



East Port Said Development  
شركة شرق بورسعيد للتنمية

# EAST PORT SAID INDUSTRIAL ZONE



@ THE HEART OF WORLD TRADE

**EAST PORT SAID INDUSTRIAL ZONE**

Ep

A satellite-style world map with a network of blue lines representing shipping routes. The lines are most dense in the Atlantic, Indian, and Pacific Oceans, following major trade corridors. A white label 'Ep' is positioned on the northeastern coast of Africa, indicating the East Port Said Industrial Zone. The map shows the outlines of continents and the color variations of land and sea.

**ALONG THE WORLD'S MAIN TRADING ROUTES**



# **Our Experience**



شرق بورسعيد للتنمية  
East Port Said Development

شركة مساهمة وطنية ١٠٠٪  
100% a National Company





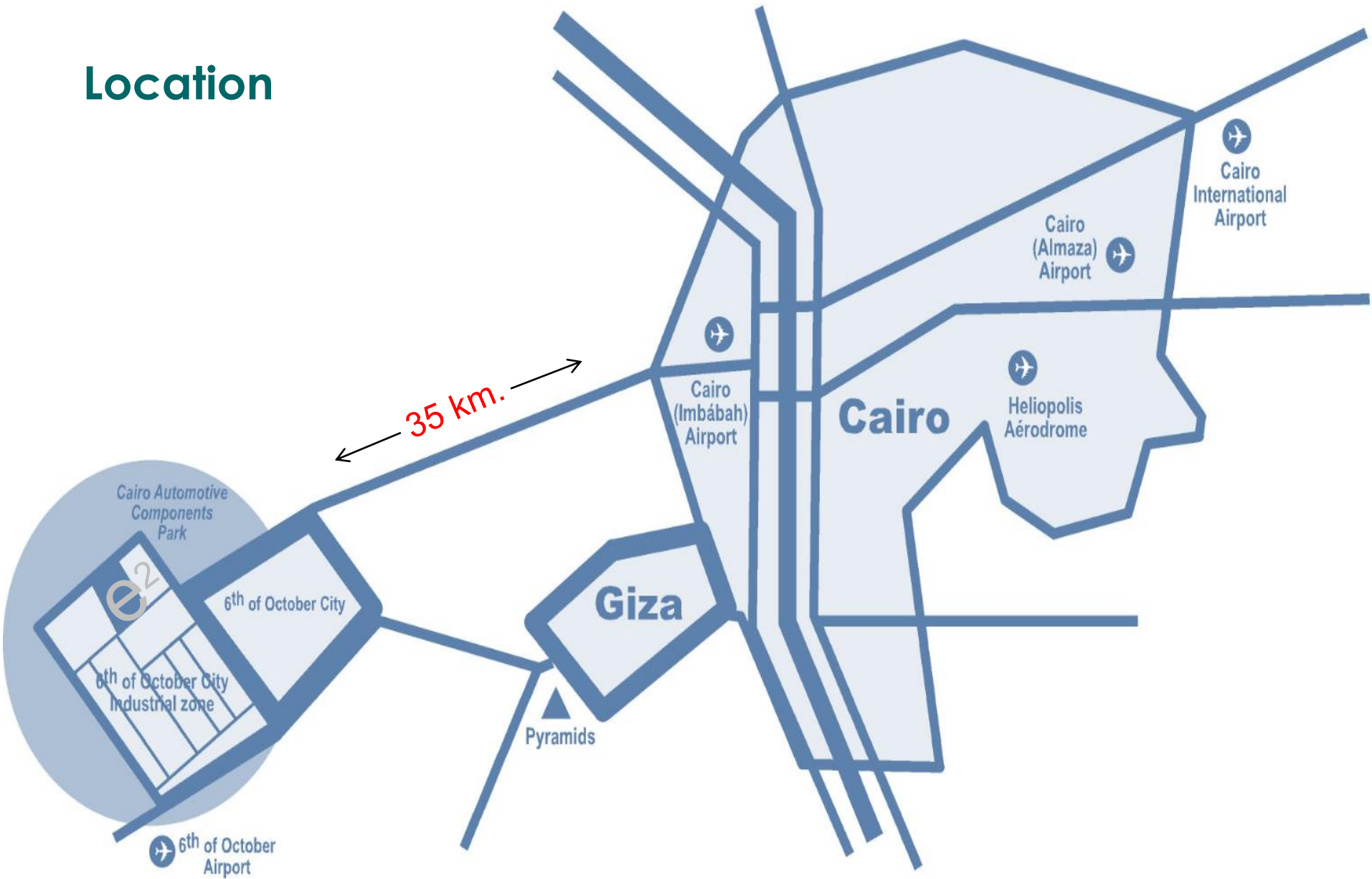
# **Our Track Record**



Welcome to engineering square *by IDG*

“Your Success is Our Success”

