & CHEMICALS CITY	%	PLOT AREAS					
		40,000 M2	20,000 M2	10,000 M2	5,000 M2	1,000 M2	500 M2
Engineering Hub	18.67%	40	40	120	160	1000	1200
Food Valley	18.67%	30	40	80	480	600	400
Value-added Hub	7.93%	15	20	40	120	400	300
Light Industrial Hub	7.90%	8	16	32	136	600	600
Textiles & RMG Hub	6.16%	8	8	20	40	800	600
Medical Hub	1.34%	4	4	8	16	20	20
Plastics City	15.18%	25	30	150	160	480	1000
Marble City	15.20%	20	40	40	144	700	1000
Building Materials Hub	7.16%	20	20	20	40	400	600
Creative Hub	0.12%	n/a					
Dry Port	4.67%	n/a					
Total	100.00%	170	218	510	1,296	5,000	5,720

INVESTMENT GROUPS

The investment profile of Tarboul extends to include multiple opportunities including Infrastructure, Industrial Parks, Food Valley, Green Energy Valley, Technology Valley, Marble & Building Materials City, Plastics & Chemicals City, ECO Park for recycling, Textiles City, Medical City, Complex of Light Industries, Plug & Play Complexes for Small Industrial Enterprises, Dry Port, Free Zone, Business Districts & Commercial Centers and Residential & Housing Complexes.

Investment Groups

The Investment Groups of Tarboul reflects the desire to develop the project as Integrated Investment Hub, attracting investors across different disciplines to reside operate in smooth complementarity and collaboration. Within this model, Tarboul offers a series of lucrative and bankable investment opportunities at multiple levels directed to four groups:

Investment Group 1

Infrastructure developers

Investment Group 2

Industrial developers

Investment Group 3

Service developers

Investment Group 4

Real estate developers



Infrastructure Developers

POWER DESIGNED CAPACITY
2,271.6 MVA

GAS DESIGNED CAPACITY
100,000 SCM/H

WATER DEMAND BEFORE RECYCLING
Industrial Water 403,971 CMD
Unility Water 40,986 CMD

RECYCLED WATER DEMAND
Industrial Water 317,618 CMD
Sewage Water 20,000 CMD

SOURCING (GENERATION)

Renewable (PV, Wind, Green H2)
Gas to Power Generation
CHP (Steam, Chilled Water, Hot Water, Hot Air, etc.)
District Cooling

Surface Water Desalination RO
Sewage Treatment STP
Industrial Wastewater IWWP

CNG
LNG

NETWORK (DISTRIBUTION)

Substation (EHV/HV/MV)
Grid Integration (EEC/SCDC)
Electical Network

Communication Network

Nile Intake
Water Network
Sewage Network
Industrial Wastewater Network

Gas Grid Integration
Gas Distribution Network

Tarboul will be supplied by Sustainable Sourcing Mix, with over 70% clean energy from renewable sources, waste-to-energy technologies, energy-saving desalination technologies and water-recycling technologies. That said, infrastructure investors are welcome to grab the available investment opportunities in the sourcing mix in Tarboul on BOT contracts basis. The output of the sourcing facilities will be injected upstream in the infrastructure networks of Tarboul at a certain sales tariff structure. The payback revenue streams for investment in the sourcing mix are generated from the difference between the upstream sales tariffs less the sovereign tariffs.

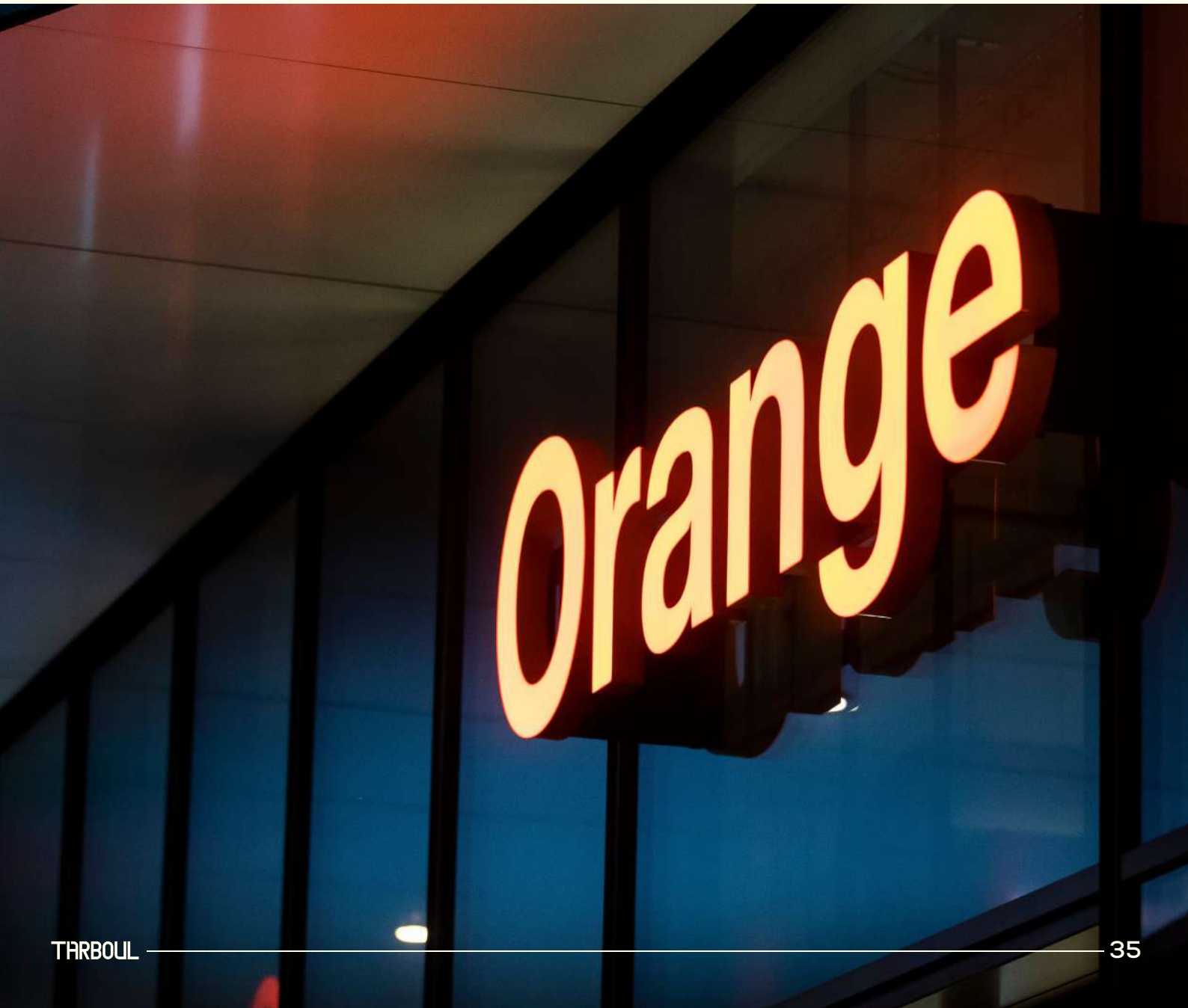
Infrastructure

Success Partners



Tarboul by orange™

On the ICT front, all the smart services, telecommunication services and IOT in Tarboul will be powered by Orange Egypt, a subsidiary of Orange S.A., the French multinational telecommunications corporation (Telecom France S.A.). As per the agreement with GV Group, Orange Egypt will invest in all the passive and also provide active components of the ICT sphere and pay back their investments by selling the services to the tenants in Tarboul. Orange Egypt is the oldest mobile network operator in Egypt.



Infrastructure

Success Partners



Tarboul Infra

On the level of the utility infrastructure, GV Investments has partnered with TAQA Arabia through a Joint Venture Company (Tarboul Infra) to invest and undertake the required infrastructure networks and pay-back their investments from selling the utility services to the tenants in Tarboul. All the networks in Tarboul are equipped with smart systems to optimize consumption and increase resource efficiency.



The JV operation falls under 4 main platforms:

- Power generation
- Water supply and wastewater treatment
- Natural gas
- Road network and Landscape

TAQA Arabia is one of Egypt's leading energy and utility provider, serving more than 1.7 Million customers with their daily energy needs. TAQA Arabia invests, installs, constructs and operates energy infrastructure including gas transmission & distribution, conventional and renewable Power generation & distribution, marketing oil products and lubricants throughout several fuel stations across the country as well as water treatment and desalination services for a wide range of clients.



Industrial Developers

Investors under this category are industrial developers interested in developing a certain zone as an industrial park and selling the lands and the services directly to their tenants.

The CAPEX includes the cost of land, the civil works, the cost of procurement and installation of the internal utilities and road network.

The revenue streams are generated from the following:

- 01 Price of additional services offered to the tenants such as Municipal Solid Waste (MSW) collection, security and others
- 02 Management fees collected from individual tenants
- 03 Price of land plots sold to individual tenants



Industrial Developers

PLUG & PLAY INDUSTRIAL COMPLEXES

Investors under this category are the developers who are interested in building typical industrial complexes and selling the ready-made units to SMEs, fully supplied with the needed utilities as plug & play factories, and providing the end users with business support, logistics-support and legal advisory services.

The aim is to create an integrated ecosystem to support SMEs growing in Tarboul, increasing exports and filling the gaps in the industrial value chains by linking the output of the industrial complexes to the big industries, stimulating business connections in/and outside of Tarboul. In this context, GV Group has concluded special arrangements with multiple banks and financial institutions to secure low-cost access to credit to end users. Such arrangements would allow the developers to sell their ready-made units to end users with attractive payment schemes at the minimum cost of finance.

The CAPEX includes the cost of land, the civil and construction costs.

The revenue streams are generated from the following:

01

Price of the ready-made units sold to individual tenants

02

Management fees collected from individual tenants

03

Price of additional services offered to the tenants, such as Municipal Solid Waste (MSW) collection, security and others



THE SERVICE DEVELOPERS

Investors under this category are those interested in developing service centers to cover the needs of Tarboul tenants and activities. The spectrum of services includes classical logistics parks, QA/QC centers, R&D, business support centers, training centers, recreational centers, as well as healthcare and social support centers. The CAPEX includes the cost of land, the civil and construction works. The revenue streams are generated from the price of services.



Tarboul is the first City in the World with its sustainability issues certified globally from Design to Operation

Service

Success Partners



Eurocert (European Company Inspection & Certification)
Near East Services

In Tarboul City sustainability is an absolute strategic target. To achieve this, sustainability issues will be globally incorporated in all phases of the project. From the design to the operation with specific requirements for each Developer. Following the state of the art of technical and scientific know-how for sustainability at an international level, a very coherent plan has been developed, describing the International Standards and Regulations to be applied in all phases. This plan precises that all materials, processes, procedures and works critical for sustainability will be inspected and certified properly. In order to manage this very important issue of Certification, GV Investments collaborated with the Partnership of EUROCERT and NES for a Special Purpose Vehicle 'SPV'.

EUROCERT is an International Certification and Inspection Body, operating in more than 40 countries, with a high level of experience and recognition. NES is the most reputable Certification and Inspection Body based in Egypt, with highly competent personnel.

