

invest in Egypt



invest TARBOUL





why to invest in Egypt ?





1. diversified economy

- ❑ mining,
- ❑ logistics
- ❑ Agriculture,
- ❑ manufacturing,
- ❑ Construction,
- ❑ tourism

Real GDP Growth Rate 4.4% (IMF)

GDP Composition

- Household consumption: 86.8%
- Government consumption: 10.1%
- Investment in fixed capital: 14.8%
- Investment in inventories: 0.5%
- Exports of goods and services: 16.3%
- Imports of goods and services: -28.5%



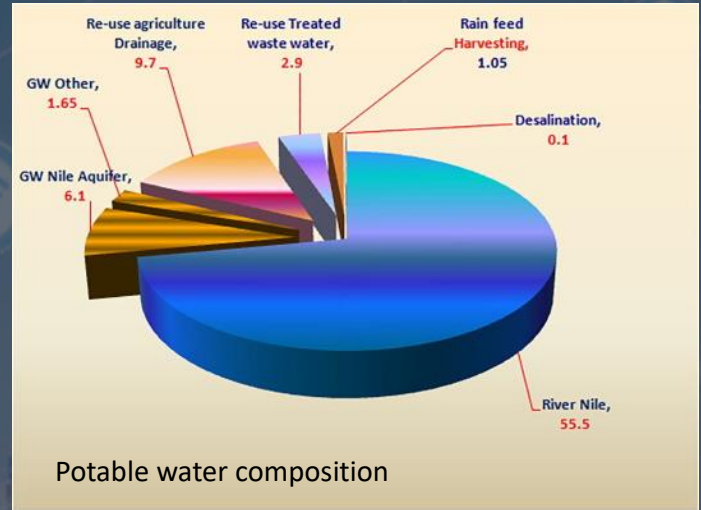
2. large market

- ❑ **broad consumer base** *(102.3 million people in 2020, 1.7% AGR)*
- ❑ **expanding consumer market** *(real household spending is increasing by 3.2% AGR)*
- ❑ **rising middle class** *(48.1% of total households are moving up into the \$5,000-10,000 disposable income bracket, while 11.7% having a disposable income of more than US\$10,000)*
- ❑ **youth** *(ages 20-39 make up nearly a third of Egypt's population, with relatively high willingness to purchase new and innovative consumer goods)*
- ❑ **local preference** *(83% of Egyptian consumers are willing to pay more than the average price for a purchase that is made or sourced locally - PwC's Global Consumer Insights Survey 2022)*



3. abundant natural resources

- ❑ arable land (4 BN ha)
- ❑ coastal line (2,900 km)
- ❑ sunshine (4,000 HRS/Y)
- ❑ potable water
- ❑ oil & gas
- ❑ minerals





