Ministry Of Investment

SELECTED INVESTMENT OPPORTUNITIES in EGYPT

Projects Brief - April 2016

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I. OIL, GAS and PETROCHEMICALS

Bio-Ethanol From Molasses

Eco-friendly investment opportunity in alternative fuel production from sugar beet molasses

Overview of the opportunity

KEY PROJECT FEATURES

- **Project description:** production of an eco-friendly alternative fuel (bio-ethanol) from sugar beet molasses
  - Expected annual output of 100,000 tons
  - Project feedstock (estimated at 400,000 tons) secured by a long-term feedstock supply agreement signed with molasses producing companies
- **Business model structure**: ECHEM to hold a 25% equity stake in the project. Proposed 50:50 debt/equity capital structure. Bio-ethanol to be sold via an off-take agreement
- **Investment costs:** USD 135 million (including capitalized Interest)
- **Investment timeline**: Expected construction period of 3 years (by 2017)

FINANCIAL RETURN SUMMARY

	Unit	Pre-Tax	After tax
IRR	%	12.70%	10.40%
Payback	Years	10.5	10.9

Note: based on 50:50 debt/equity capital structure

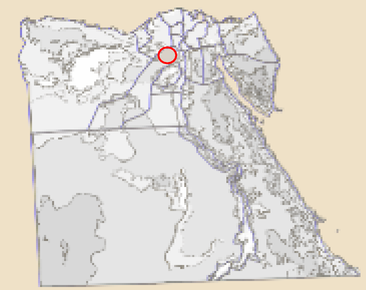
GOVERNMENT SUPPORT

- **EGPC can act as an off-taker for the full bio-ethanol production**
- Project land location has been identified and secured by the government. Other land options can be studied depending on feedstock location and availability

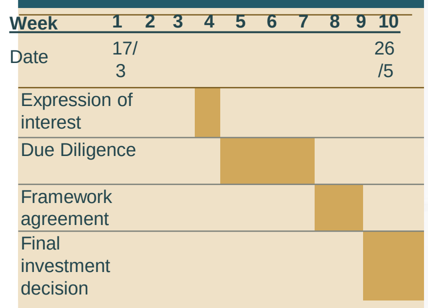
KEY INVESTMENT RATIONALE

- **Locally available feedstock** (sugar beet molasses)
- **Strong demand for biofuels**: bio-ethanol to be sold either locally through an off-take agreement or exported to the EU given growing bio-fuels global demand
- **High EBITDA margins and returns**
- **ECHEM as an anchor shareholder** with a longstanding experience in the Egyptian petrochemicals sector

Project location



Process timeline



Bio-Ethanol From Rice Straw

Eco-friendly investment opportunity in alternative fuel production from rice straw

Overview of the opportunity

KEY PROJECT FEATURES

- **Project description:** production of an eco-friendly alternative fuel (bio-ethanol) from rice straw and agricultural wastes
  - Expected annual output of 50,000 tons
  - Project feedstock (estimated at 275,000 tons) secured by a long-term feedstock supply agreement with waste recycling companies
  - Potential off-taker: Export to EU, local sales to EGPC
- **Business model structure**: ECHEM to hold a 20% equity stake in the project. Proposed 50.5:49.5 debt/equity capital structure. Other potential shareholders could include Ayadi Company for Investment & Development and Banque Misr
- **Investment Costs**: USD 226.6 million
- **Investment timeline**: Project launch 30/6/2015; construction 30/6/2016; and operation 1/7/2018

FINANCIAL RETURN SUMMARY

	Unit	Pre-Tax	After tax
IRR	%	14.09%	12.05%
Payback	Years	10.5	11.7

Note: based on 50.5:49.5 debt/equity capital structure

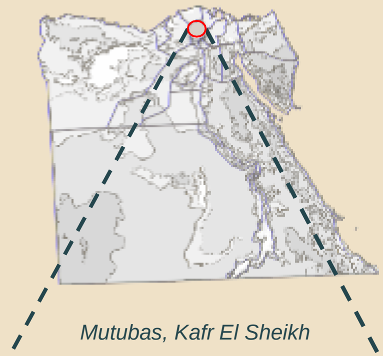
GOVERNMENT SUPPORT

- **EGPC can act as an off-taker for the full bio-ethanol production**
- Custom duties exemption on imported machinery for eco-friendly projects
- Project land location has been identified and secured by the government
- Strong government support to develop waste recycling projects through financial incentives and project development (Agriculture Waste Recycling Project or Ayady)

KEY INVESTMENT RATIONALE

- **Locally available feedstock**
- **Strong demand for biofuels:** bio-ethanol to be sold either locally or exported to the EU given growing bio-fuels global demand
- **High EBITDA margins and returns**
- **Technical support** from the technology provider "Beta Renewables" (world leader in the commercialization of second generation bio-fuels)
- **ECHEM as an anchor shareholder** with a longstanding experience in the Egyptian petrochemicals sector

Project location



Mutubas, Kafr El Sheikh

Assiut Hydrocracker Project

A high value O&G development opportunity in Upper Egypt

Overview of the opportunity

KEY PROJECT FEATURES

- **Project description:** Egyptian General Petroleum Corporation (EGPC) intends to install a full conversion hydrocracker complex adjacent to the existing Assiut Oil Refinery (ASORC) facilities
- **Timeline:** Expected to start in 2016, with construction starting in 2017, and operation in 2020
- **Business model:** EGPC will be a key shareholder with potential investor(s) taking minority stakes. Target 70:30 debt/equity capital structure
- **Investment costs:** USD 2.1 billion

FINANCIAL RETURN SUMMARY

	Unit	Value
IRR	%	16.4
Payback	Years	7.8

GOVERNMENT SUPPORT

- **Government to guarantee feed supply and off-take of refined products**
- Government to provide the land for the project and facilitate the issuance of required permits
- Process optimization can be made through the use of several facilities provided by ASORC (pipelines, storage tanks…)

KEY INVESTMENT RATIONALE

- **High local demand:** Demand for oil products far exceeds supply in the project area (Upper Egypt)
- **Project risk mitigation** thanks to EGPC offtake and feedstock supply agreements
- **FX risk protection** as contracts will be denominated in USD
- **Export potential:** oil products in line with European standards, allowing export of any product that will not be absorbed by the local market

Project location

Assiut – Sohag LPG Pipeline

Investment opportunity in a greenfield pipeline infrastructure

Overview of the opportunity

KEY PROJECT FEATURES

Description	- Liquefied Petroleum Gas (LPG) 10'' pipeline (110km) between Assiut and Sohag - Pipeline flow rate of 200m³/h	Owners	- Egyptian General Petroleum Corporation (EGPC) - Petroleum Pipelines Company, state-owned entity, sole owner & operator of the Egyptian pipeline grid
Category	- Greenfield - LPG pipeline infrastructure	Investment Cost	- Estimated investment cost: USD 34.5 million (58% in USD and 42% in EGP)
Project Life	- 27 years including 2 years of Engineering, Procurement and Construction (EPC)	Structures	- Build, Own, Lease and Transfer (BOLT), Owners to build, operate & manage OR - Build, Own, Operate and Transfer (BOOT) accompanied by an off-take agreement

GOVERNMENT SUPPORT

- Possible guarantees from the Ministry of Petroleum and project owners to facilitate EGP lending
- Currency matching payments to offset foreign currency risk exposure
- Government commitment to support industry development in Upper Egypt

KEY INVESTMENT RATIONALE

- **Strategic infrastructure project** with a unique location to serve the growing demand of oil & gas for households and industries
- **Low risk profile given project structure:** limited FX risk, secured annual revenues streams (lease payments or minimum tolling fees)
- Financial advisor will assist in securing the EGP debt portion of investment cost at competitive rates
- **Attractive returns:** project IRR range of 10 % - 13%
- **Full ownership on implementation, operation & maintenance**