Service

Success Partners

Voltere
by @egis

@egis

GV investments has embarked on a very important partnership with EGIS where the mandate is for EGIS to represent and market Tarboul project globally, we target to capture jointly prospective global anchor tenants and multiple green bond funds that are in line with sustainable investments which Tarboul offers and pivots around, we are also in the meantime setting up consortium agreements with EGIS and its affiliates to collaborate on multiple levels such as Voltere and other specialized companies in the EGIS portfolio.





Service

Success Partners



GV Investments setup a strategic three-party agreement with GIG Egypt and Lockton international reinsurance Broker, the agreement states that GIG Egypt will cover all insurance requirements of Tarboul and to support the city investors with the necessary services that provide integrated insurance solutions from design inception to execution, Lockton - on the other hand - will also be setting surety solutions that will to a large extent mitigate performance and non-performance challenges.

The Real Estate Developers

Investors under this category are those interested in developing Residential complexes, Business Parks, Admin Buildings, or Commercial Centers in designated areas, and sell/lease the built-up areas to end users.

The CAPEX under this category includes the civil works, construction of superstructures, electromechanical works, building-finishes costs, landscaping costs, procurement , installation of equipment, distribution pipes/conduits/cables and construction of internal utilities and roads.

The revenue streams are generated from the following:

Price of land plots and units sold to individual tenants

01

Price of additional services offered to the tenants such as Municipal Solid Waste (MSW) collection, security and others

02





كاربول
TARBOUL

INVESTMENT
OPPORTUNITIES

Tarboul is confirming its place as a preferred investment destination for local and foreign investment

Attracting the infrastructure and service developers to leverage the lucrative returns on their services

Attracting the global industries to reside in Tarboul and benefit from the multiple trade facilitation agreements between Egypt and the world

Attracting the active industries to expand in Tarboul and connect to the global supply chains

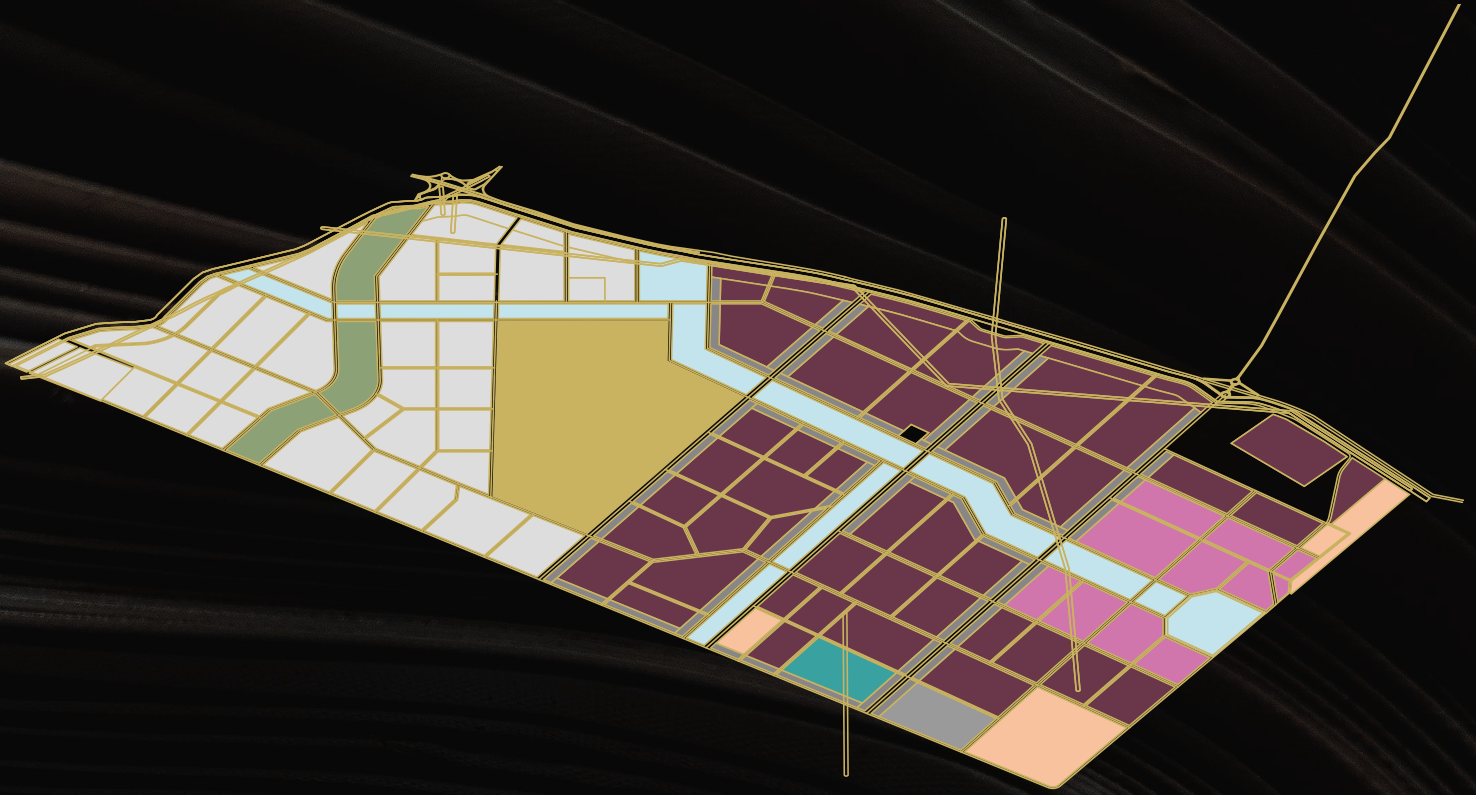
Attracting the current fragmented value chains to consolidate in Tarboul and integrate with the landscape of the national economy

Main components of Tarboul investment opportunities

TARBOUL CITY	Development Area (m2)	Number of Land Developers	Number of Ready-Built Production Complexes	Number of Storage & Logistics Parks	Number of QA/QC Labs & Infrastructure	Number of R&D & Business Support Centers	Number of Vocational Training Centers
TOTAL	78,100,00	70	120	18	16	15	16

TARBOUL

MASTER PLAN



Dry Port			Residential
Flood Passage			Industrial (A&B)
Main Spline			Industrial (type C)
JABAL TARBOUL			Logistics

1. Food Valley (7.5 million m²)

As an economic zone, the Food Valley is a valuable addition to Egypt's initiatives that support the agricultural and food production sectors in ensuring food safety, storage and transport. Along with food and beverage investment in Egypt, the initiative aims to attract further local and foreign direct investment.

An innovative component of Tarboul's investment profile is the Food Valley which contains (Wholesale Market, Central Refrigeration, Sort & Pack House, food processing cluster and logistics services).

Tarboul is developing a well-designed infrastructure for the presentation and storage of different vegetables & fruits in addition to; an advanced, intelligent food logistics hub. The Food Valley designed to create an integrated modern city in which hundreds of varieties of crops will be ready to sell using modern market techniques and which will serve as a hub for future clean tech-based food and agricultural products. An R&D team will ensure best practices for storing, saving food and developing additional ideas.



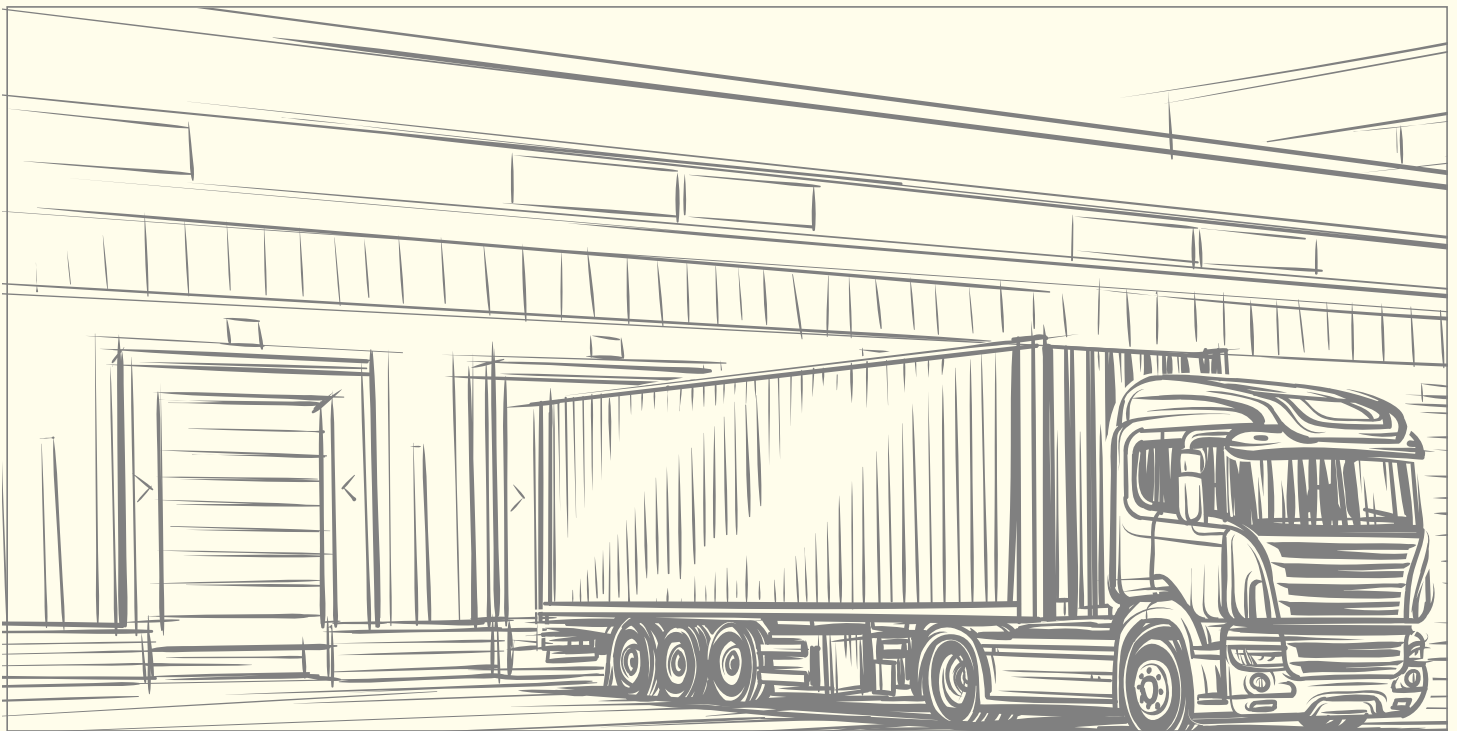
Wholesale Fresh Market: 1.0 million m²

The fresh market is the cornerstone of the integrated 7.5 million m² Food Valley, which is planned to meet the National Food Security Agenda and export targets. The Wholesale Fresh Market provides ready-to-sell fresh vegetables and fruits; it will be the largest supplier of Tarboul's food processing activities to meet the Egyptian market needs while ensuring sustainability and conservation of resources.

The wholesale market is designed to handle B2B trade operations of fresh fruits, vegetables, sort & pack house and related products. It will serve the main production zones of Upper Egypt and the consumers of Giza, Helwan and Greater Cairo. It will handle an annual captive volume of 12.5 million tons of fresh products.