4. strategic geographical location

EGYPT

AT THE HEART OF GLOBAL CONNECTIVITY

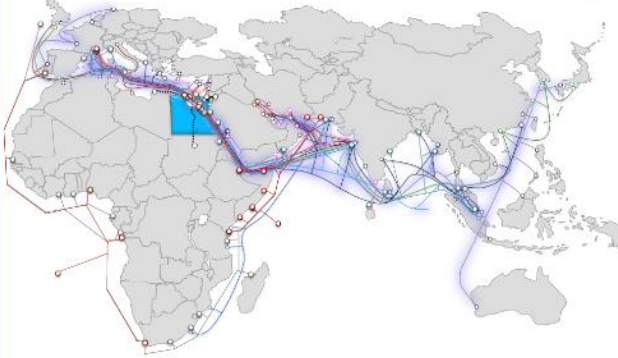
CONNECTING
ASIA
AND
EUROPE

18

International
Cables
Of which 5 under construction

90%+

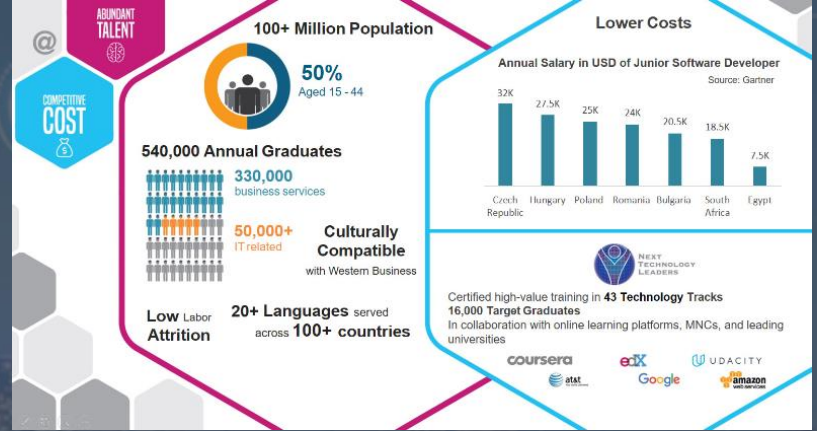
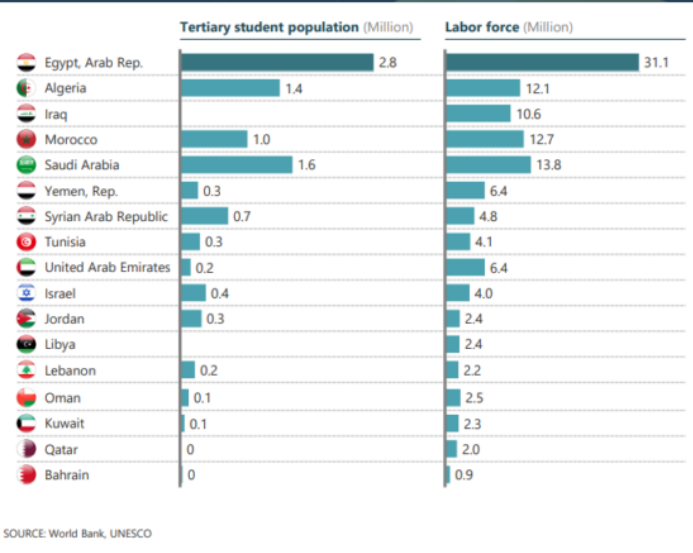
of Data Flow
Between Asia and Europe





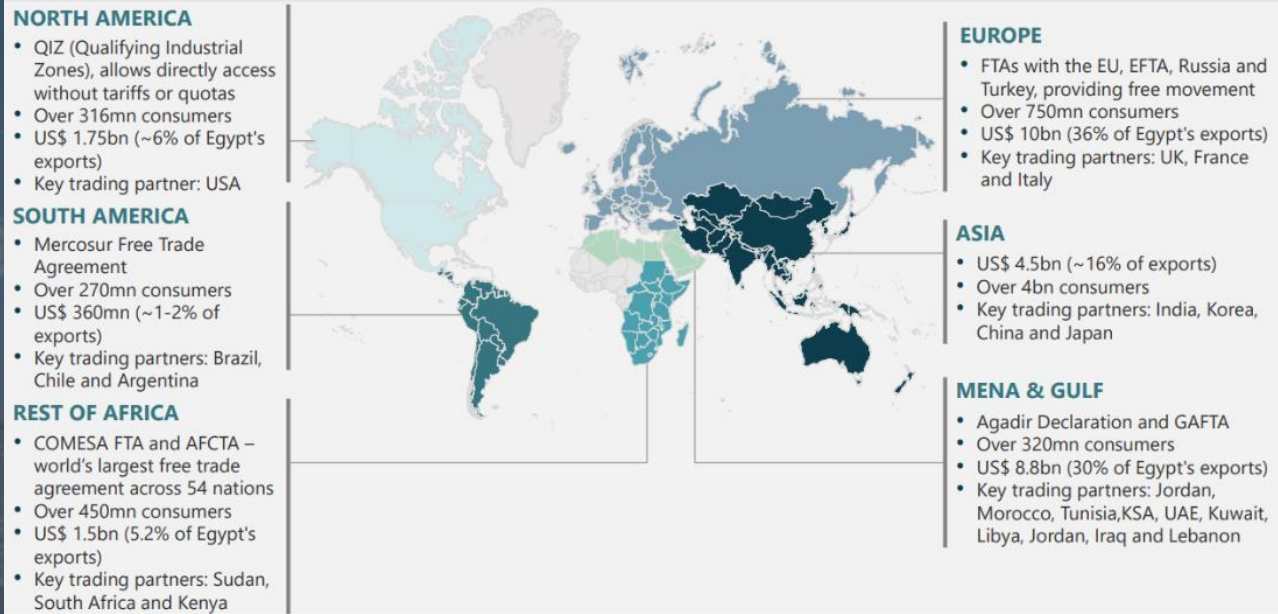
5. large labor pool

Egypt has one of the largest talent pools in MENA ...