Project location

Supporting documents

Documents	Availability
Concept paper	Available
Designs and routes	Available
Pre-technical feasibility Study	Available
Pre-financial feasibility Study	(Mid Apr. 2015)

Process timeline

Milestones	Mar	Apr	May	Jun	Jul	Aug
Expression of interest						
Due Diligence						
Investment proposition						
Negotiation & sign-off						

Sohag – Aswan Product Pipeline

Investment opportunity in a greenfield pipeline infrastructure

Overview of the opportunity

KEY PROJECT FEATURES

Description
- Petroleum products 14'' pipeline (500km)
- Pipeline flow rate of 300m³/h
- Includes 4 tanks with capacity of 10,000 m³ each, 2 main pumps and 2 auxiliary pumps

Owners
- Egyptian General Petroleum Corporation (EGPC)
- Petroleum Pipelines Company, state-owned entity, sole owner & operator of the Egyptian pipeline grid

Category
- Greenfield
- Petroleum pipeline infrastructure

Investment Cost
- Estimated investment cost: USD 204.5 million (56% in USD and 44% in EGP)

Project Life
- 27 years including 2 years of Engineering, Procurement and Construction (EPC)

Structures
- Build, Own, Lease and Transfer (BOLT), Owners to build, operate & manage OR
- Build, Own, Operate and Transfer (BOOT) accompanied by an off-take agreement

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- Possible guarantees from the Ministry of Petroleum and project owners to facilitate EGP lending
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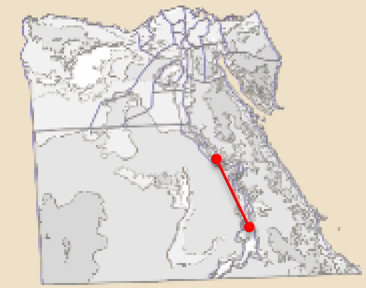
Project location



Supporting documents

Documents	Availability
Concept paper	Available
Designs and routes	Available
Pre-technical feasibility Study	Available
Pre-financial feasibility Study	(Mid Apr. 2015)

Process timeline

Milestones	Mar	Apr	May	Jun	Jul	Aug
Expression of interest	■	■				
Due Diligence			■	■		
Investment proposition					■	
Negotiation & sign-off						■

Lubrication Processing Unit

High potential investment opportunity in the Egyptian oil industry

Overview of the opportunity

KEY PROJECT FEATURES

- **Description:** award by the Ministry of Petroleum of a 20-year license for the development of a new lube oil complex in collaboration with Suez Oil Processing Company (SOPC)
- **Production metrics:** 767,450 tons per year of refined products, including 120,000 tons per year of lube oil; operations to start in 2019
- **Business model structure:** 20-year license awarded to a Project company, to be owned by SOPC and a strategic or a financial investor. Target 70:30 debt/equity structure. SOPC intends to have a 25-30% stake in the Project company
- **Investments costs:** preliminary CAPEX estimate of about USD 500 million

FINANCIAL RETURN SUMMARY

	Unit	After tax
IRR	%	14.14%
Payback	Years	6.1

These figures are based on a first indicative calculation provided by SOPC and on the CAPEX and OPEX estimates

GOVERNMENT SUPPORT

- **Strong government commitment to increase the country's production of high value added petroleum products**
- **SOPC and EGPC willingness to sign an off-take agreement** for refined products (but not for the lube oil)

KEY INVESTMENT RATIONALE

- **Investor-friendly agreement structure**
  - Long-term license (20 years)
  - Key public sponsor willing to retain a minority share and off-take products
- **Competitive advantage**
  - Local production makes an attractive alternative to costly imports for the local market
  - Specialized traders can optimize the margins of the lube oil company by providing feed stock and off-taking lube oil
  - The lube oil company will be the only new company in Egypt to be licensed for lube production in the medium-term
- **Operational advantage**
  - Process optimization can be made through the joint use of several facilities provided by SOPC
- **Off-take risk mitigation** for output other than lube thanks to EGPC/SOPC offtake agreements

Project location

The project will be adjacent to SOPC's existing refinery in Suez

Supporting documents

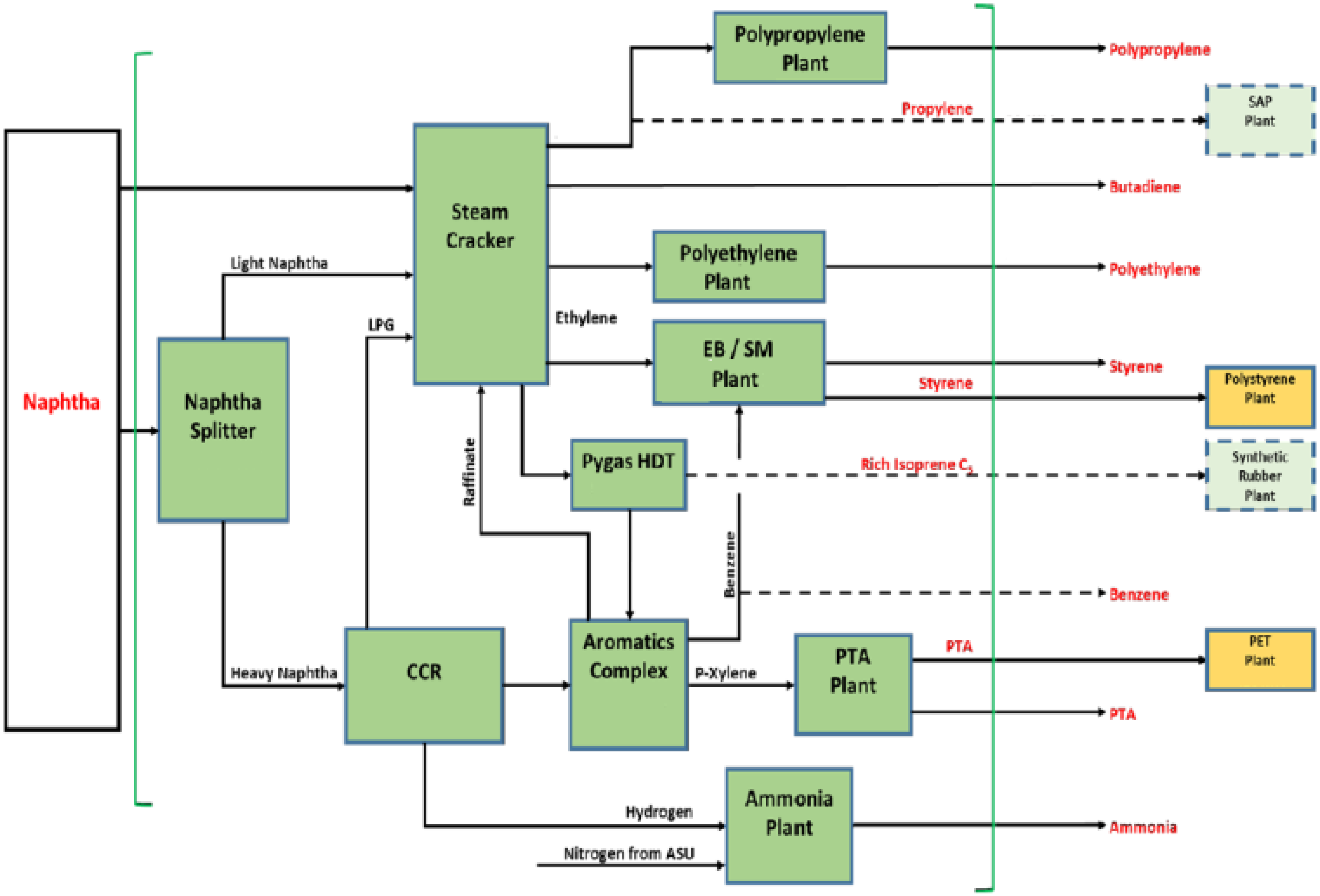
Documents	Availability
Pre-feasibility study	Available
Draft process design	Available

Suez Canal Petrochemical Complex (SCPC)