Central Refrigeration Zone: 0.5 million m²

The wholesale market is complemented by the Central Refrigeration Zone for handling B2B trade operations of food commodities that require temperature control this includes fruits, vegetables, fish, poultry, meat, and dairy products. The Fresh Market is designed in full conformity with modern architecture, logistics and trade requirements, with the highest standards for health and safety. The design includes adequate areas for trading and storage activities in addition to; shared services, including extended roads, car parking areas and dedicated facilities for B2C business. Following the quality directives of the National Health-Safety Authority, all products within the geographical area of the fresh market will be listed in the Whitelist as safe food for consumption and export.



Agribusiness, Food-related Production and Supporting Services: 6 million m²

- . Dedicated Logistics Parks
- . Dedicated training centers
- . Cereal milling, processing and packaging
- . Refrigerated and frozen meat, poultry and fish products
- . Processed food products, table sauces and tomato paste
- . Dried fruits and vegetables and ready-preheated meals
- . Dairy products and ice cream
- . Food oil extraction and packaging
- . Bottled water, juices and marmalades
- . Pasta, pastries, snacks, biscuits and confectionaries
- . Animal fodder for livestock and poultry
- . Special laboratories for seed development (ready for cultivation)

The Food Valley investment opportunities

FOOD VALLEY	Development Area (m2)	Number of Land Developers	Number of Ready-Built Production Complexes	Number of Storage & Logistic Parks	Number of QA/QC Labs & Infrastructure	Number of R&D & Business Support Centers	Number of Vocational Training Centers
Fresh Market	1,200,000	2	13	1	1	1	1
Sort & Pack House			5				
Central Refrigeration Park	400,000	1	5				
Food Processing Cluster	5,900,000	7	5	2		1	1

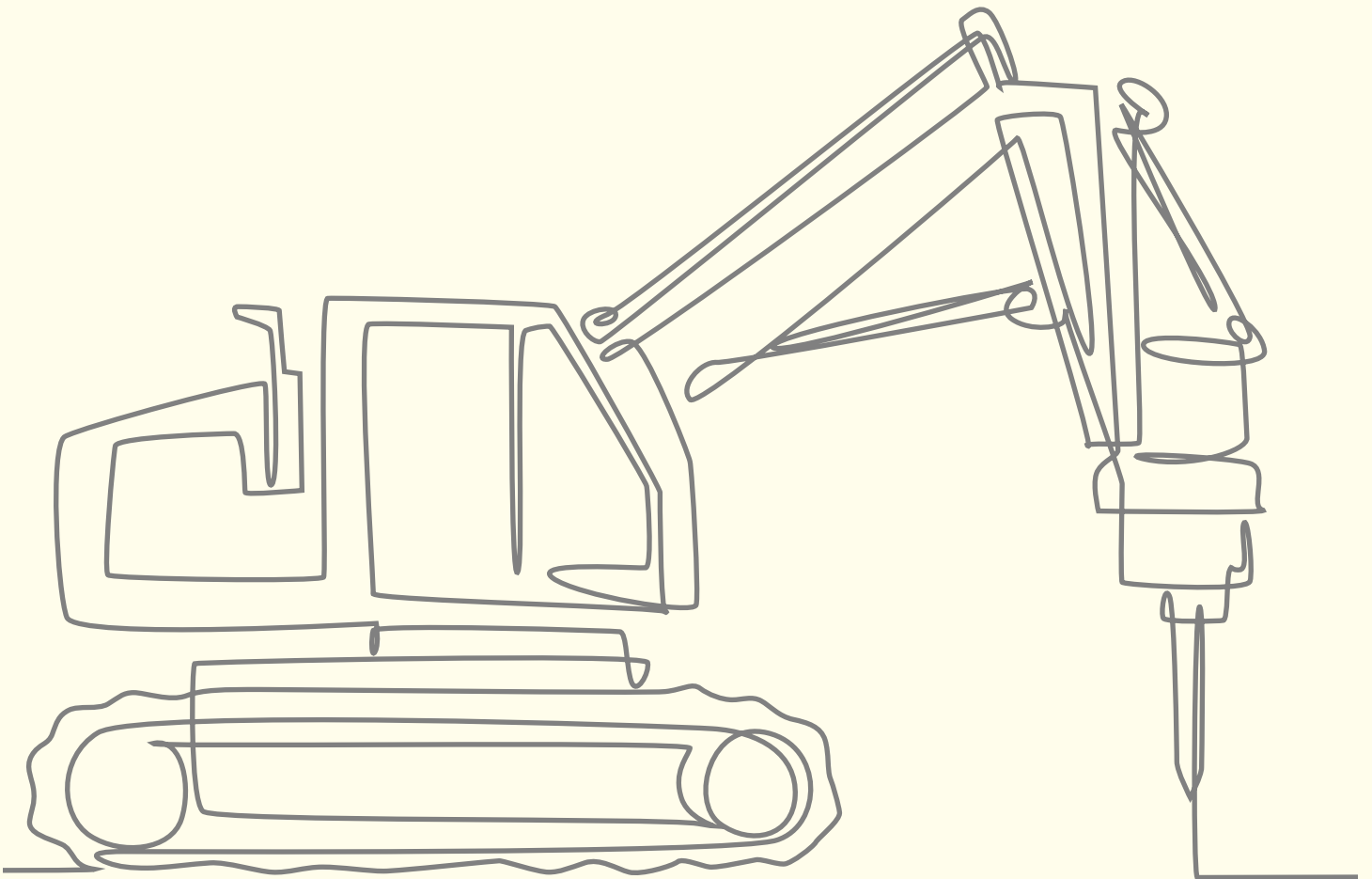


2. Marble and Building Materials City (5 million m²)

Tarboul offers an integrated ecosystem to produce a wide spectrum of supplies for the construction business. Stretching over 5 million m² the city hosts the Stone Open Market, the Stone Processing Park, the Ceramics Industrial Cluster, the Tiles Industrial Cluster, the Metallic Industrial Cluster and assorted.

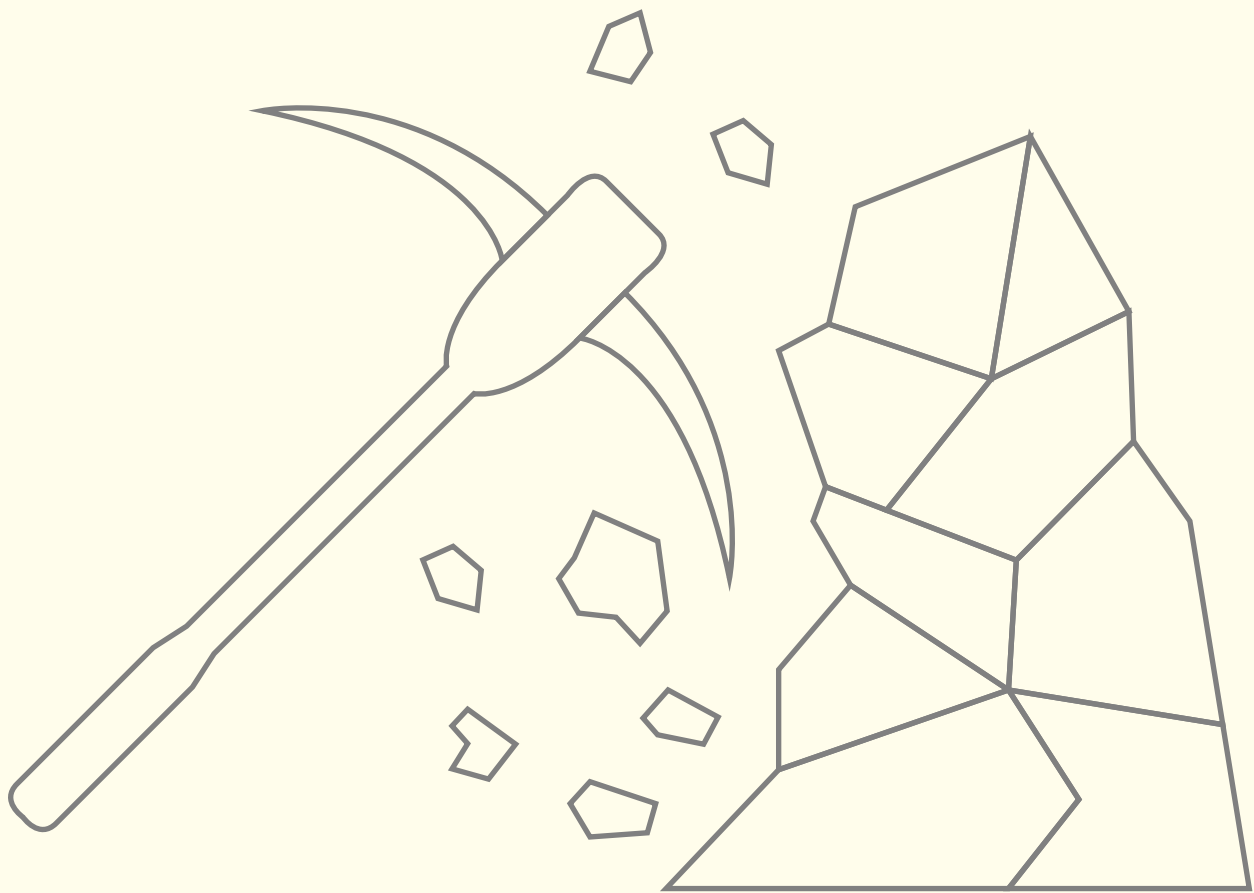
Downstream industries targeting the following:

- . Cutting of marble and other ornamental stones
- . Treatment and finishing of stone slabs and tiles
- . Manufacturing of artistic works made of ornamental stone
- . Recycling of stone waste into new semi-finished and finished products
- . Manufacturing of input supplies for cutting and finishing of ornamental stone
- . Production of calcium carbonate powder and downstream products
- . Manufacturing of ceramic tiles
- . Manufacturing of cement tiles and bricks
- . Manufacturing of thermal insulators and waterproofing products for construction
- . Manufacturing of building refractories



The Marble & Building Materials City investment opportunities

MARBLE & BUILDING CITY	Development Area (m2)	Number of Land Developers	Number of Ready-Built Production Complexes	Number of Storage & Logistics Parks	Number of QA/QC Labs & Infrastructure	Number of R&D and Business Support Centers	Number of Vocational Training Centers
Stone Open Market	500,00	3	8	2	1	1	1
Stone Processing Park	3,500,000						
Ceramic Industrial Cluster	300,00	1	3	1	1	1	1
Tiles Industrial Cluster	100,00						
Metallic Industrial Cluster	500,00						
Miscellaneous	100,00	1	2				