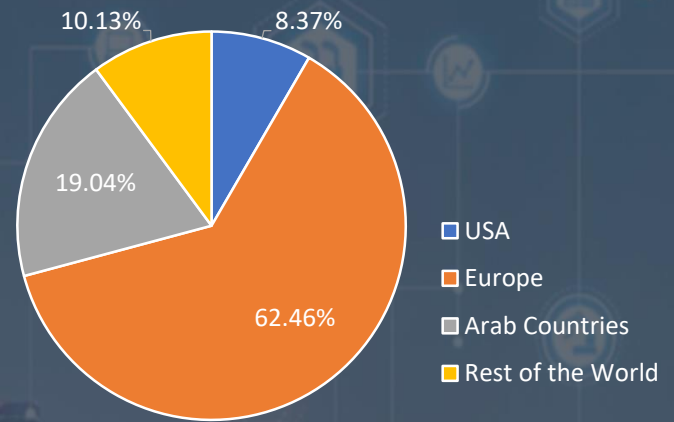


6. Multiple trade agreements and bilateral arrangements





7. Integrated policies and initiatives attracting FDI in manufacturing as key to gaining access to advanced technologies, know-how, and export markets



Egypt's Main FDI Inflows



8. Constant state of economic recovery, supported by the following: -

- upgraded infrastructure and energy security,
- improved trade logistics,
- new gas discoveries in the Mediterranean,
- increased non-oil exports,
- booming construction activities,



9. Comprehensive reforms to improve Egypt's macroeconomics and capital markets, including the following: -

- floatation of the local currency,
- reformed subsidy schemes in energy and fuels,
- improved VAT system and TAX reforms,
- reformed regulatory system related to investment, bankruptcy, and capital markets.



10. industrialization is at the core of the national agenda: -

- ❑ simplifying the official procedures to do-business, industrial licensing, and the land allocation schemes,
- ❑ empowering the models of “eco-Industrial Zones” and “clustering”
- ❑ fostering innovation, consolidating the value chains, and boosting competitiveness across subsectors



11. investment guarantees and 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.



why to invest in TARBOUL ?

the attractive destination for global investment and world-wide industry



TARBOUL “living the business of manufacturing”

- ❑ providing “state-of-the-art infrastructure”,
- ❑ fostering “innovation”,
- ❑ observing the requirements of “sustainability”,
- ❑ improving the process of “doing business”,
- ❑ integrating in “global business networks”,
- ❑ creating economic “spillovers”,
- ❑ generating new “economic value” from untapped niche.



1. unique value proposition, being the first “Green, Smart, and Livable Industrial City”,



Green City

- clean energy
- resource efficiency
- recycled waste
- air & water quality



Smart City

- smart manufacturing
- smart logistics
- smart utilities
- smart training



Livable City

- business parks
- commercial centers
- residential compounds
- social & leisure services



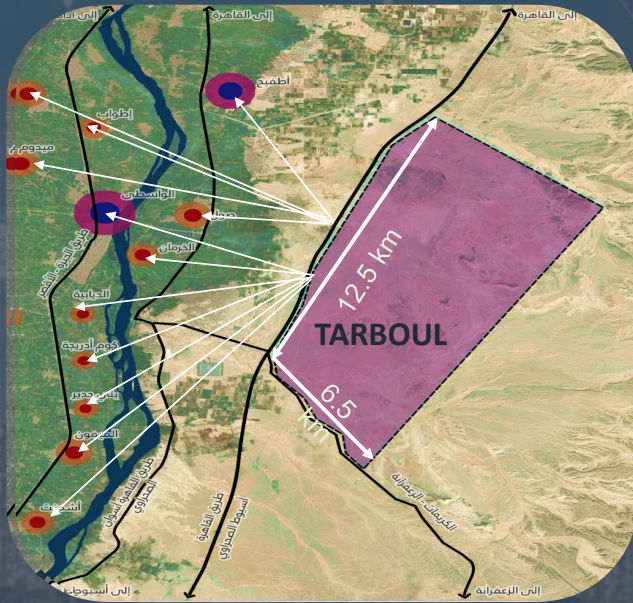
2. extended area of 109 million m2 in a strategic location