# Location



# First step:



Dec. 2007  
Land Handover



The Start of e2



Feb. 2008



April 2008  
First Factory

Green Belt



ZONE (2)

Project  
3.1 million m<sup>2</sup>



2

1

3

ZONE (5)

POINT (4)

POINT (5)



## Among the operating factories:

Sorted after date of operation



■ Döhler Egypt



■ FAW



■ technocans



■ Flex P. Films





## Among the operating factories:



■ Giza Cables



■ Chloride



■ Nuqul group - Fine



■ Infofort



Sorted after date of operation



## Among the operating factories:



■ Mamiba



■ Aramex



Bostik



■ rKW



Sorted after date of operation



# Among the operating factories:

Sorted after date of operation



■ Triple Manufacturing Equipment (TETRA)



■ Pegas



■ Orange



■ EAST





# **East Port Said Industrial Zone**

## **Project Overview**

# SCZone

Suez Canal Economic Zone



# Our Location



# Investors Incentives in the Industrial Zone

- **100%** ownership by foreign Investors
- **0% tax** and duties on all machines, equipment, tools, and raw materials as long as they are produced for export uses
- Competitive income tax rate on the net profit, under the new investment law, newly established companies can benefit up to **7 years of exempted** income tax
- Competitive tax rate on wages, salaries, bonuses, incentives
- **The industrial zone is considered the right fit to investors planning to enter the markets in Africa and MENA region or to expand their businesses in those markets:**
  - In addition to the above incentives; the project itself is considered a **potential market** on its own; covering an area over 1,600 Ha where more than 1,000 factories are expected to be built in the coming 10 years.
  - The industrial zone in East Port Said is considered as a regional exporting hub to the African, European and Arab Countries making use of Egypt's **trade agreements** with those countries.
  - Operating expenses are significantly reduced due to the **cheap utility** cost and availability of **competitive skilled labor**.
  - Because of taxes and duties exemptions, the investor will be able to sell his products at **competitive prices** when exported to the nearby markets.
  - The project is located within the boundaries of East Port Said Port; **in land transportation cost** is minimal.
  - The project offers prebuilt manufacturing facilities for rent; you could easily consider it **“plug & play”**.
  - The **One-stop Investor Services Centre** that the project offers takes care of all the permits/licenses needed to establish the business and construct the manufacturing facility.

## Plots of land

Various sizes for short and long-term lease, ideal for companies to construct their own facility. Each land site varies from 3,000 m<sup>2</sup> to larger sizes, according to the specific requirements of individual investor.

### Main Features

- Power, water and gas connections to the land plot
- Communication systems (Fiber Optics) with leased internet lines
- Road network inside the industrial park
- Fenced land plot
- 24 hours security

## Outlets

Different types of retail outlets for lease spread throughout the zone. The sizes of the outlets varies from 50 m<sup>2</sup> to larger sizes, according to the specific requirements of individual client.

### Main Features

- Power, water and gas connections to outlet
- Telecommunication connections to outlet
- Proximity to the commercial and recreation areas
- 24 hour security with CCTV

## Manufacturing Facility

The option of leasing the manufacturing facility as per the investor's specifications.