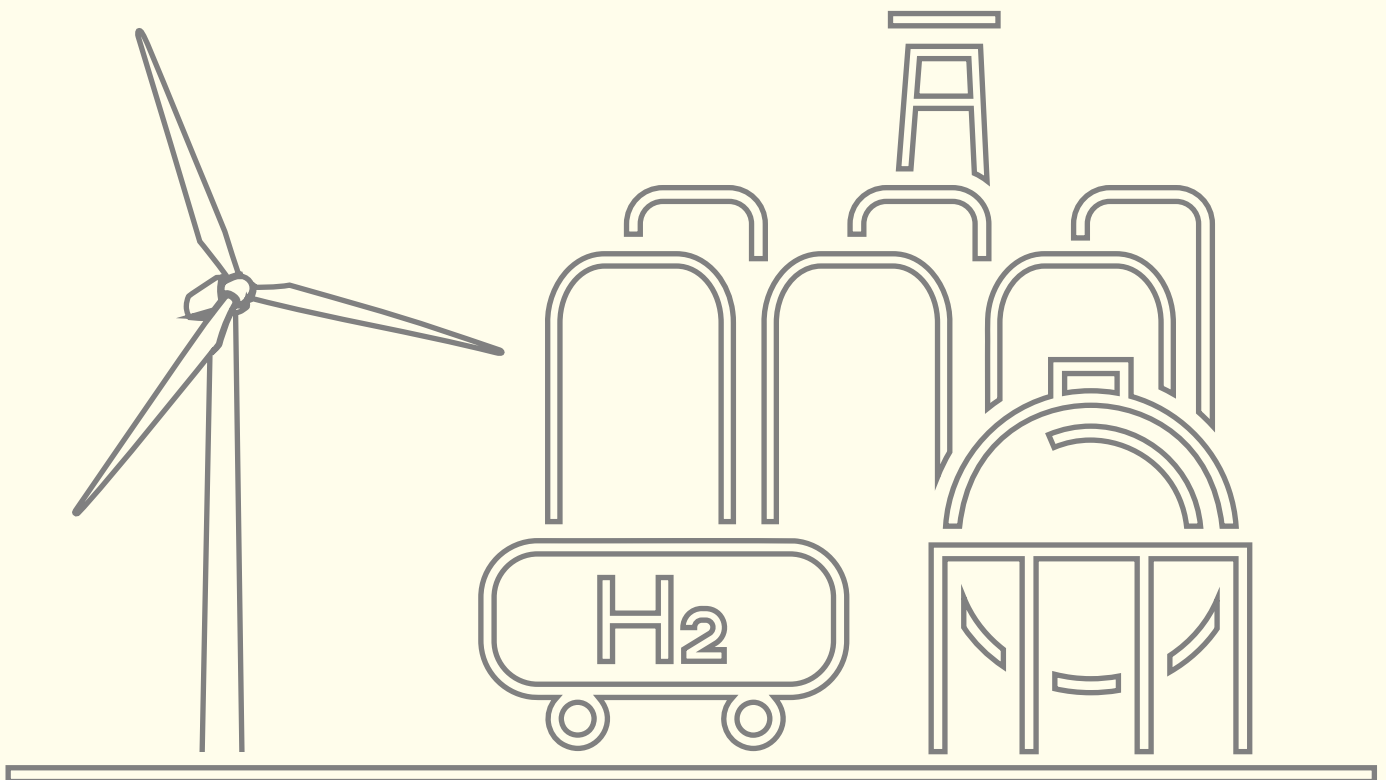
3. Green Energy Valley (15 million m2)

One of the projects highlighting Tarboul's DNA as 'Green', whereas 15 million m2 are dedicated to diversified green industries. In conformity with the international directions towards finding alternative resources of energy, the Green Energy Valley will accommodate green energy generation parks such as Solar Energy parks and Green Hydrogen generation.

The first-of-a-kind facility to locally manufacture 2.0 GW Water Electrolysers in Egypt is hosted in Tarboul. The objective is to cater for the ambitious agenda announced by the Government of Egypt to develop multiple facilities for the production and export of green ammonia.

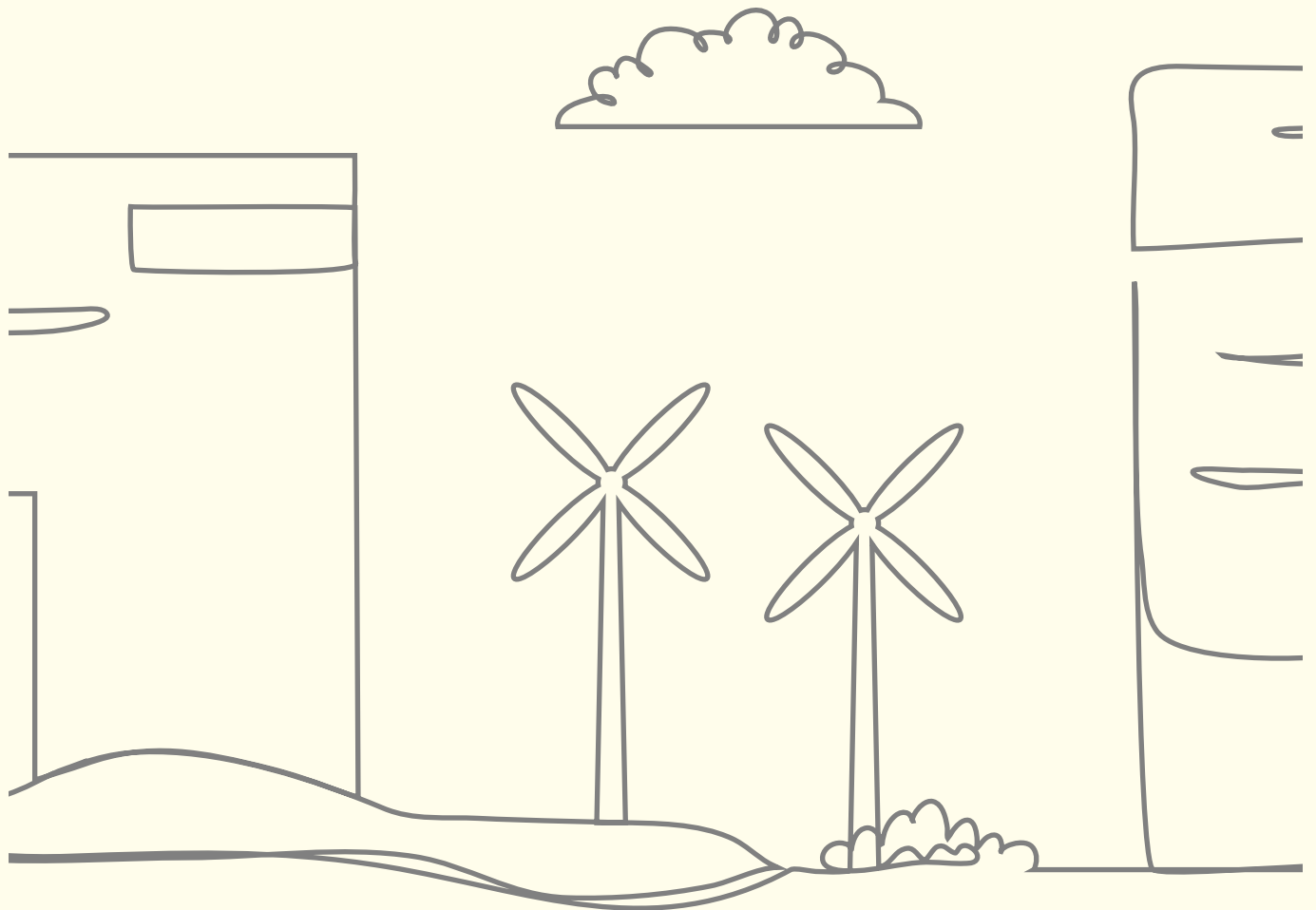
Tarboul is also hosting the first facility to manufacture batteries for electric vehicles as a cornerstone to develop an integrated (green automotive hub) that would serve the upcoming automotive trends with dedicated assembly lines and clusters for the feeding industries.

Part of the worldwide transformation to green transportation is including a Green Automotive Cluster to Tarboul City. The Automotive Hub will be the home of the full industrial processes of Electric vehicles; starting with the batteries up to the car assembly. Nevertheless, a proper network of autoparts manufacturing enables the feeding industry to the value chain decreasing production wastes and leading to a Lean Process.



The Green Energy Valley investment opportunities

GREEN ENERGY VALLEY	Development Area (m2)	Number of Land Developers	Number of Ready-Built Production Complexes	Number of Storage & Logistics Parks	Number of QA/QC Labs & Infrastructure	Number of R&D and Business Support Centers	Number of Vocational Training Centers
Solar Park	13,750,000	3	0	1	1	1	1
Green Hydrogen Cluster	350,000	1					
Electrolysis Cluster	150,000	1					
Green Automotive Cluster	350,000	1					
Feedind Cluster	400,00	1					



4. Technology Valley (7.5 million m²)

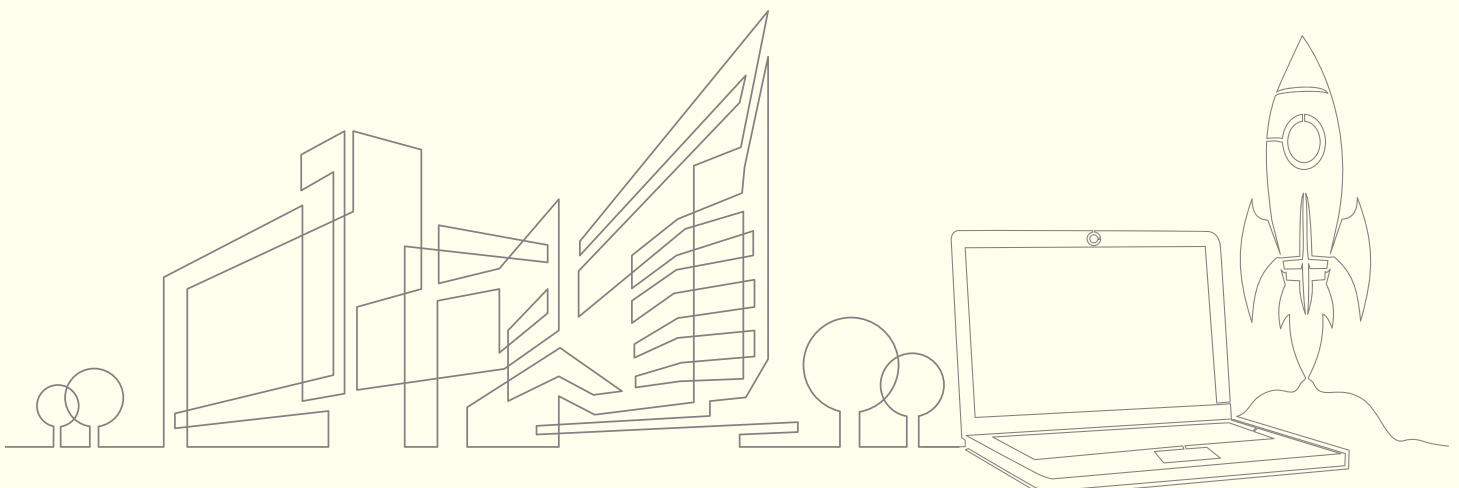
Tarboul hosts multiple industries as well as comprehensive 3PL facilities, R&D centers and training services along the value chains. The technology valley comprises three main clusters namely; the Engineering Cluster, the Electronics Cluster and the Information Technology Cluster.