Overview of the opportunity	
PROJECT DESCRIPTION	■ Production of 2.8 MMTPA of Olefins and Aromatics from imported Full Range Naphtha in order to satisfy the local market demand as well as securing feed stocks for existing local facilities and export the surplus. ■ The estimated investment cost of the project is USD 6.8 Billion, to be implemented over 5 years.
LOCATION & PROPOSED SURFACE FOR THE PROJECT	2.3 million m2
PROJECT PURPOSE	■ The project shall be developed in Suez Canal Corridor area. The Complex shall be designed to process 3.2 MMTPA of imported Full Range Naphtha feed through several units. The Steam Cracker unit shall produce Polyethylene, Polypropylene, Butadiene and Isoprene. The CCR and Aromatics units shall produce P-Xylene, Benzene, Styrene and PTA. The Hydrogen produced during the process with Nitrogen separated from Air Separation unit will be used to produce Ammonia
MANDATED AUTHORITY	■ The Egyptian Petrochemicals Holding Company (Echem) and Suez Canal Development Authority

Project location

Suez Canal Petrochemical Complex SCPC
Block Flow Diagram of the complex

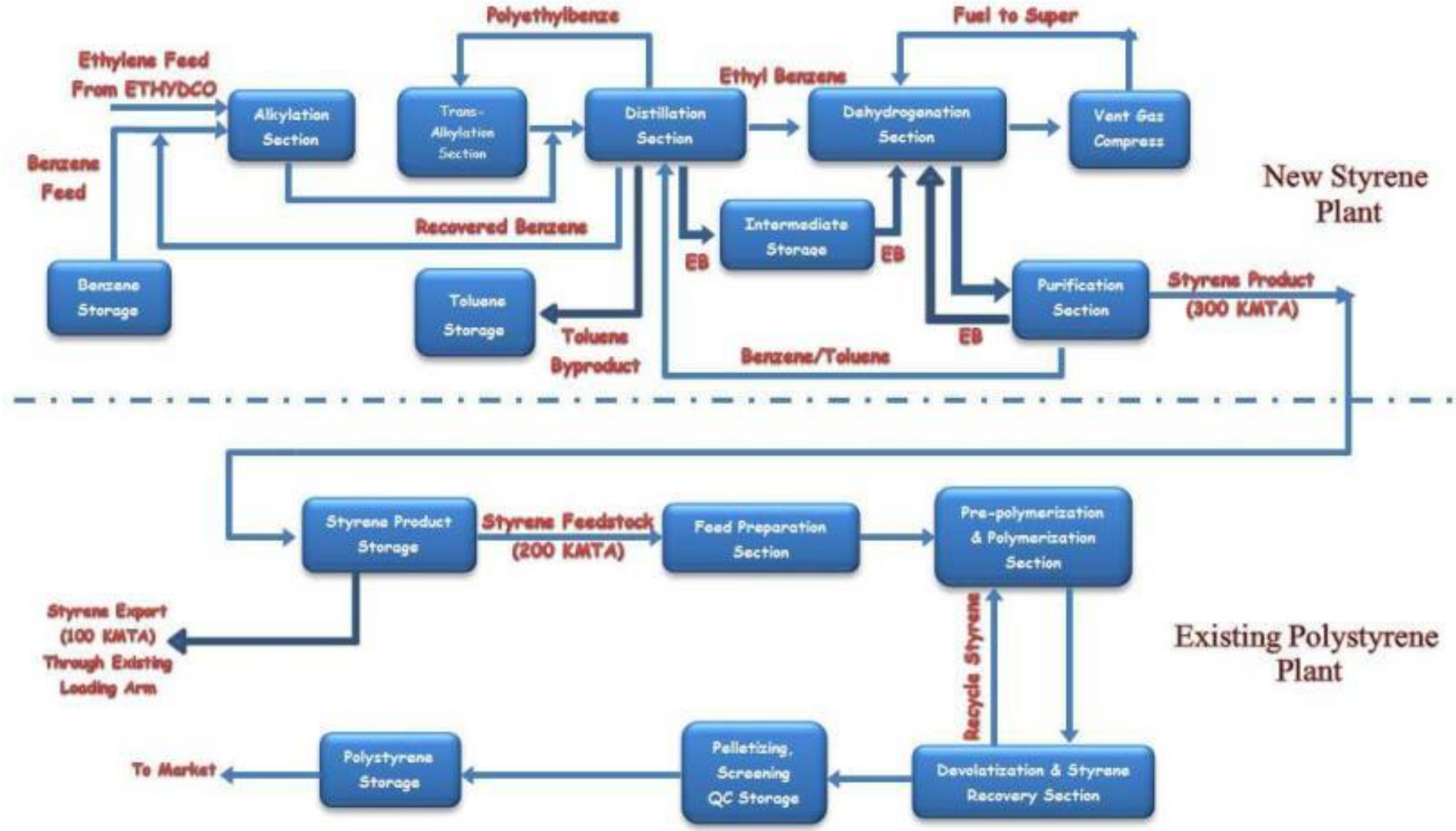


Styrene & Polystyrene Complex

Project Information	
PROJECT DESCRIPTION	■ Styrene Complex with a total capacity of 300k metric tons/year, of which 200k metric tons/year will be allocated to the Egyptian Styrene & Polystyrene Production Company (E-Styrenics), which is established since 2005. the remaining 100k metric tons/year will be allocated for exportation. ■ The estimated investment cost of the project amounts to USD 532 Million.
LOCATION & PROPOSED SURFACE FOR THE PROJECT	■ Alexandria, El Dekheila.
PROJECT PRIVILEGE	■ The existence of E-Styrenics as a buyer for the Styrene production. ■ Proximity to El Dekheila port, which facilitates exports.
ALLOCATION SYSTEM	■ Partnership with the Egyptian petroleum and petrochemicals sectors.
MANDATED AUTHORITY	■ The Egyptian Petrochemicals Holding Company (Echem).
FEASIBILITY STUDY AVAILABILITY	■ Preliminary feasibility study is available
INFRASTRUCTURE AVAILABILITY	■ Available

Project Map

Styrene & Polystyrene Complex
Block Flow Diagram of the complex



II. HOUSING & REAL ESTATE

West Cairo City Center Project

A prime location in West Cairo to host 30,000 habitants

Overview of the opportunity

KEY PROJECT FEATURES

- A 8.4 million m² land plot in a strategic location on the Wahat Road in West Cairo
- Land expected to have a Gross Floor Area (GFA) of 5,146,600 m² to be divided between residential, commercial, retail and hospitality developments thus creating a central hub to serve the wider Cairo community
- West Cairo City Center (WCCC) is expected to house c. 30,000 inhabitants and to be developed over a timeframe of 8 years

ENVISIONED LAND USAGE

Usage	Land Area ('000 m²)	GFA ('000 m²)
Residential	1,113	1,200
Commercial	2,744	2,537
Services	483	1,068
Open/Green Areas	4,057	342
Total	**8,397**	**5,147**

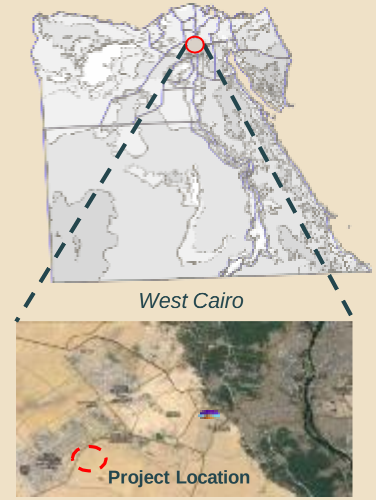
ALTERNATIVE TRANSACTION STRUCTURES

- Land awarded to a potential bidder that would develop the plot
- Different land purchase alternatives for investors: either revenue sharing agreement or equity partnership
- In either case, the government is entitled to an upfront fee of USD 150 million, to be deducted from future income stream to be received by the government

KEY INVESTMENT RATIONALE

- **Sizeable land plot** in one of the most strategic and vibrant neighborhoods, which would offer a wide array of real estate units
- **Very strong growth prospects in the Egyptian real estate sector** on the back of strong population growth, increasing number of marriages, and a burgeoning mortgage platform
- **Rapid and continuous migration to satellite cities**, such as West Cairo, will greatly bolster demand for modern real estate solutions in these areas
- **Flexibility to amend and/or change the Project's preliminary layout and designs**

Project location



Project structure

The development is expected to be centered around a green area that will serve as a cultural, natural and entertainment hub. A wide array of both commercial and residential real estate projects will be undertaken around the core green area.