## Offices

Office space for lease. The existing infrastructure throughout ep Industrial Zone is a state of the art and all office buildings benefit from a number of value-added

### Main Features

- Broadband Internet and telephone lines ready
- Meeting rooms
- Amenities on every floor
- World class maintenance
- Parking facilities
- 24 hour security with CCTV

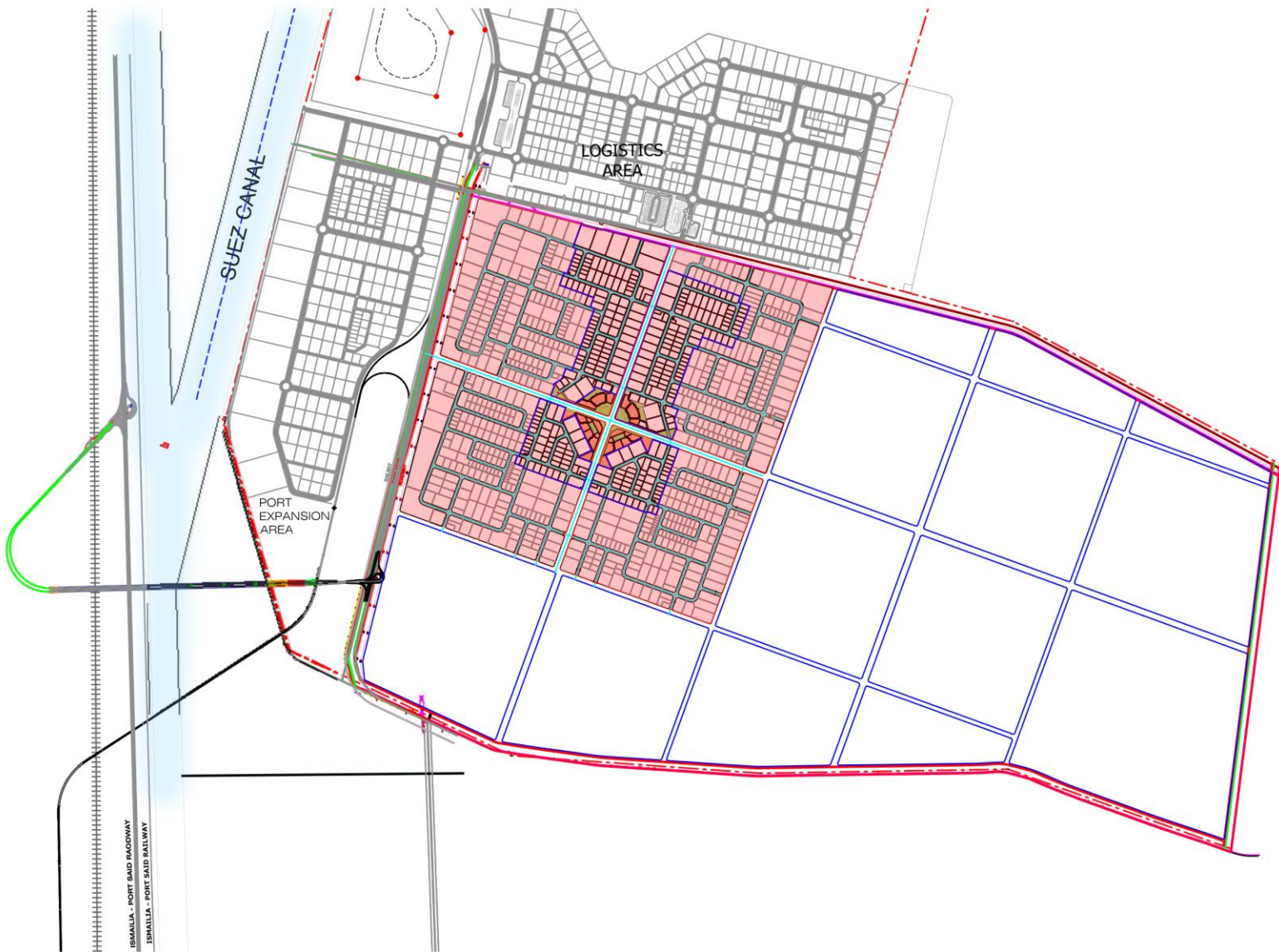
## Workshops

Areas for lease suited to function as workshops that will serve the industrial zone.