- 10 Min to "River Nile"
- 25 Min to the Regional Ring Road
- 40 Min to Helwan (Cairo)
- 60 Min to "6th October"
- 75 Min to "New Capital"
- 90 Min to "Sokhna Port"
- 120 Min to "Red Sea"



3. Proximity to main labor agglomerates



4. excellent access to Egypt's main trade routs





5. integrated product mix, combining the following

- ❑ manufacturing
- ❑ business and financial services,
- ❑ logistics services,
- ❑ office buildings,
- ❑ commercial outlets,
- ❑ residential and social services.





6. robust masterplan





7. balanced land use



Total Area = 26,000 acres

5,000 acres for Type C Industries

7,000 acres for mixed-used industries & Logistics

7,000 acres for roads, car parks, and open areas, the mountain, and natural obstacles

7,000 acres for offices blocks, commercial, residential, services, and green areas



8. state-of-the-art infrastructure

Power Designed Capacity 2,271.6 MVA	Eco-Green
Gas Designed Capacity 100,000 SCMH	Reaching 70-80% Renewable Energy Mix
Water Demand Before Recycling Industrial Water: 403,971 CMD Utility Water: 40,986 CMD	Energy Savings Desalination
Recycled Water Demand Industrial Water: 317,618 CMD Sewage Water: 20,000 CMD	Wastewater Recycling
	Waste to Energy





ENERGY STRATEGY



Grid Generation
500 MVA S/S
EHV Grid Connection

- Grid Integration via the built 2 substations
- Grid Tariffs are feasible
- Grid Integration works in two directions, subject to wheeling and market liberalization are in place
- Consumption fluctuation has low effect on its Feasibility



Renewable Energy
Solar: 1,000 MWp
Wind: 400 MW
Batteries: 750 MWh

- Solar PV is the most feasible
- CSP is not feasible
- Wind is feasible when wheeling applies
- sensitive to consumption fluctuation



Power Generation
256 MW Gas to Power
- Simple & Combines Cycle
- Co-Generation

- Island-mode plan through Simple/Combined Cycle Power Generation
- Co-Generation by producing byproducts (steam, chilled water, hot water, hot air, etc.), for specific industries, such as Textile, Papers, Food & Beverage, and Ceramic Industries.