October Oasis Mega Urban Development Project

A mixed-use and fully integrated urban development project

Overview of the opportunity

KEY PROJECT FEATURES

Description	■ Location: 6th of October City ■ Land area: 42 km²	Owners	■ Land owned by New Urban Communities Authority (NUCA), an agency operating under the umbrella of the Ministry of Housing, Utilities and Urban Development
Master Plan	■ High-income, middle-income and mid-to-low income residential housing ■ Commercial, retail, hotel and recreational blocks ■ Flexible layout and design	Structure	■ Cost of land to be paid through a revenue sharing agreement between NUCA and master developer (7-10% subject to negotiation) ■ Combination of in-kind and cash settlements possible (subject to negotiation)
Construction Period	■ 10~15 years (over 5 phases)	Investment Cost	■ Total estimated investment cost: USD 20 billion (excluding cost of land)

FINANCIAL RETURN SUMMARY

	Unit	Pre-Tax
Projected IRR	%	25~30
Investment Horizon	Years	10~15

GOVERNMENT SUPPORT

- NUCA is responsible for obtaining permits and necessary licenses in accordance with the Egyptian laws and regulations
- Government to provide utilities infrastructure, including water and sewage systems at land border. Electricity will need to be generated by a dedicated power station

KEY INVESTMENT RATIONALE

- **Rising need for urban expansion** and decentralization away from the congested city center
- **Growing real estate sector**: demand fueled by favorable demographics, persistent supply gap, and attractive returns relative to other investments
- **Growing demand for modern urban communities** due to growing middle to upper classes
- **Bankable project** with a lucrative return on investment: projected pre-tax IRR of 25~30%
- **Flexibility to amend and/or change the Project's preliminary layout and designs**

Project location

Supporting documents

Documents	Availability
Project teaser	Available
Information Memorandum	Available
Feasibility Study	To be provided by investor

6th of October Urban Oasis

An integrated multi-purpose real estate project located in the 6th of October city

Overview of the opportunity

KEY PROJECT FEATURES

Description
- Location: 6th of October City
- Land area:1,100 Acres

Owners
- Land owned by New Urban Communities Authority (NUCA), an agency operating under the umbrella of the Ministry of Housing, Utilities and Urban Development

Master Plan
- Mixed use development integrating administrative, touristic, sports, and recreational facilities
- Initial master plan with flexible layout and design

Structure
- Financing plan: Equity 35%, debt 20% and self-finance 45%
- Cost of land to be paid either through equity contribution or revenue sharing agreement
- Key potential shareholders: Ministry of Housing, real estate developers, construction/contractors

Construction Period
- 6 years for infrastructure deployment
- 12 years for full development

Investment Cost
- Total investment cost: USD 3.1 billion including land

FINANCIAL RETURN SUMMARY

	Unit	Value
IRR	%	25.7
Payback	Years	8Y & 10M

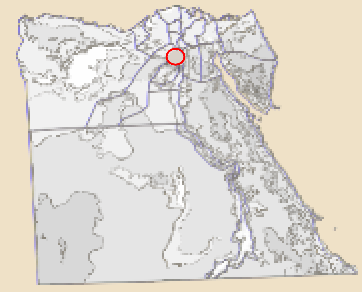
GOVERNMENT SUPPORT

- Government incentives for developers to build new homes, and mortgage promotion with Central Bank of Egypt funding support
- Enabling infrastructure to be provided by Ministry of Housing with support from relevant government authorities
- Preliminary approvals to construct a fully integrated project secured

KEY INVESTMENT RATIONALE

- Growing real estate sector: demand fueled by favorable demographics, persistent supply gap, and attractive returns relative to other investments
- Growing demand for modern urban communities due to increasing share of middle to upper classes
- Flexibility to amend and/or change the Project's preliminary layout and designs

Project location



Supporting documents

Documents	Availability
Detailed investor presentation with financial projections	Available

Process timeline

Milestones	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Expression of interest	■	■								
Due Diligence			■	■						
Tender					■	■				
Framework agreement							■	■		
Term sheet									■	■

Marabet Equestrian & Sport Facilities Complex

An equestrian and sports center with real estate development in the suburbs of Cairo

Overview of the opportunity

KEY PROJECT FEATURES

Description
- Location: 6th of October City
- Land area: 10.3 million m²

Owners
- Land owned by New Urban Communities Authority (NUCA), an agency operating under the umbrella of the Ministry of Housing, Utilities and Urban Development

Master Plan
- Relocation of the current horse farm in Ain Shams to 6th of October City (Al-Zahraa)
- Equestrian mixed development sports area, including villas, townhouses, horse race track and hotel

Structure
- Suggested investment partnership between land owner and private investor
- Possibility to pay for the land in kind

Construction Period
- 4 years

Investment Cost
- Total investment cost: c. USD 655 million excluding land cost

FINANCIAL RETURN SUMMARY

	Unit	Pre-Tax
IRR	%	21.87
Payback	Years	5.1

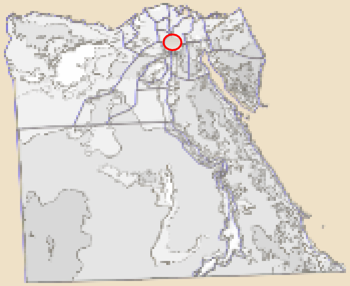
GOVERNMENT SUPPORT

- Ministry of Agriculture to co-manage the Al-Zahraa station
- Ministry of Sport to support the development and management of the horse race track
- NUCA is responsible for obtaining permits and necessary licenses in accordance with the Egyptian laws and regulations

KEY INVESTMENT RATIONALE

- **Flagship “equestrian experience” project** including equestrian property, as well as sports, housing and entertainment facilities
- **Strong reputation of the Al Zahraa hourse farm** across the Middle East
- **Additional possible revenue streams** from sponsorship of the horse races in the model of Kentucky Debry, Melbourne Cup, Breeders Cup, Dubai World Cup
- **Flexibility to amend and/or change the Project’s preliminary layout and designs**

Project location



Zayed Crystal Spark

Development of an iconic tower, surrounded by a mall, an office park, a lake, and residential units

Overview of the opportunity

KEY PROJECT FEATURES

Description
- Location: 6th of October City, adjacent to Ministry of Communication and Information Technology and Nile University
- Total area: 0.8 million m²
- Total footprint area: 0.21 million m²
- Total built up area: 1.0 million m²

Owners
- Land owned by New Urban Communities Authority (NUCA), an agency operating under the umbrella of the Ministry of Housing, Utilities and Urban Development

Master Plan
- 60-floor iconic tower
- Variety of services and amenities (mall, office park, lake, and residential units)
- Initial master plan with flexible layout and design

Structure
- 1:1 debt/equity proposed capital ratio
- Possibility to raise equity from governmental, local and/or foreign investors
- Different land purchase alternatives for investors: either revenue sharing agreement or equity partnership