Examples of the target industries include the following:

- . Basic and secondary machinery
- . White goods
- . Electric and electronic equipment and devices
- . PLCs and SCADA systems
- . Engineered tools & industrial spare parts
- . Automotive spare parts
- . Rolling stocks manufacturing for railways
- . Agriculture machinery
- . Greenhouses, irrigation systems and pumps
- . Industrial molds

The Technology Valley investment opportunities

TECHNOLOGY VALLEY	Development Area (m ²)	Number of Land Developers	Number of Ready-Built Production Complexes	Number of Storage & Logistics Parks	Number of QA/QC Labs & Infrastructure	Number of R&D and Business Support Centers	Number of Vocational Training Centers
Engineering Cluster	3,500,000	3	7	2	1	1	1
Electronics Cluster	2,500,000	4	7		1		
IT Cluster	1,500,000				1	1	1



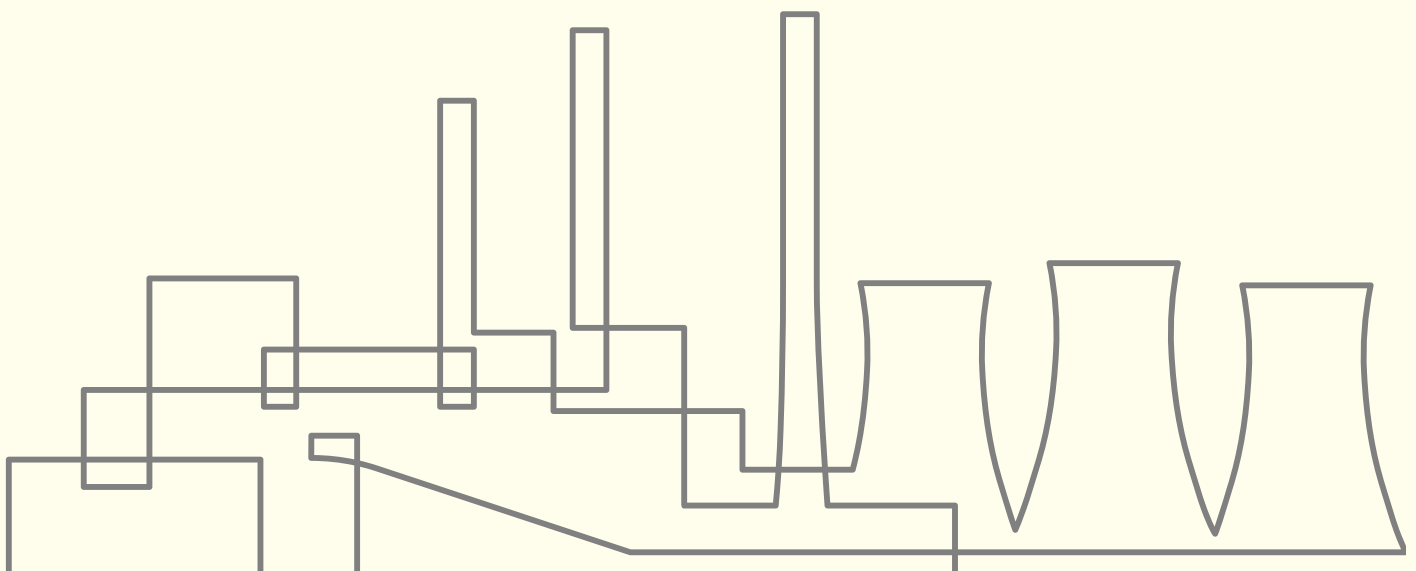
5. Plastics & Chemicals (13 million m2)

Tarboul comprises four main clusters namely; the Chemicals Cluster, the Petrochemical Cluster, the Paints & Coatings Cluster and the Plastics & Fittings Cluster. Backed with comprehensive 3PL facilities, R&D centers and training services the Plastics & Chemicals City hosts multiple industries including the following:

- . Basic chemicals and derivatives
- . Paints and coatings
- . Plastic conduits and irrigation hoses
- . Paper-based articles and packaging films
- . Glass-based articles and containers
- . Methanol-based derivatives and polyacetals

The Plastics & Chemicals City investment opportunities

PLASTIC& CHEMICALS CITY	Development Area (m2)	Number of Land Developers	Number of Ready-Built Production Complexes	Number of Storage & Logistics Parks	Number of QA/QC Labs & Infrastructure	Number of R&D and Business Support Centers	Number of Vocational Training Centers
Chemicals Cluster	4,000,000	2	5	2	1	1	1
Retrochemicals Cluster	4,000,000	2					
Paints & Coating Cluster	2,500,000	2					
Plastic & Fittings Cluster	2,500,000	2	10			1	1



6. Textiles City (3.5 million m2)

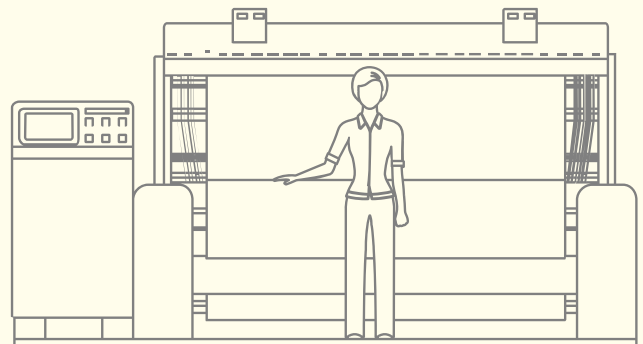
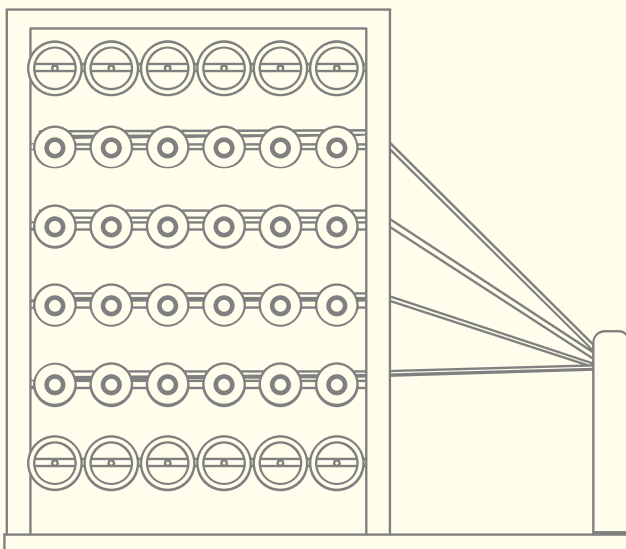
The Textile City aims to promote interlinkages with the global textile value chains.

Examples of the target industries include the following:

- . Production of fibers, yarns and fabrics
- . Pre-treatment, dyeing and printing
- . Finishing treatments
- . Fabricating clothing
- . Fabricating household items, upholstery and various 'technical textile' products

The Textiles City investment opportunities

TEXTILES CITY	Development Area (m2)	Number of Land Developers	Number of Ready-Built Production Complexes	Number of Storage & Logistics Parks	Number of QA/QC Labs & Infrastructure	Number of R&D and Business Support Centers	Number of Vocational Training Centers
Weaving & Knitting Cluster	1,800,000	3	8	2	1	1	1
Apparel Cluster	1,650,000						
Fashion Design Symposium	50,000						

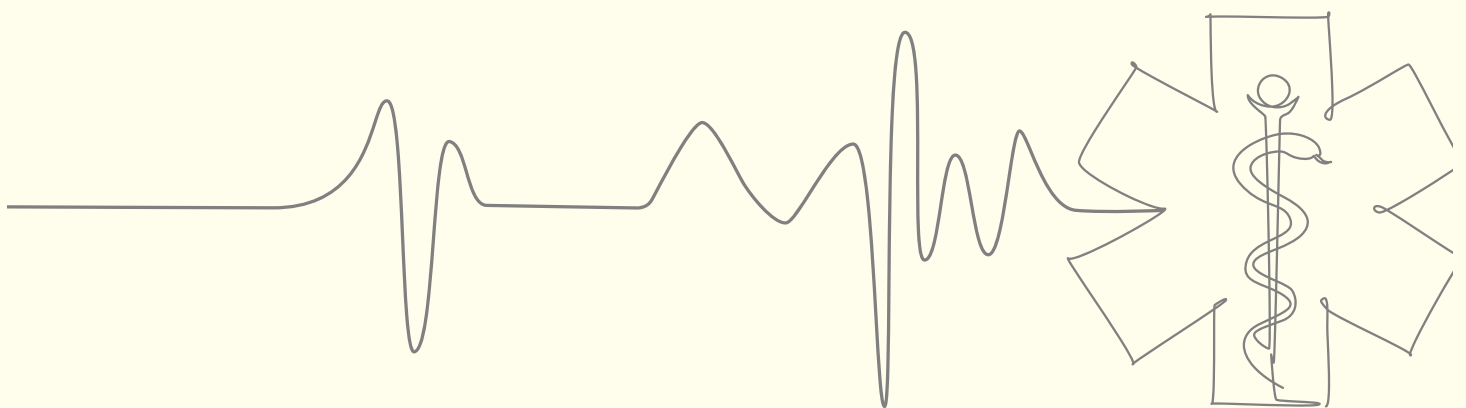


7. Medical City (1 million m2)

Commencing on founding and building the concept of a medicinal city conglomerating the needs of the medical sector on a global standards level. Unprecedentedly integrating into one hub for medicines and healthcare industrial complex, medical equipment industrial park, containers and disposables manufacturing complex. Hence, establishing a regional and international hub for the medical and pharmaceutical industry that is compliant with different global standards, especially for strategic and essential medicinal products.

The Medical City investment opportunities

MEDICAL CITY	Development Area (m2)	Number of Land Developers	Number of Ready-Built Production Complexes	Number of Storage & Logistics Parks	Number of QA/QC Labs & Infrastructure	Number of R&D and Business Support Centers	Number of Vocational Training Centers
Medicines & healthcare Cluster	400,000	2	3	1	1	1	1
Medical Equipment Cluster	400,000		1				
Containers & Disposables Cluster	200,000		4				

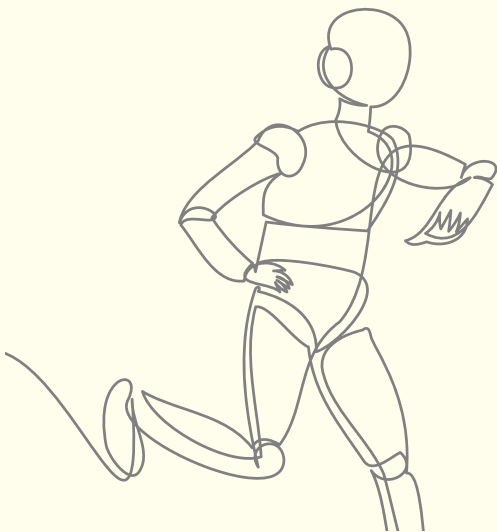


8. Complex For Light Industries (1.5 million m2)

Typical industrial complexes offer ready-made units to SMEs, fully supplied with the needed utilities as plug & play factories, providing the end users with business support, logistics support and legal advisory services.

The Complex investment opportunities

COMPLEX FOR LIGHT INDUSTRIES	Development Area (m2)	Number of Land Developers	Number of Ready-Built Production Complexes	Number of Storage & Logistics Parks	Number of QA/QC Labs & Infrastructure	Number of R&D and Business Support Centers	Number of Vocational Training Centers
Timber-Profiling Cluster	350,000	2	7	1	1	1	1
Metal-Profiling Cluster	300,000		4		1		
Leather-Profiling Cluster	300,000		4		1	1	1
Miscellaneous & Maintenance Workshops	550,000		5		1	1	1



9. ECO Park (3 million m2)

One of Tarboul's mega projects is the ECO Park for waste management. This site will be home to the implementation of a system for industrial waste management by making recycled materials from one industry available as raw materials to another type of industry. The system includes adopting clean production processes and mechanisms within the same complex to reduce both waste and water consumption.