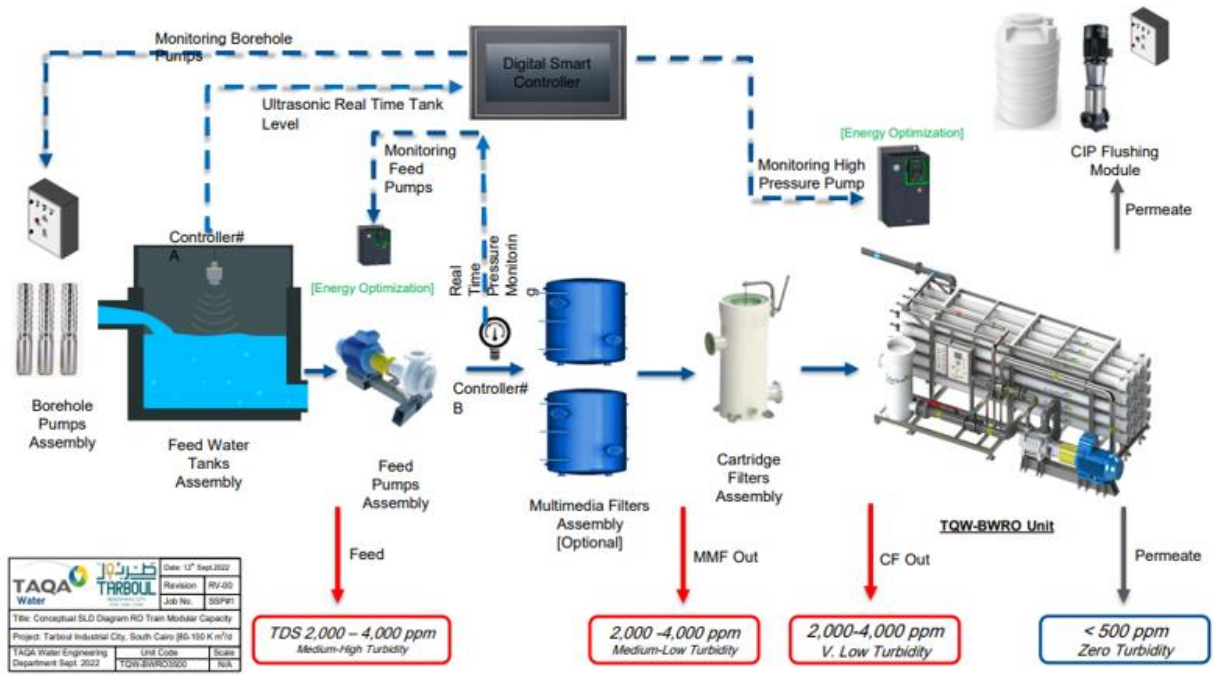


Other Mix

- Green Hydrogen
- Green Ammonia/ E-Methanol
- Waste to Energy
- Waste Heat Recovery
- Fuel Cells
- Bio Mass/ Bio Gas