Construction Period
- Estimated at 7 years, to be built over 3 phases

Investment Cost
- Tentative investment cost: USD 1.6 billion excluding land cost

FINANCIAL RETURN SUMMARY

	Unit	Pre-Tax	After tax
IRR	%	28%	19%
Payback	Years	5.5	6.1

GOVERNMENT SUPPORT

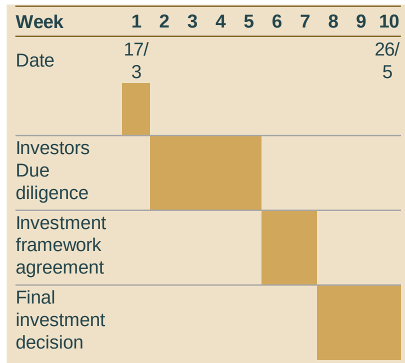
- Ambitious NUCA plans to develop new destinations expanding over urban spines to the desert and remote areas
- Support of NUCA, as a sponsor, in providing all licenses and approvals required to construct a fully integrated project
- Existing public infrastructure, utilities, services and roads in the project location

KEY INVESTMENT RATIONALE

- **Sizeable, high-end and highly populated location** in Egypt: hub of technology and finance businesses, with some of the highest rental fees in the country
- **Fully integrated project** (business, commercial, residential, and entertainment)
- **Growing real estate sector**: demand fueled by favorable demographics, persistent supply gap, and attractive returns
- **Flexibility to amend and/or change the Project's preliminary layout and designs**

Project location

Process timeline



Zayed Central Park

A high-end residential and commercial development project in a prime location

Overview of the opportunity

KEY PROJECT FEATURES

Category
- Location: heart of Zayed City, west of Axis road leading to the Cairo-Alexandria desert road
- Land area: 600,600 m²

Owners
- Land owned by New Urban Communities Authority (NUCA), an agency operating under the umbrella of the Ministry of Housing, Utilities and Urban Development

Master Plan
- Mixed-use development, integrating residential, commercial, retail, hotel recreational blocks, world-class conference center and world-class spa
- Possibility of building two 60m-high towers (height not previously allowed in the area)
- Flexible layout and design

Structure
- Cost of land to be paid through a revenue sharing agreement between NUCA and master developer (7-10% subject to negotiation)
- Combination of in-kind and cash settlements possible (subject to negotiation)

Construction Period
- 5 years

Investment Cost
- Total estimated investment cost: USD 400 million

FINANCIAL RETURN SUMMARY

	Unit	Pre-Tax
Projected IRR	%	25~30
Investment Horizon	Years	5

GOVERNMENT SUPPORT

- NUCA is responsible for obtaining permits and necessary licenses in accordance with the Egyptian laws and regulations
- Government to provide all utilities infrastructure including water, electricity and sewage system. These are readily available at land border

KEY INVESTMENT RATIONALE

- **Growing demand for modern urban communities** due to increasing share of middle to upper classes
- **High-end residential and commercial development** project that meets the trend of sub-urban gated communities in Zayed city
- **Growing real estate sector**: demand fueled by favorable demographics, persistent supply gap, and attractive returns
- **Flexibility to amend and/or change the Project's preliminary layout and designs**

Project location

Supporting documents

Documents	Availability
Project teaser	Available
Information Memorandum	Available
Feasibility Study	To be provided by investor

Sheikh Zayed Integrated Residential Project

Flagship real estate investment in a prime location in 6th of October

Overview of the opportunity

KEY PROJECT FEATURES

Description
- Location: Sheikh Zayed
- Land Area: 410 acres
- Maximum height: 6-13 meters
- Building footprint: 25% of land area

Owners
- Land owned by New Urban Communities Authority (NUCA), an agency operating under the umbrella of the Ministry of Housing, Utilities and Urban Development

Master Plan
- Residential real estate project
- Flexible layout to accommodate villas, apartments, and commercial area

Structure
- Partnership between NUCA and potential investors
- NUCA contribution limited to the land plot in return for:
  - Pre-determined number of units, and/or
  - Percentage of the project return

Construction Period
- 36 months
- Adjustable in light of proposed design/layout of potential strategic investors

Investment Cost
- EGP 1.2 - 1.4 billion (excluding land)
- Based on preliminary designs and layout of 1,325 luxurious villas & commercial area

FINANCIAL MECHANISM
- Off-plan sale is the prevailing financial mechanism in the Egyptian real estate sector
- Accordingly, prospective investor equity participation to range from 20%-30% of total investment cost (mainly covering layout, designs, infrastructure, and part of the sales and marketing expenses)
- Off-plan sale business model limits risks for developers as the received cash finances the major part of construction costs

GOVERNMENT SUPPORT
- NUCA is responsible for obtaining permits and necessary licenses in accordance with the Egyptian laws and regulations
- Already existing public infrastructure, utilities, services and roads in the project location

KEY INVESTMENT RATIONALE
- **Prime location** within 6th of October City, with access routes to the Ring Road, Axis Road and Cairo – Alex Desert road
- **Already developed area**, with existing facilities (hospitals, schools and commercial malls)
- **Growing demand for real estate sector** fueled by favorable demographics, persistent supply gap, and attractive returns relative to other investments
- **Growing demand for modern urban communities** due to the growing middle to upper classes
- **Proposed project structures imply a balanced risk/return profile**
- **Flexibility to amend and/or change the Project's preliminary layout and designs**

Project outlook

Supporting Documents

Documents	Availability
Concept paper	Available
Licenses & permits	Available
Investment brief & teaser	Available
Preliminary designs and layout	Available
Investor presentation	Mid-April 2015

Process Timeline

Milestones	Mar	Apr	May	Jun	Jul	Aug	Sep
Expression of interest	■						
Due diligence		■					
Initial investment decision		■					
Tender / Auction			■				
Technical & financial offers				■			
Technical offer assessment					■		
Financial offer assessment						■	
Sign-off							■

10th of Ramadan Knowledge Village

Development of an integrated knowledge complex

Overview of the opportunity

KEY PROJECT FEATURES

- Location: 10th of Ramadan
- Land Area: 600 acres
- Land owned by New Urban Communities Authority (NUCA), an agency operating under the umbrella of the Ministry of Housing, Utilities and Urban Development

- Integrated knowledge complex encompassing a university, schools, workshops, administrative buildings and a residential unit
- Initial master plan with flexible layout and design
- Financing plan: Equity 40%, debt 30% and self finance 30%
- Cost of land to be paid either through equity partnership or revenue sharing agreement
- Key potential shareholders: Ministry of Housing, educational institutions, developers
- To be leased to private universities and schools

Co

- 6 years for infrastructure deployment
- 9 years for full development

In t

- Total investment cost: USD 1.6 billion (including land)

FINANCIAL RETURN SUMMARY

	Unit	Value
IRR	%	24.1
Payback	Years	6Y & 2M

GOVERNMENT SUPPORT

- Improving education quality high on the Government's agenda: strong support to private sector universities and vocational training initiatives; strategic plan launched in 2007 to reform pre-university educational system
- Government incentives for developers to build new homes, and mortgage promotion with CBE funding support
- Public infrastructure, utilities, services and roads together with enabling infrastructure to be provided by Ministry of Housing with support from relevant government authorities
- Preliminary approvals secured to construct a fully integrated project

KEY INVESTMENT RATIONALE

- **Demand on higher education** exceeding the capacity of the 23 public/20 private universities
- High demand for **technological education/training** by specialized industries, and currently not available in the 10th of Ramadan
- Significant **interest from foreign private universities and schools** to open branches in Egypt
- **Prime location** for technical universities and training facilities with proximity to industrial complexes

Project outlook

Supporting documents

Documents	Availability
Detailed investor presentation with financial projections	Availabl e

North Coast South Marina

Development of an integrated leisure/marina complex in a prime location of the Western North Coast area

Overview of the opportunity

KEY PROJECT FEATURES

Description
- Location: Marina, North Coast
- Land Area: 2,800 acres
- Maximum height: 13 meters
- Building footprint: 25% of land area

Owners
- Land owned by New Urban Communities Authority (NUCA), an agency operating under the umbrella of the Ministry of Housing, Utilities and Urban Development

Master Plan
- 12 residential areas, 10 hotels, 7 commercial areas and 3 labor housing units
- Sports club & aqua park, Bedouin village, artificial lake, hospital & school facilities
- Flexible layout and designs