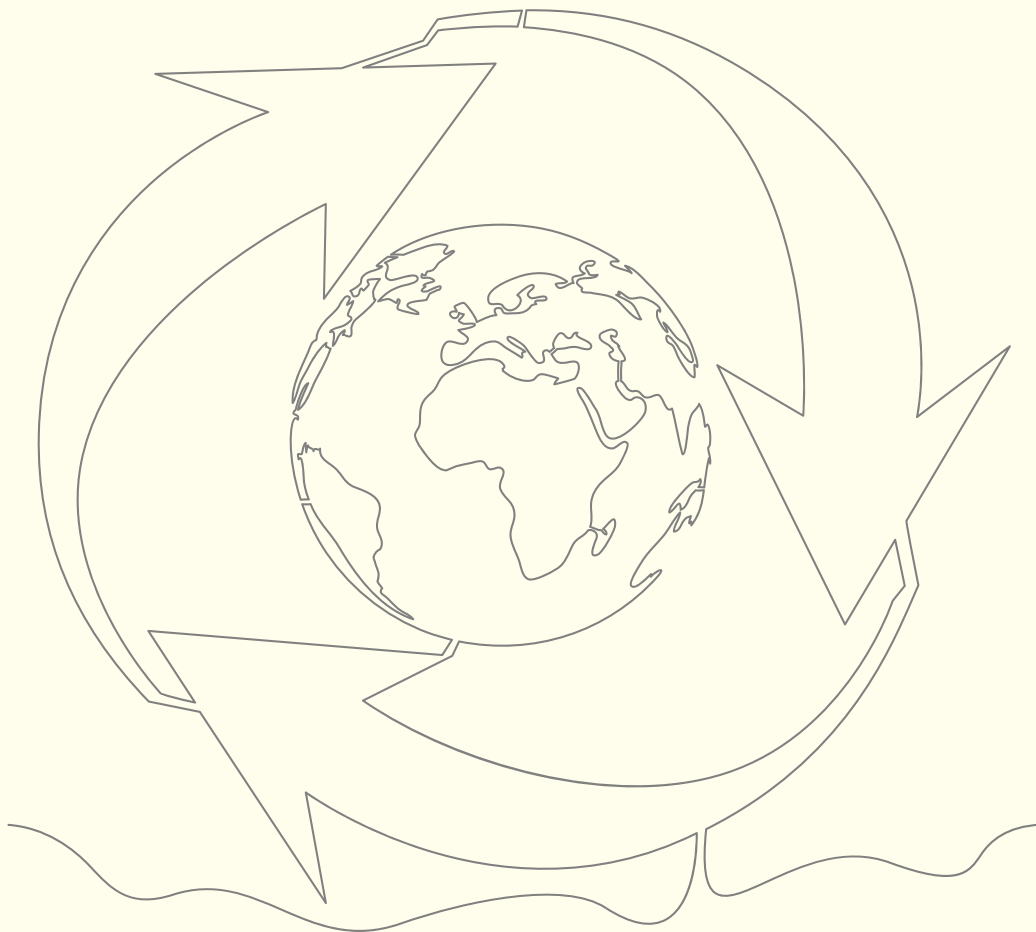
The ECO Park extends over 3 million m² of land, in full conformity with international standards and environmental directives. The project is designed to host almost 1,200 facilities and plans to recycle more than 100,000 tons of sorted waste per day. It is expected to generate more than 30,000 sustainable job opportunities. On top of providing a healthy environment, the ECO Park contributes to:

- . Building a Circular Economy by reshaping the waste management and recycling operations
- . Efficient use of raw materials and natural resources.
- . New scales of investment in the green economy
- . New market channels and revenue streams for recycled products.
- . Reduction of carbon emissions
- . Creation of decent & sustainable jobs



The ECO Park investment opportunities

RECYCLING CITY	Development Area (m2)	Number of Land Developers	Number of Ready-Built Production Complexes	Number of Storage & Logistics Parks	Number of QA/QC Labs & Infrastructure	Number of R&D and Business Support Centers	Number of Vocational Training Centers
Plastic Waste Cluster	1,750,000	3	6	1	1	1	1
Paper Waste Cluster	1,000,000		4				
Aluminum Waste Cluster	250,000		2				



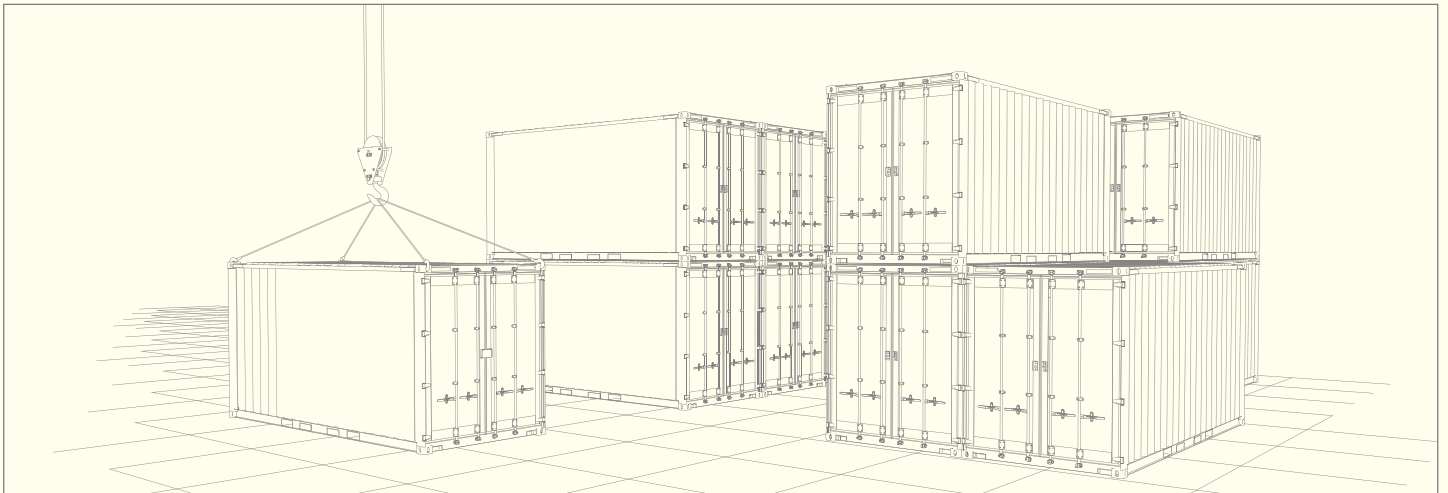
10. Special Zones (4 million m²)

A. Dry Port (1.5 million m²)

Tarboul offers a lucrative investment opportunity, the 1.5 million m² Dry Port, is perfectly located to connect container seaports with the production base in Tarboul and the surrounding governorates. Tarboul Dry Port is in fact a gateway to the nation's trade and a final destination for imports. Input supplies and exports from/to the seaports could be performed more economically and efficiently via Tarboul Dry Port, as it minimizes the transportation cost and allows for one-time customs clearance in the entire logistics chain. Moreover, Tarboul Dry Port hosts value-added services and 3PL services including consolidation of LCLs, stripping of FCLs, sorting and repackaging of cargo prior to final clearance and distribution.

The CAPEX includes the cost of land, civil & construction costs, cargo-handling equipment, container terminals, reefers stations, electromechanical and control works.

The revenue streams are generated from handling fees, storage fees and value-added services.



B. Free Zone (2.6 million m²)

Investors under this category are industrial developers who are interested in developing certain zone as Free Zone, aiming to attract export-oriented manufacturing projects. Tarboul Free Zone offers duty-free movement of goods in and out of the zone, as well as fiscal regulatory and tax incentives. Tarboul Free Zone is managed by a board of directors reporting to the General Authority for Free Zones 'GAFI' as the supreme authority representing the state that offers the tenants integrated advantages, incentives, exemptions and investment guarantees.

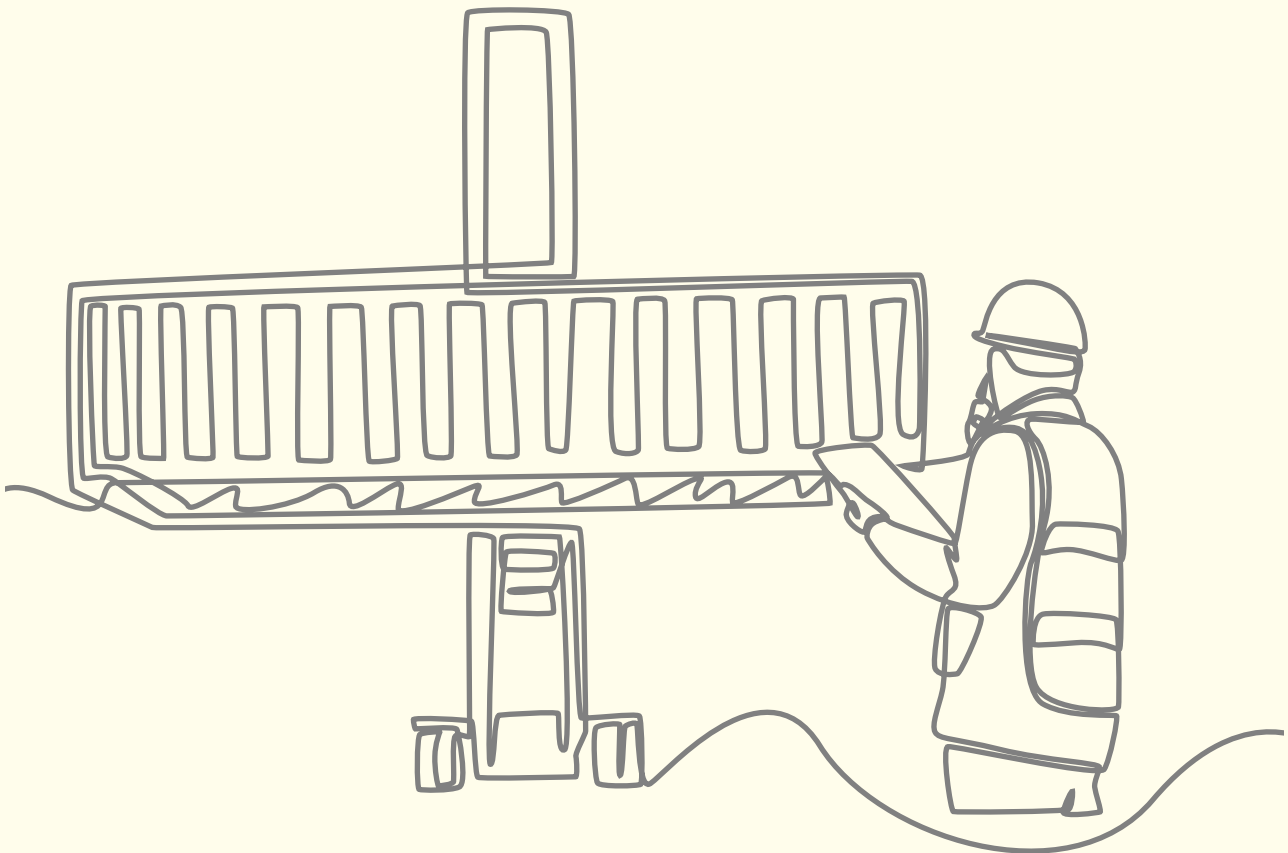
The CAPEX includes the cost of land, the civil works and the cost of procurement and installation of the internal utilities and road network.