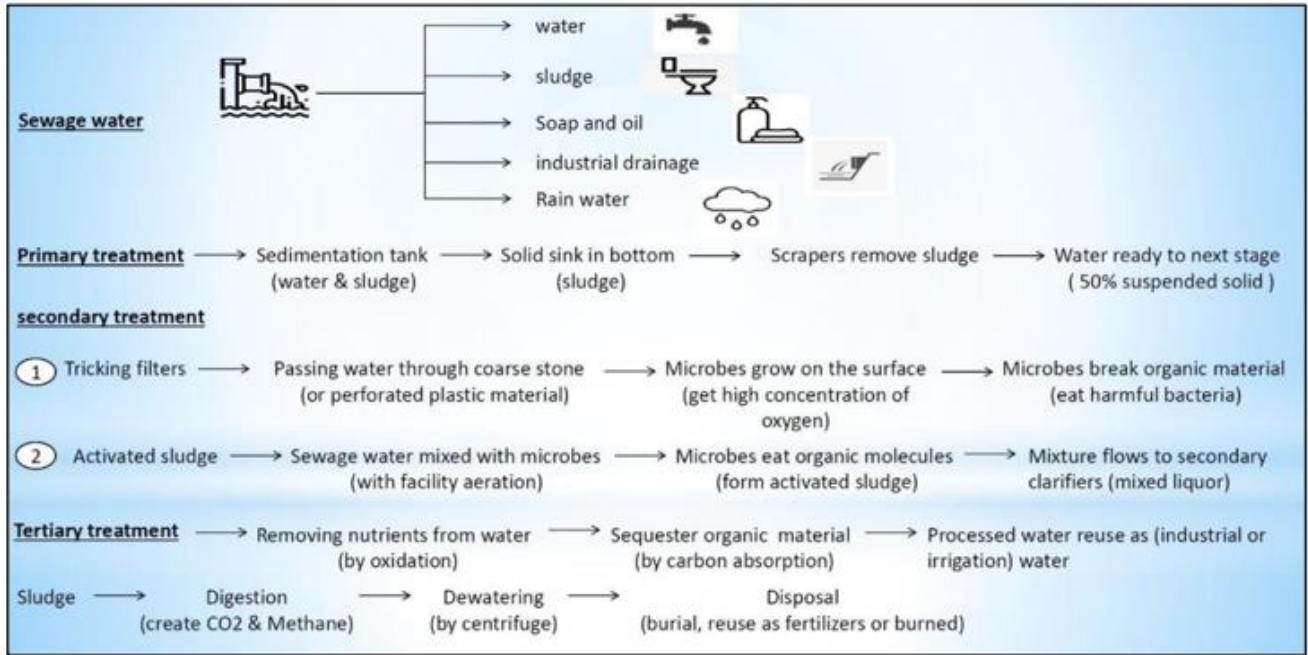


WATER STRATEGY





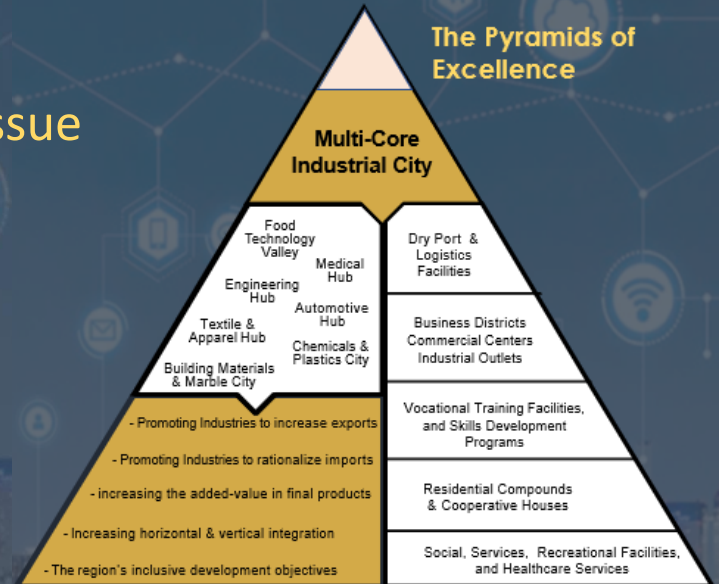
WASTEWATER STRATEGY





9. empowered environment, reducing the time and cost of doing business

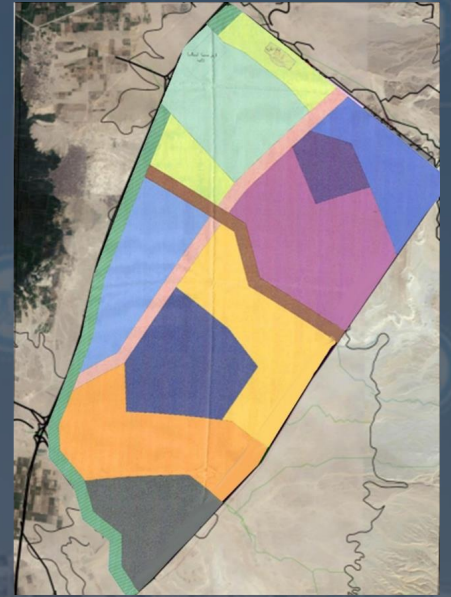
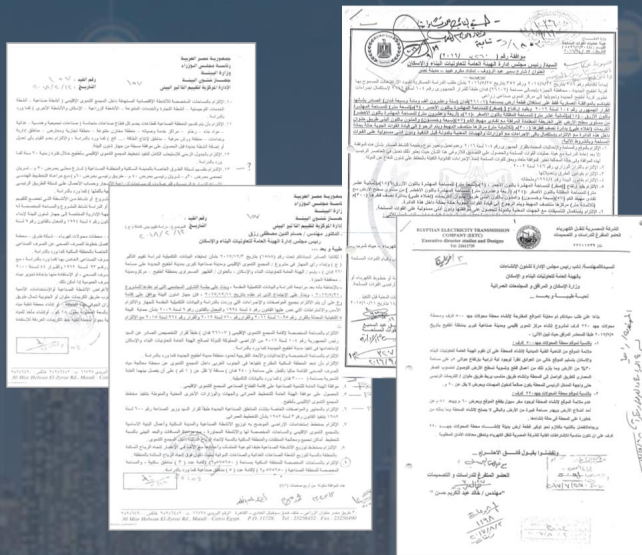
- ❑ “one-stop-shop” (OSS) to issue all the needed permits and official licenses.
- ❑ efficient CRM system