Structure
- Partnership between NUCA and potential investors
- NUCA contribution is limited to the land plot and possibly the development of specific components of the project, in return for:
  - Pre-determined number of units, and/or
  - Percentage of the project return

Construction Period
- 7 – 15 years
- Adjustable in light of proposed designs/layout of potential strategic investor

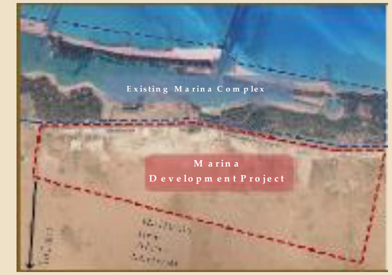
Investment cost
- USD 3-4 billion (excluding land)
- Based on preliminary designs and layout

FINANCIAL MECHANISM
- Off-plan sale is the prevailing financial mechanism in the Egyptian real estate sector
- Accordingly, prospective investor equity participation to range from 20%-30% of total investment cost (mainly covering layout, designs, infrastructure, and part of the sales and marketing expenses)
- Off-plan sale business model limits risks for developers as the received cash finances the major part of construction costs

GOVERNMENT SUPPORT
- Government initiative to develop the Western North Coast area: contemplated housing capacity of 3-4 million units, agricultural and industrial growth and tourism development (from a summer destination to a year-round destination)
- NUCA is responsible for obtaining permits and necessary licenses in accordance with the Egyptian laws and regulations
- Already existing public infrastructure, utilities, services and roads in the project's location

KEY INVESTMENT RATIONALE
- **Prime** location within Western North Coast area, in the extension of "Marina North Coast"
- **Already developed area**, with existing facilities (hospitals and commercial malls)
- **Growing demand for real estate sector fueled** by favorable demographics, persistent supply gap, and attractive returns relative to other investments
- **Growing demand in the hospitality segment** in the North Coast area
- **Proposed project structures imply a balanced risk/return profile**
- **Flexibility to amend and/or change the Project's layout and designs**

Project outlook



Supporting Documents

Documents	Availability
Concept Paper	Available
Licenses & Permits	Available
Investment Brief & Teaser	Available
Preliminary Designs and Layout	Available
Investor Presentation	Mid-April 2015

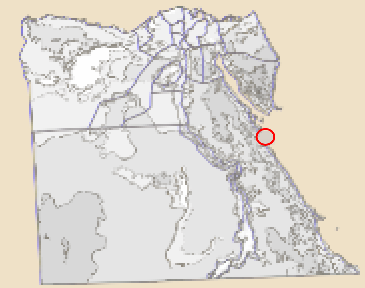
III. INDUSTRY & MANUFACTURING

Safaga Industrial Port

Development & upgrade of the Safaga port under a PPP scheme

Overview of the opportunity	
TENDERING AUTHORITY	▪ Executive Organization For Industrial & Mining Projects / Ministry of Industry & Foreign Trade in collaboration with the PPP Unit
PROJECT OBJECTIVES	▪ **Development of value-added industrial activities and logistics projects** to take advantage of the excess capacity at the Safaga port (estimated available space of 719,000 m²)
PROJECT DESCRIPTION	▪ **Development & upgrade** of the Safaga port to turn it into an industrial port through 2 phases: ▪ **1st Phase** : includes the development of required port infrastructure to build export-oriented industrial facilities to be awarded in 3 lots: (1) manufactured phosphate liquid bulk (phosphoric acid), (2) livestock with meat processing activities, (3) grain handling facilities and storage (35 silos) and milling/packaging activities ▪ **2nd phase**: link Safaga industrial port to mining processing zones to be developed within the Golden Triangle
PRE-FEASIBILITY STUDIES' CONSULTANTS	▪ HPC Hamburg Port Consulting GmbH
PRE-FEASIBILITY STUDIES' FINANCING	▪ Arab Financing Facility for Infrastructure (AFFI)
PROJECT STRUCTURE	▪ Private sector role: **design, finance, construct, manage, operate and maintain** the awarded port facilities and transfer the asset to the government at the end of the PPP contract ▪ Public sector role: provide the land for the project and monitor project implementation (ensure that it is in line with all related laws and ministerial decrees)
INVESTMENT COSTS	▪ USD 523 million for the first phase of the project
CURRENT STATUS AND TIME LINE	▪ Pre-feasibility study completed for the first phase ▪ IFC appointed as transaction advisor ▪ Technical & legal consultants under selection process. Feasibility study to be financed by the European Investment Bank (EIB) ▪ Tendering procedures to start by June 2016

Project location



Recycling Solid and Liquid Waste

BENI SUEF

Overview of the opportunity	
PROJECT DESCRIPTION	▪ A factory for recycling of solid and liquid waste, so as to benefit from wastes of the steel and cement factories in the governorate.
PROJECT LOCATION	▪ Industrial Zone 31/1 with a total area of 6430.23 feddans (27 million m²) Occupied Area: 838.83 feddans (3.52 million m²)
PROPOSED SURFACE FOR THE PROJECT	▪ One million m²
MANDATED AUTHORITY FOR THE LAND	▪ Beni Suef Governorate
LAND ALLOCATION SYSTEM	▪ Land is allocated for free according to Presidential Decree.
GOVERNING LAW(S) FOR THE PROJECT	▪ Law no. 8 of year 1997, amended by law no. 17 of year 2015
INVESTMENT INCENTIVES	Free land. Please Note (To ensure the seriousness of the investor, a letter of guarantee (LG) is to be drafted to the government, equivalent to the value of 65% of the land at LE15/meter. The LG is released on three installments, 25% upon completion of licenses and the project foundations, 50% upon completion of the construction works and the remaining 25% upon beginning of operation.) As well as, the investment incentives present in law 17 of 2015.
COMPARATIVE ADVANTAGES	▪ **Infrastructure availability:** Infrastructure is not currently available and would be provided at the investor's expense ▪ **Nearest exports ports:** 235 KM away from Sokhna port ▪ **Roads and transport:** The area is located 1 km away from Al Koraymat / Beni Suef free Road - It is 136 km away from the Cairo airport and 235 km away from Sokhna port - It is 31 km away from Beni Suef Railway ▪ **Raw material availability:** The availability of solid waste and by pass substance from remnants of cement and iron waste plant. There are many cement, iron and ceramics companies in the governorate.
ADDITIONAL INFORMATION	▪ **Similar project(s) in the governorate:** None ▪ **Similar project(s) in Egypt:** 38 projects

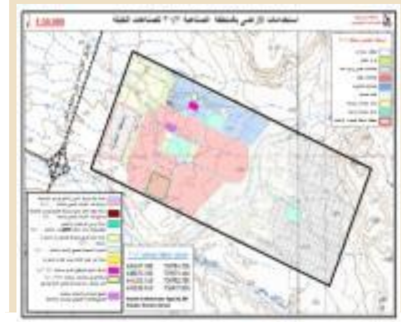
Project location

Sanitary Ware Factory

BENI SUEF

Overview of the opportunity	
PROJECT DESCRIPTION	■ The production of sanitary ware and accessories made of porcelain (Column - Basin - Base - Box)
PROJECT LOCATION	■ The industrial zone 31/2 with a total area of 3581.65 Feddans (15 million m²).
PROPOSED SURFACE FOR THE PROJECT	■ 50,000 m²
MANDATED AUTHORITY FOR THE LAND	■ Beni Suef Governorate
LAND ALLOCATION SYSTEM	■ Land is allocated for free according to Presidential Decree.
GOVERNING LAW(S) FOR THE PROJECT	■ Law no. 8 of year 1997, amended by law no. 17 of year 2015
INVESTMENT INCENTIVES	Free land. Please Note (To ensure the seriousness of the investor, a letter of guarantee (LG) is to be drafted to the government, equivalent to the value of 65% of the land at LE15/meter. The LG is released on three installments, 25% upon completion of licenses and the project foundations, 50% upon completion of the construction works and the remaining 25% upon beginning of operation.) As well as, the investment incentives present in law 17 of 2015.
COMPARATIVE ADVANTAGES	■ **Infrastructure availability:** Infrastructure is not currently available and would be provided at the investor's expense, conditional to limit gas consumption to a maximum of 10 million m3 and electricity to 20 megawatts. ■ **Nearest exports ports:** 246 KM away from Sokhna port ■ **Roads and transport:** The area is located 1 km away from Al Koraymat / Beni Suef free Road - It is 136 km away from the Cairo airport - It is 20 km away from Beni Suef Railway
ADDITIONAL INFORMATION	■ **Similar project(s) in the governorate:** 3 projects

Project location



Cement Brick Factory

BENI SUEF

Overview of the opportunity

PROJECT DESCRIPTION

- There are 5 production lines of hollow and solid cement bricks in various shapes and sizes that are being run in order to feed the domestic market and export as well.
- The estimated initial production capacity of 15 million bricks annually at competitive prices help reduce the costs of buildings and help solve buildings price crisis to a large extent.