The revenue streams are generated from the following:

- . Price of land plots sold to individual tenants
- . Management fees collected from individual tenants
- . Price of additional services offered to the tenants, such as Municipal Solid Waste (MSW) collection, security and others

The Special Zones Investment Opportunities

SPECIAL ZONES	Development Area (m2)	Number of Land Developers	Number of Ready-Built Production Complexes	Number of Storage & Logistics Parks	Number of QA/QC Labs & Infrastructure	Number of R&D and Business Support Centers	Number of Vocational Training Centers
Dry Port	1,500,000	1	0	1	1	0	0
Free Zone	2,600,000	1	2	1	1	1	1



11. Labor City (6 million m2)

Tarboul also offers approximately 6 million m2 of residential land for investment in developing budget housing for labor, complemented with all the needed services; social, educational and social services.

The Labor City investment opportunities

LABOR CITY	Development Area (m2)	Number of Land Developers
Stone Open Market	3,450,000	4
Stone Processing Park	1,250,000	3
Ceramic Industrial Cluster	500,000	
Tiles Industrial Cluster	150,000	
Metallic Industrial Cluster	250,000	
Miscellaneous	150,000	
Metallic Industrial Cluster	750,000	

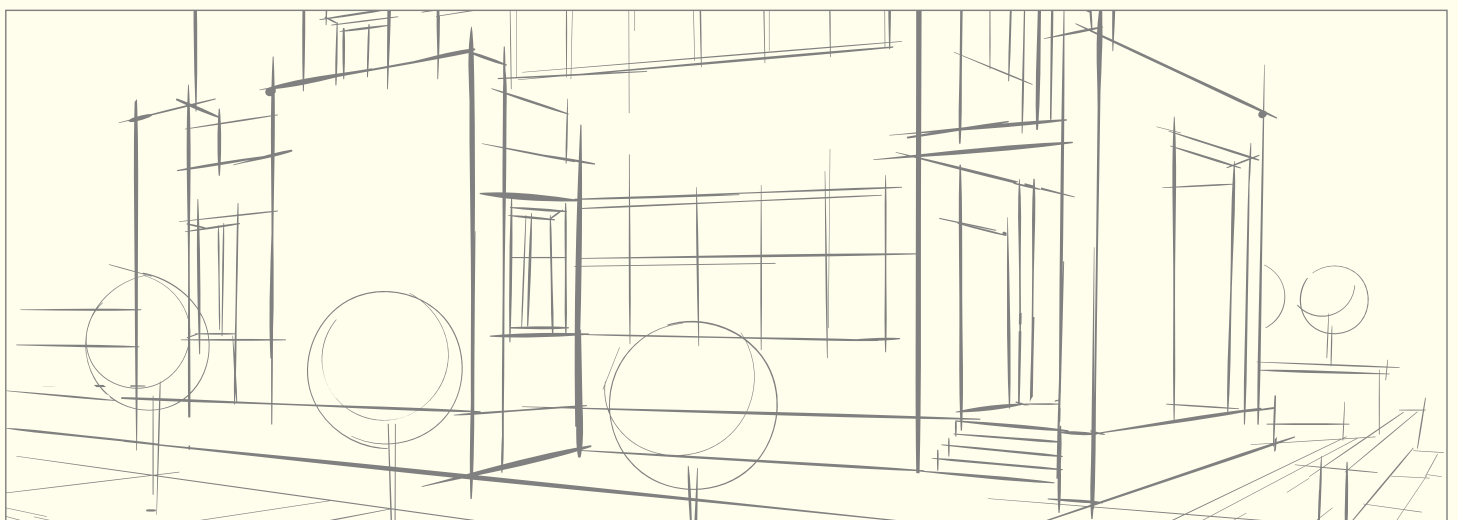


12. Main Spine (10 million m2)

Tarboul deploys almost 10 million m2 arterial cords to function as Main Spine of the project. It hosts all the living-supporting features, including B-class residential units and hotels, business and financial districts, commercial centers, office blocks, recreational facilities, vocational training, educational facilities and social services.

The Main Spine investment opportunities

MAIN SPINE	Development Area (m2)	Number of Land Developers
Residential Zones	2,500,000	4
Financial & Admins Zones	2,000,000	4
Commercial Malls	2,250,000	
Hospitality & Recreational Zones	750,000	
Green Areas & Open Spaces	1,500,000	
Healthcare Centers	500,000	2
Educational Zones	750,000	
Public Service Zone	250,000	





ANNEX 1

SUSTAINABLE
DEVELOPMENT
GOALS

THE THREE PILLARS OF SUSTAINABILITY

The design of Tarboul serves the purpose of the three pillars of sustainability:

Social sustainability

This involves catering to job matching and inclusive development in the region through comprehensive skills-development programs and vocational training services.

Economic sustainability

This involves developing a multi-core destination for diversified economic activities, creating job opportunities, and providing for stable economic growth by safeguarding the functionality of end users within modern business environments.

Environmental Sustainability

This involves attracting green manufacturing and service activities in full compliance with the requirements of the circular economy that feature renewable energy supplies, optimized energy consumption, resource efficiency, ecologically bound production, water recycling and solid-waste management.

SUSTAINABLE DEVELOPMENT GOALS



PEACE

Foster peaceful, just and inclusive societies



PROSPERITY

Ensure prosperous and fulfilling lives in harmony with nature



PLANET

Protect our planet's natural resources and climate for future generation



PEOPLE

End poverty and hunger in all forms and ensure dignity and equality



PARTNERSHIP

Implement the agenda through a solid global partnership

2030



"Promoting inclusive and sustainable economic growth, employment and decent work for all"

"Making the city inclusive, safe, resilient and sustainable"

"Ensuring healthy life" and "promoting well-being for all"

"Ending poverty" and "improving food security."

"Achieving gender equality" and "empowering women."

Building resilient infrastructure,"
"promoting sustainable industrialization, and
"fostering innovation."

"Ensuring sustainable consumption and production patterns."

"Ensuring uninterrupted access to clean water and sanitation for all."

"Ensuring uninterrupted access to affordable, reliable, sustainable and modern energy for all"

Tarboul promotes investment in infrastructure, including transportation, water, energy, waste recycling, and information & communication technologies.

Tarboul promotes sustainable industrial development, efficient production and rational consumption of resources.

Tarboul promotes technological progress and innovation in all disciplines to achieve environmental and growth objectives, such as increased resource efficiency, economic competitiveness, reduced poverty and improved living standards for all people.

The design of Tarboul incorporates state-of-art technologies to ensure an adequate water supply, sanitation and hygiene for everyone.

Tarboul aims to be the "leading model for sustainable energy," ensuring uninterrupted access to affordable, reliable, sustainable and modern energy for all.

Tarboul's energy policy is built on increasing the utilization of renewable energy sources, smart energy-saving mechanisms, efficient distribution networks and round-the-clock energy maintenance services.

Tarboul's energy policy also promotes the use of alternative fuels and waste-to-energy systems in manufacturing, the use of sustainable lighting for streets, indoors, the application of sustainable building methods and systems.



“Taking urgent action to combat climate change and its impacts”

Tarboul observes a full range of measures to reduce industrial and transportation emissions.

Tarboul’s waste-management policy extends to municipal waste, industrial waste & wastewater in addition to solid waste management and energy (efficiency, reduction and management).

“Taking urgent action to reverse land degradation and halt biodiversity loss”

Tarboul’s master plan aims to increase green areas as measures to combat climate change and desertification and to protect biodiversity

“Ensuring inclusive and quality education” and “promoting lifelong learning”

The product mix of Tarboul provides high-quality education as the foundation for sustainable development.

Tarboul offers increasing access to education at all levels, making schools, institutions and universities available, accessible and affordable for everyone.

Tarboul provides the infrastructure for increasing enrollment in technical schools and (R&D) opportunities in diverse disciplines.

Tarboul supports the ecosystem for improved basic literacy to make even greater strides in achieving universal education goals.

“Revitalizing the global partnership for sustainable development”

Tarboul encourages partnerships between governments, local & international private sectors and civil society to promote investment in sustainable economic activities based on shared goals that place people and the planet at the center of the development vision.



2030

ANNEX 2

EGYPT TRADE AGREEMENTS

The African Continental Free Trade Area

This is a free trade area encompassing most of Africa. It was established in 2018 by the African Continental Free Trade Agreement, which has 43 parties and another 11 signatories, making it the largest free trade area by several member states after the World Trade Organization (WTO) and the largest in population and geographic size (spanning 1.3 billion people across the world's second-largest continent).

The General Agreement on Tariffs and Trade (GATT)

This agreement entered into force in January 1995. The General Agreement on Trade in Services (GATS) was inspired by essentially the same objectives as its counterpart in merchandise trade, the GATT, thereby creating a credible and reliable system of international trade rules, ensuring fair and equitable treatment of all participants (according to the principle of non-discrimination), stimulating economic activity through guaranteed policy bindings, and promoting trade and development through progressive liberalization.

The GATS distinguishes between four modes of supply services: cross-border trade, overseas consumption, commercial presence, and the presence of natural persons.

- o **Cross-border supply** covers service flows from the territory of one member into the territory of another member (e.g., banking or architectural services transmitted via telecommunications or mail).
- o **Consumption abroad** refers to situations where a service consumer (e.g., a tourist or patient) moves into another member's territory to obtain a service.
- o **Commercial presence** implies that a service supplier of one member establishes a territorial presence, including through ownership or lease of premises, in another member's territory to provide a service (e.g., domestic subsidiaries of foreign insurance companies or hotel chains)
- o **Presence of natural persons** includes persons of one member entering the territory of another member to supply a service (e.g., accountants, doctors, or teachers). However, the Annex on Movement of Natural Persons specifies that members must remain free to operate regarding measures relating to citizenship, residence, or access to the employment market on a permanent basis.

The General Agreement on Trade in Services

The GATS is a WTO treaty that entered into force in 1995. All members of the WTO are parties to GATS. It applies, in principle, to all service sectors, with two exceptions. Article I (3) of the GATS excludes services supplied in the exercise of governmental authority. These are services that are supplied neither on a commercial basis nor in competition with other suppliers. Cases in point are social security schemes and any other public service, such as health or education, which is provided at non-market conditions. Furthermore, the Annex on Air Transport Services exempts from coverage measures affecting air traffic rights and services directly related to the exercise of such rights.

The European Union-Egypt Free Trade Agreement (Association Agreement)

The Association Agreement established a free trade agreement between the EU and Egypt by removing tariffs on industrial products and making agricultural products easier to trade. In 2010, the free trade agreement was complemented by an agreement on the liberalization of trade in agricultural and fisheries goods.

The EU is also the leading investor in Egypt, with accumulated investment stock of ca. €38.8 billion, which represents approximately 39% of the country's total FDI. Egypt remains the second-biggest recipient of EU FDI in the Middle East and North Africa regions (European Union).