**ep**  
**Offers**

# Master Plan

# Overall Area: 16 million m<sup>2</sup>

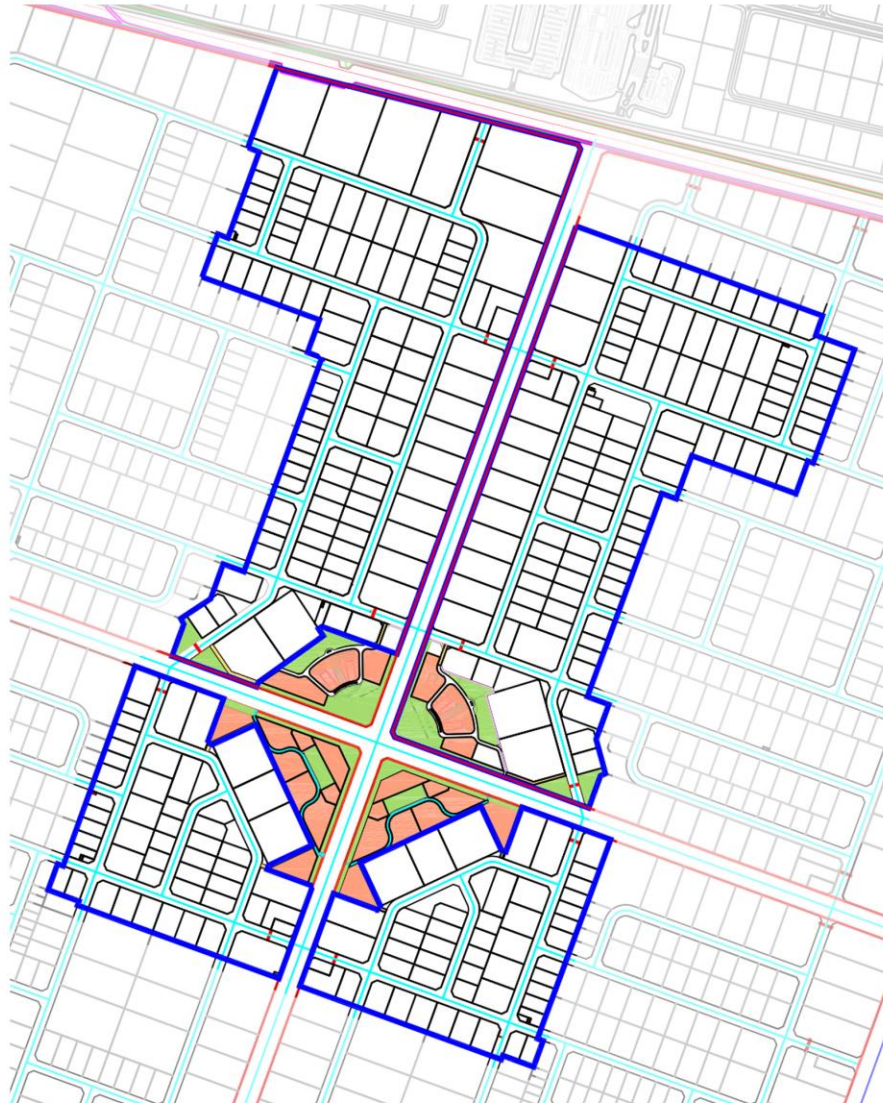


Company  
**East Port Said Development**

Project  
**East Port Said Industrial Zone**

Drawing Title  
**General Master Plan For The  
Development Areas In East Port Said**

# Phase One: 4 million m<sup>2</sup>



Phase One Boundary —  
Area 4 Million m<sup>2</sup>



Company  
East Port Said Development

Project  
East Port Said Industrial Zone

Drawing Title  
Phase One Master Plan For  
East Port Said Industrial Area

Commercial Node



# Services & Facilities

Training Centre



Medical Center



Children Day Care



Sports Court



# Services & Facilities

Hotel



Food Court



Investor Service Center



Facility Management





# EAST PORTSAID INDUSTRIAL ZONE

## MASTERPLAN REVIEW

Design Proposal - May 2017



# Central Administrative & Commercial Area



# Prototype Factory



An aerial night photograph of an industrial zone, likely a port area, showing a large body of water on the right and a curved industrial facility with lights on the left. A large, semi-transparent watermark of the letters 'EP' is overlaid on the left side of the image. The text 'THANK YOU' is positioned in the upper right quadrant, and 'East Port Said Industrial Zone ep' is at the bottom center.

**THANK YOU**

East Port Said Industrial Zone ep