PROJECT LOCATION

- The industrial zone 31/2 for heavy industries
- The zone was established based on decree no 2091 for the year 2000

PROPOSED SURFACE FOR THE PROJECT

- 60,000 – 70,000 m²

MANDATED AUTHORITY FOR THE LAND

- Beni Suef Governorate

LAND ALLOCATION SYSTEM

- Land is allocated for free according to Presidential Decree.

GOVERNING LAW(S) FOR THE PROJECT

- Law no. 8 of year 1997, amended by law no. 17 of year 2015

INVESTMENT INCENTIVES

Free land. Please Note (To ensure the seriousness of the investor, a letter of guarantee (LG) is to be drafted to the government, equivalent to the value of 65% of the land at LE15/meter. The LG is released on three installments, 25% upon completion of licenses and the project foundations, 50% upon completion of the construction works and the remaining 25% upon beginning of operation.)
As well as, the investment incentives present in law 17 of 2015.

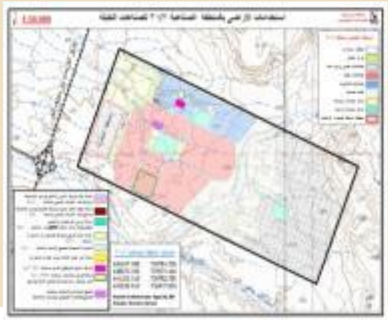
COMPARATIVE ADVANTAGES

- **Infrastructure availability:** Infrastructure is not currently available and would be provided at the investor's expense, conditional to limit gas consumption to a maximum of 10 million m3 and electricity to 20 megawatts.
- **Nearest exports ports:** 246 KM away from Sokhna port
- **Roads and transport:** The area is located 1 km away from Al Koraymat / Beni Suef free Road
  - It is 136 km away from the Cairo airport
  - It is 20 km away from Beni Suef Railway
- **Raw material availability:** All production materials are 100% local in order to achieve maximum benefit

ADDITIONAL INFORMATION

- **Similar project(s) in the governorate:** The number of companies operating in the field of cement bricks in Beni Suef reached 25 companies in 2015.
- **Similar project(s) in Egypt:** The number of operating companies in the field of cement bricks in Egypt reached 326 company in 2015.
  The number of enterprise companies in the field of cement bricks in Egypt, reached 10 companies in 2015.
- Sand, cement and dolomite are considered the most important raw materials needed for the project.
- Egypt's total exports of building materials reached $1.919 million until the third quarter of 2015.
- Egypt's total imports of building materials reached $3.223 million until the third quarter of 2015.

Project location



Plastics Factory

BENI SUEF

Overview of the opportunity

PROJECT DESCRIPTION

- A factory for the manufacture of plastic in zone 31 /2. It consists of fourteen production lines, six of which are for recycling and storage plastic PE, PP; and eight lines for the manufacture of plastic pipes PE "two lines", PVC "two production lines ", PP "two production lines the of high-tech quality standards and energy-saving as well. This helps to solve some of the problems of the industry in Egypt.
- The project will recycle the governorate's solid waste and it will be re-used to manufacture plastic pipes used in all buildings such as sanitation and drinking water pipes, in addition to all factories and companies.

PROJECT LOCATION

- The industrial zone 31/2 for heavy industries
- The zone was established based on decree no 2091 for the year 2000

PROPOSED SURFACE FOR THE PROJECT

- 75,000 m²

MANDATED AUTHORITY FOR THE LAND

- Beni Suef Governorate

LAND ALLOCATION SYSTEM

- Land is allocated for free according to Presidential Decree.

GOVERNING LAW(S) FOR THE PROJECT

- Law no. 8 of year 1997, amended by law no. 17 of year 2015

INVESTMENT INCENTIVES

Free land. Please Note (To ensure the seriousness of the investor, a letter of guarantee (LG) is to be drafted to the government, equivalent to the value of 65% of the land at LE15/meter. The LG is released on three installments, 25% upon completion of licenses and the project foundations, 50% upon completion of the construction works and the remaining 25% upon beginning of operation.)
As well as, the investment incentives present in law 17 of 2015.

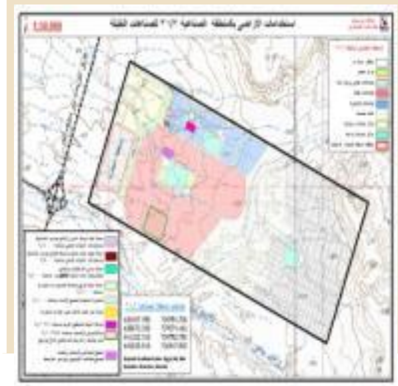
COMPARATIVE ADVANTAGES

- **Infrastructure availability:** Infrastructure is not currently available and would be provided at the investor's expense, conditional to limit gas consumption to a maximum of 10 million m3 and electricity to 20 megawatts.
- **Nearest exports ports:** 246 KM away from Sokhna port
- **Roads and transport:** The area is located 1 km away from Al Koraymat / Beni Suef free Road
  - It is 136 km away from the Cairo airport
  - It is 20 km away from Beni Suef Railway
- **Raw material availability:** There's an abundance of raw material used in the industry, which are solid plastic wastes.

ADDITIONAL INFORMATION

- **Similar project(s) in the governorate:** The number of operating companies in the field of plastic industry in Beni Suef in 2015 has reached 64 companies.
- **Similar project(s) in Egypt:** The number of operating companies in the field of plastic industry in Egypt in 2015 has reached 2806 companies
- The most important ingredients needed for the project are plastic waste materials, plastic beads and sacks.
- Exports of plastic products amounted to $774 million until August 2015.
- The volume of imports of plastic products amounted to $1197 million until May 2015.

Project location



Ceramics Factory

BENI SUEF

Overview of the opportunity	
PROJECT DESCRIPTION	▪ The establishment of a factory for the production of ceramics to feed the domestic market, as well as export to foreign markets. It is implemented by the private sector, and is intended for the production of ceramic walls and flooring, in addition to special decorative pieces of all shapes. This is in addition to porcelain using a dry milling technique and aerial burning, which is the latest technology in the industry and this to reduce the resulting environmental impact.
PROJECT LOCATION	▪ Industrial Zone 31/1 with a total area of 6430.23 feddans (27 million m²) Occupied Area: 838.83 feddans (3.52 million m²)
PROPOSED SURFACE FOR THE PROJECT	▪ 70,000 m²
MANDATED AUTHORITY FOR THE LAND	▪ Beni Suef Governorate
LAND ALLOCATION SYSTEM	▪ Land is allocated for free according to Presidential Decree.
GOVERNING LAW(S) FOR THE PROJECT	▪ Law no. 8 of year 1997, amended by law no. 17 of year 2015
INVESTMENT INCENTIVES	Free land. Please Note (To ensure the seriousness of the investor, a letter of guarantee (LG) is to be drafted to the government, equivalent to the value of 65% of the land at LE15/meter. The LG is released on three installments, 25% upon completion of licenses and the project foundations, 50% upon completion of the construction works and the remaining 25% upon beginning of operation.) As well as, the investment incentives present in law 17 of 2015.
COMPARATIVE ADVANTAGES	▪ **Infrastructure availability:** Infrastructure is not currently available and would be provided at the investor's expense, conditional to limit gas consumption to a maximum of 10 million m3 and electricity to 20 megawatts. ▪ **Nearest exports ports:** 235 KM away from Sokhna port ▪ **Roads and transport:** The area is located 1 km away from Al Koraymat / Beni Suef free Road - It is 125 km away from the Cairo airport and 235 km away from Sokhna port - It is 31 km away from Beni Suef Railway ▪ **Raw material availability:** The availability of solid waste and by pass substance from remnants of cement and iron waste plant. There are many cement, iron and ceramics companies in the governorate.
ADDITIONAL INFORMATION	▪ **Similar project(s) in the governorate:** The number of operating companies in Beni Suef until 2015 reached 7 companies ▪ Total volume ceramic exports until August 2015 amounted to $127 ▪ Total volume of imports of plastic products until May 2015 amounted to $35 million.