10. All the official approvals are granted

Industrial, Environmental, Power & Land use





11. multiple investment opportunities

1. Food Valley
2. Green Energy Valley
3. Technology Valley
4. Building Materials & Marble City
5. Eco Park for Circular Economy
6. Medical City
7. Textiles City
8. Plastics & Chemicals City
9. Light Industries City
10. Dry Port & Logistics Parks
11. Free Zone
12. Ready-built Industrial Complexes
13. Residential Districts & Labor City
14. Financial & Commercial Districts
15. Training & Educational Centers
16. Leisure, Healthcare & Social Centers



1. Food Valley

- B2B wholesale “fresh market”
- sorting & pack houses
- central refrigeration park
- TCL & dry storage
- food processing clusters
- ready-built industrial complexes
- accredited laboratories
- Business-support center
- R&D and training center
- B2C trading outlets





2. Green Energy Valley

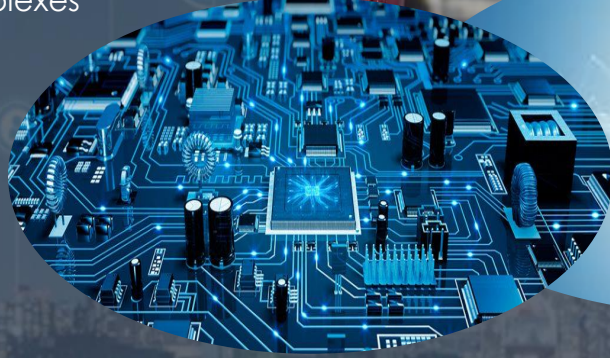
- solar park
- green hydrogen/ green ammonia cluster
- electrolysis technology cluster
- green automotive cluster
- feeding industries cluster
- ready-built industrial complexes
- accredited laboratories
- business-support center
- R&D and training center





3. Technology Valley

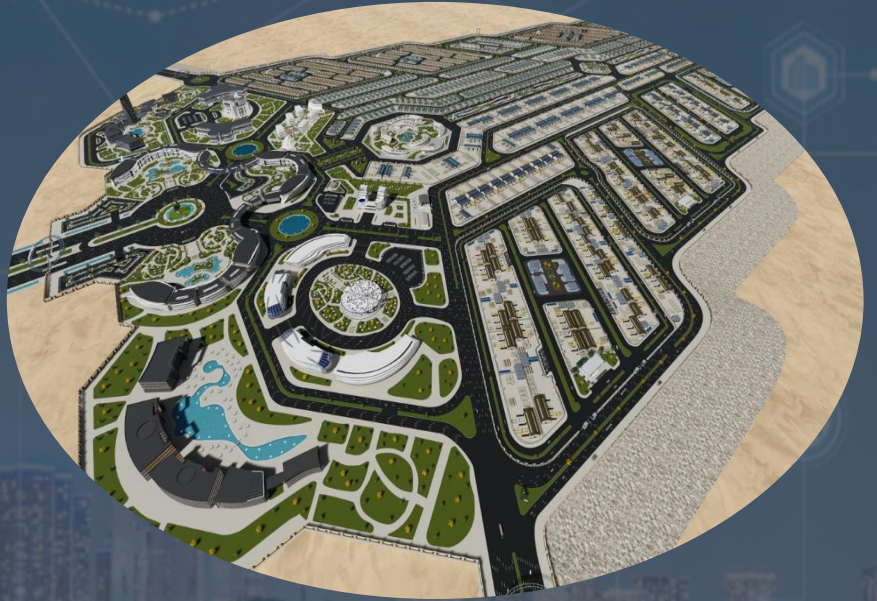
- engineering cluster
- electronics cluster
- ICT cluster
- feeding industries cluster
- ready-built industrial complexes
- accredited laboratories
- business-support center
- R&D and training center





4. Building Materials & Marble City

- ceramics cluster
- tiles cluster
- metallic industries cluster
- stone open market
- stone processing park
- feeding industries cluster
- ready-built industrial complexes
- accredited laboratories
- business-support center
- R&D and training center





5. Eco Park for Circular Economy

- plastics waste-recycling cluster
- Paper waste-recycling
- aluminum waste-recycling cluster
- ready-built industrial complexes
- accredited laboratories
- business-support center
- R&D and training center