The European Free Trade Agreement with European Free Trade Area (EFTA) States

In 2007, the EFTA member states, including Iceland, Liechtenstein, Norway, and Switzerland, signed and entered into force a free trade agreement with Egypt to support and increase bilateral trade between Egypt and EFTA states and promote economic integration into the Euro-Mediterranean Zone through the liberalization of trade in industrial and processed agricultural products. Accordingly, Egyptian exports of industrial products were liberalized and Egyptian customs tariffs on industrial imports from the EFTA states were gradually reduced until January 2020, when customs duties on all industrial products were eliminated.

Trade Advantages of the Agreement:

- o Cancellation of all customs duties and taxes on Egyptian industrial exports to EFTA
- o Opportunities for Swiss companies to set up export industries in Egypt to export their products to EFTA
- o Advantages and customs exemptions for Egyptian exports to EFTA for agricultural commodities, especially those of importance to Egypt, such as potatoes, oranges, tomatoes, and flowers
- o Egypt's application of the Euro-Mediterranean rules of origin, which have been applied to the agreement from the Egyptian-European partnership

- o Abolition of all tariffs on fish and other marine products within 14 years from the date of the agreement
- o Financial and technical assistance from EFTA countries for Egypt to develop the agricultural and fishery sectors and contribute to several projects that transfer their expertise in the fields of textiles and garments and pharmaceutical products
- o A feasibility study from the EFTA on the fishery sector and how to make the most of Lake Nasser
- o Adoption of gradual liberalization and open markets by both parties for trade in services under the basic items for this kind of trade
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- o EFTA's obligation to promote its economic cooperation with Egypt and; provide technical assistance to facilitate the application of the agreement; this includes working to improve trade and investment opportunities and supporting the continuity of achievements in the field of economic and social development
- o Economic cooperation focusing on sectors that face challenges and growth and employment opportunities in Egypt, in addition to signing the Bilateral MoUs on cooperation projects between Egypt and Iceland, Norway, and Switzerland
- o Establishment of a joint committee to oversee the implementation of the agreement and its arbitration

The Turkey-Egypt Free Trade Agreement

In 2005, Egypt signed a bilateral free trade agreement with Turkey that entered into force in 2007 to create a free trade agreement between the two countries over a period of no more than 12 years from the date of ratification.

Trade Advantages of the Agreement:

- o Removal of restrictions on trading in goods, including agricultural products
- o Creation of favorable conditions for more investment
- o Provision of fair competition in trade between the two countries
- o Facilitated access to EU markets and free trade agreements between Egypt and Africa, such as the Common Market for East and Southern Africa (COMESA), facilitating access to Turkish investors

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- o Facilitated access to EU markets and free trade agreements between Egypt and Africa, such as the Common Market for East and Southern Africa (COMESA), facilitating access to Turkish investors

Hence, Egyptian industrial exports to Turkey are immediately exempted from customs duties and other fees and taxes of equivalent effect upon the entry into force of the agreement. However, deduction rates are applied to a certain list of products that vary during operation years until reaching full exemption. The free trade agreement not only provides Egyptian industrial exports with total and immediate free access to the large Turkish market but also facilitates access to the EU market. However, Egyptian exporters face stiff challenges in accessing that market even with the Egypt–EU Partnership Agreement. The Egypt–Turkey free trade agreement is expected to help exporters meet the EU's strict regulations and standards by integrating Turkish and Egyptian industries and enabling Egyptian exporters to benefit from Turkey's experience in the EU. Just as importantly, the free trade agreement is expected to increase confidence in the Egyptian economy and further position it as a hub for other African, European, and Arab countries.

Qualified Industrial Zones (QIZ)

This refers to designated geographic areas within Egypt that enjoy a duty-free status with the United States. Companies located within such zones are granted duty-free access to US markets—provided that they satisfy the agreed-upon pre-defined rules of origin. The benefits of Egypt's QIZ are numerous; the ease of access to US markets is the most important, but they also include open and, unlimited quotas and the exemption of tariff and non-tariff barriers. Other benefits include low factor costs and a huge supply of labor. Enhanced by the added benefits of trade agreements with other markets, Egypt is ideally suited to provide countless economic benefits to industries located within these zones. The positive economic impact of the QIZ to date has been such that foreign investors and Egyptian companies alike are continually seeking to locate and qualify their businesses within these zones to increase their competitiveness and profitability. The industrial zones under the QIZ are located in Alexandria, the Suez Canal, Greater Cairo, and the central delta regions. Minya and Beni Suef are recent additions.

The Agadir Free Trade Agreement between Egypt, Morocco, Tunisia, and Jordan

In 2004, Egypt signed the Agadir Agreement, which came into force in 2006, to establish a free trade agreement between Jordan, Morocco, and Tunisia.

Trade Advantages of the Agreement:

- o Application of the cumulative rules of origin will support and enhance economic and trade cooperation among the parties
- o The establishment of the Greater Arab Free Trade Area and the development thereof represent a contribution to the efforts being exerted to establish a common Arab market
- o The Agadir Agreement offers even more benefits for expanding EU markets after the accession of 10 new member states

o The Agadir Declaration will enhance trade exchange between Egypt and the signatory Arab countries because the current volume of inter-Arab trade does not exceed 10% of their total trade volume

o This agreement deals with many important issues, such as customs systems, rules of origin, government procurements, financial transactions, safeguarding measures, new industries, subsidy and dumping, intellectual property, standards, and specifications, and establishing a dispute settlement mechanism. Rules of origin constitute one of the most important articles stipulated in the Agadir Agreement, which will increase prospective European market access to the products of party states and, consequently, will encourage investments and increase inter-country regional cooperation

All industrial and agricultural products were exempted from the entire tariff and non-tariff measures as soon as the agreement went into effect.

The Egyptian–European Mediterranean Partnership Agreement

This partnership was the first regional agreement of its kind to involve north–south developing and developed countries. This type of regional agreement assists with many challenges facing the participating countries, especially those that are developing.

The COMESA

The COMESA Agreement was initiated as a targeted preferential trade zone with the eventual aim of establishing a free trade area among member countries for development into a customs union and later, a common market. Egypt became a member of the COMESA in 1998 along with 20 other active member states. As a COMESA member, Egypt grants goods and products with COMESA certificates of origin full exemption from customs duties and any other duties and charges with the equivalent effect. With reference to the agreement rules of origin, customs exemptions on all imports of products originating in member countries with added value amounting to 45% are applicable. The COMESA launched its customs union in June 2009 as an effort; to reduce and unify external tariffs linearly over a period of 10 years during 2009–2018. It is planned that a monetary union will be established by 2025.

• The Pan-Arab Free Trade Area (PAFTA)

The PAFTA is also known as the Greater Arab Free Trade Area. It includes 17 Arab countries in its membership: Jordan, the United Arab Emirates, Bahrain, Saudi Arabia, Oman, Qatar, Morocco, Syria, Lebanon, Iraq, Egypt, the West Bank and Gaza, Kuwait, Tunisia, Libya, Sudan, and Yemen.

Trade Advantages of the Agreement:

- o The PAFTA members agreed to eliminate all non-tariff barriers, including administrative, monetary, financial, and technical barriers
- o Tariffs were reduced annually for 10 years (10% annual reduction from 1998 to 2003 and 20% in 2004 and 2005) until reaching a free-trade zone in 2007

The Egypt–MERCOSUR Free Trade Agreement

Moreover, Egypt has signed several bilateral agreements with Arab Countries: Jordan (December 1999), Lebanon (March 1999), Libya (January 1991), Morocco (April 1999), Syria (December 1991), and Tunisia (March 1999). Additionally, in 1995, Egypt and China entered into a trade accord. Egypt has also signed an economic treaty with Russia. In June 2001, Egypt signed an association agreement with the EU that entered into force on June 1, 2004. The agreement provided for immediate duty-free access of Egyptian products into EU markets, while duty-free access for EU products was phased in over 12 years period. In 2010, Egypt and the EU completed an agricultural annex to their free trade agreement, liberalizing trade in over 90% of agricultural goods.

ANNEX 3

EGYPT BUSINESS INCENTIVES

Investment Guarantees & Incentives

Articles (3-7) of the Investment Act provide the enumeration of investment guarantees in Egypt. The procedures for such guarantees are set out in articles (7-9) of the implementing regulations.

1. All investments made in the Arab Republic of Egypt enjoy fair and equitable treatment.
2. The State guarantees the foreign investor similar treatment to that granted to the national investor and an exception may be made by decision of the Council of Ministers to establish preferential treatment for foreign investors in the application of the principle of reciprocity.
3. Invested funds are not subject to arbitrary procedures or discriminatory decisions.
4. The State grants non-Egyptian investors' residence in the Arab Republic of Egypt for the duration of the project, without prejudice to the provisions of the laws governing it and as set out in the implementing regulations of this Law.
5. The State is under an obligation to respect and enforce the contracts entered into by it. The investment project established on the basis of fraud, fraud and corruption does not enjoy the protection, guarantees, benefits, or exemptions established by the provisions of this Law, all of which are proved by a judicial judgment issued by the competent court or by an arbitral award.
6. With regard to the application of the provisions of this Act, all decisions relating to the affairs of an investment project shall be justified and notified to the persons concerned, as regulated by the implementing regulations of this Act.
7. Investment projects may not be nationalized.
8. The funds of investment projects may be dispossessed only for the benefit of the public, in exchange for fair compensation paid in advance without delay, the value of which is equal to the fair economic value of the money dispossessed on the day prior to the confiscation decision, and the compensation shall be freely convertible.
9. Funds for investment projects may not be seized, confiscated or frozen except on the basis of a court order or final judgment, except for tax debts and social insurance contributions due to the State, which may be collected through seizure of all kinds, without prejudice to what is agreed in contracts concluded by the State or public legal persons with the investor.
10. No administrative authority may issue general regulatory decisions adding financial or procedural burdens relating to the establishment or operation of projects subject to the provisions of this Act or the charging of fees or for services or their modification unless the opinion of the Board of Directors of the Authority and the approval of both the Council of Ministers and the Supreme Council have been taken.

11. The administrative authorities may not revoke the licenses issued for the investment project, suspend them or withdraw the real estate allocated to the project until the investor has been notified of the irregularities attributed to him, heard his perspective and given an appropriate period of time to remove the reasons for the violation.

12. The investor has the right to appeal against this decision before the committee provided for in article 83 of this Act.

13. The investor has the right to establish, expand and finance the investment project from abroad without restriction and in foreign currency. The investor has the right to own, manage, use, dispose of earn and transfer profits abroad to liquidate the project and to transfer all or some of its output abroad without prejudice to the rights of others.

14. The State allows all cash transfers related to foreign investment to be made freely and without delay into its territory and abroad in freely convertible currency and allows the local currency to be converted into freely usable currency without delay.

15. Investment projects subject to the provisions of this Act shall have the right to import, by themselves or through third parties such raw materials, inputs, machinery, spare parts and means of transport as may be necessary for their establishment, expansion or operation as may be necessary for the registration of importers.

16. In the event of liquidation, the competent administrative authorities are obliged to notify the Commission and the company under liquidation of its obligations within a maximum period of one hundred and twenty days from the date of submission of a request by the liquidator together with the necessary documentation. The expiration of that period without the indication of such obligations shall be deemed to be the conclusion of a company under liquidation without prejudice to the criminal and disciplinary responsibility of those responsible for making a non-factual statement or for causing the delay of the said date without response to the request.



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