6. Medical City

- medicine & healthcare cluster
- medical equipment cluster
- hygienic containers & disposables cluster
- ready-built industrial complexes
- accredited laboratories
- business-support center
- R&D and training center





7. Textile City

- weaving & knitting cluster
- apparels cluster
- technical textiles cluster
- fashion design symposium
- ready-built industrial complexes
- accredited laboratories
- business-support center
- R&D and training center





8. Plastics & Chemicals City

- chemicals cluster
- petrochemicals cluster
- paints & coatings cluster
- plastics & fittings cluster
- ready-built industrial complexes
- accredited laboratories
- business-support center
- R&D and training center





9. Light Industries City

- timber-profiling cluster
- metal-profiling cluster
- leather-profiling cluster
- ready-built industrial complexes
- Maintenance workshops
- accredited laboratories
- business-support center
- R&D and training center





10. Dry Port & Logistics Parks



Creating excellent trade logistics, efficiently connecting the factories in TARBOUL with the seaports and markets at the lowest possible cost and time



- Freight Forwarding & Warehousing
- Value-added Services
- Courier, Express, and Parcel
- Cold Chain Logistics
- Last Mile Logistics



11. Free Zone

designed to facilitate production of goods and services for export market, offering duty-free movement of goods, in and out of zone, as well as fiscal, regulatory, and tax incentives.





12. Ready-built Industrial Complexes

designed to offer SMEs the full experience of modern manufacturing and integration with the manufacturing supply chains. Special arrangements were made with multiple banks to secure attractive financing mechanisms that help the tenants to start and grow with minimum burden





13. Main Spine



(10 million M2)

- Green Walk
- Silicone Valley
- Business District
- Retail Centers
- Residential Compounds
- Industrial Outlets



invest in Egypt; invest in TARBOUL

TARBOUL Sustainability Policy



Environmental sustainability

Thriving to attract green manufacturing & service activities, in full compliance with the requirements of circular economy, featuring renewable energy supply, optimized energy consumption, resource efficiency, ecologically-bound production, water recycling and solid-waste valorization.



Economical sustainability

Developing multi-core destination for diversified economical activities and job-creation poles. Providing for stable economic growth through safeguarding the functionality of end-users within modern business environment.



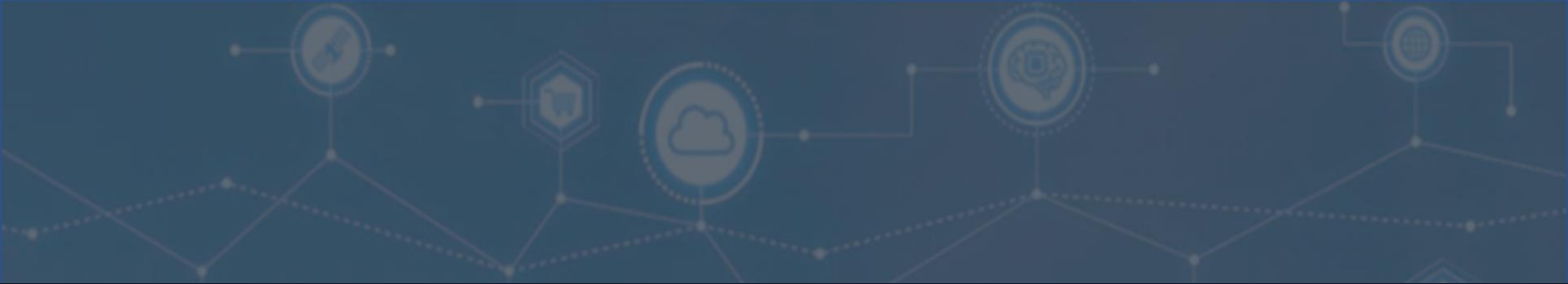
Social sustainability

Catering for job-matching and inclusive development in the region through comprehensive "skills-development programs" and vocational training services.



TARBOUL Shareholders Benefit Analysis

Investors	opportunity mix – value for money – business environment
Industry	functionality - interlinkages – trade facilitation
Region	multicore destination – inclusive development
Government	urban development – tax revenues
Economy	diversification – job creation
Shareholders	lucrative investment opportunities



Thank You