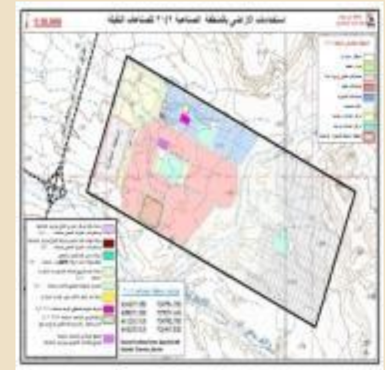
Project location

Flat Glass Factory

BENI SUEF

Overview of the opportunity	
PROJECT DESCRIPTION	▪ The creation and manufacturing of flat glass and its formations of all kinds (eg. glassware and cutlery from Opel and crystal)
LOCATION	▪The industrial zone 31/2 with a total area of 3,581.65 Feddans (15 million m²).
MANDATED AUTHORITY FOR THE LAND	Beni Suef Governorate
LAND ALLOCATION SYSTEM	Land is allocated for free according to Presidential Decree
INVESTMENT INCENTIVES	Free land Please Note (To ensure the seriousness of the investor, a letter of guarantee (LG) is to be drafted to the government, equivalent to the value of 65% of the land at LE15/meter. The LG is released on three installments, 25% upon completion of licenses and the project foundations, 50% upon completion of the construction works and the remaining 25% upon beginning of operation.) As well as, the investment incentives present in law 17 of 2015
COMPARATIVE ADVANTAGES	Infrastructure is not currently available and would be provided at the investor’s expense, conditional to limit gas consumption to a maximum of 10 million m3 and electricity to 20 megawatts.Nearest Exports Port(s)246 Km away from Sokhna PortRoads and Transport- The area is located 1 km away from Al Koraymat / Beni Suef free Road - It is 136 km away from the Cairo airport - It is 20 km away from Beni Suef RailwayRaw Materials AvailabilityThe Governorate produces about two million and a half cubic meters of high-quality sand (*)
	Infrastructure is not currently available and would be provided at the investor’s expense, conditional to limit gas consumption to a maximum of 10 million m3 and electricity to 20 megawatts.Nearest Exports Port(s)246 Km away from Sokhna PortRoads and Transport- The area is located 1 km away from Al Koraymat / Beni Suef free Road - It is 136 km away from the Cairo airport - It is 20 km away from Beni Suef RailwayRaw Materials AvailabilityThe Governorate produces about two million and a half cubic meters of high-quality sand (*)
ADDITIONAL INFO	- 221 thousand tons of flat and engraved glass were produced during the year 2013/2014 (+) - Total exports of glass products amounted to $ 93 million until August 2015 (-) - Total imports of glass products amounted to $ 32 million until May 2015 (-)

Project location



Marble and Granite Factory

BENI SUEF

Overview of the opportunity	
PROJECT DESCRIPTION	A Factory for manufacturing marble and granite, making the most of the natural resources of the Governorate
LOCATION	The industrial zone 31/2 with a total area of 3,581.65 Feddans (15 million m^2).
MANDATED AUTHORITY FOR THE LAND	Beni Suef Governorate
LAND ALLOCATION SYSTEM	Land is allocated for free according to Presidential Decree
INVESTMENT INCENTIVES	Free land Please Note (To ensure the seriousness of the investor, a letter of guarantee (LG) is to be drafted to the government, equivalent to the value of 65% of the land at LE15/meter. The LG is released on three installments, 25% upon completion of licenses and the project foundations, 50% upon completion of the construction works and the remaining 25% upon beginning of operation.) As well as, the investment incentives present in law 17 of 2015
COMPARATIVE ADVANTAGES	Infrastructure is not currently available and would be provided at the investor's expense, conditional to limit gas consumption to a maximum of 10 million m^3 and electricity to 20 megawatts.***Nearest Exports Port(s)***246 Km away from Sokhna Port***Roads and Transport***- The area is located 1 km away from Al Koraymat / Beni Suef free Road - It is 136 km away from the Cairo airport - It is 20 km away from Beni Suef Railway***Raw Materials Availability***The Governorate produces about two million and a half cubic meters of high-quality sand (*)
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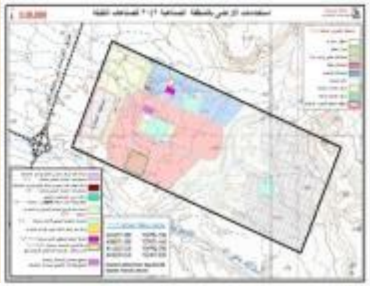
ADDITIONAL INFO	- -Total marble and granite exports amounted to $29 million until August 2015 (+) -Total imports marble and granite amounted to $35 million until May 2015 (+)

Project location

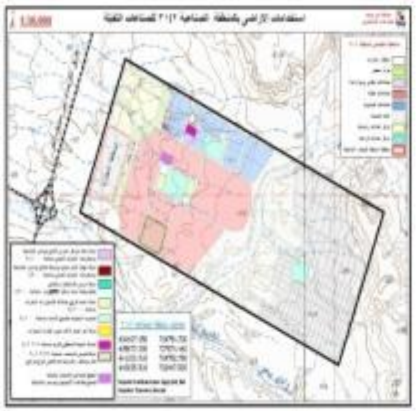


Glass Factory

BENI SUEF

OVERVIEW OF THE OPPORTUNITY	
PROJECT DESCRIPTION	■ Manufacture and production of different glass types: flat glass and formations (glassware and cutlery from opal crystal) and automotive glass
LOCATION	- Industrial Zone 31/4 with a total area of 2857.14 feddans (12.5 million m²) - Occupied Area: 2.3 million m²
MANDATED AUTHORITY FOR THE LAND	Beni Suef Governorate
LAND ALLOCATION SYSTEM	Land is allocated for free according to Presidential Decree
INVESTMENT INCENTIVES	Free land Please Note (To ensure the seriousness of the investor, a letter of guarantee (LG) is to be drafted to the government, equivalent to the value of 65% of the land at LE15/meter. The LG is released on three installments, 25% upon completion of licenses and the project foundations, 50% upon completion of the construction works and the remaining 25% upon beginning of operation.) As well as, the investment incentives present in law 17 of 2015
COMPARATIVE ADVANTAGES	Infrastructure is not currently available and would be provided at the investor's expense, conditional to limit gas consumption to a maximum of 10 million m3 and electricity to 20 megawatts.Nearest Exports Port(s)246 Km away from Sokhna PortRoads and Transport- The area is located 1 km away from Al Koraymat / Beni Suef free Road - It is 136 km away from the Cairo airport - It is 20 km away from Beni Suef RailwayRaw Materials AvailabilityThe Governorate produces about two million and a half cubic meters of high-quality sand (*) Infrastructure is not currently available and would be provided at the investor's expense, conditional to limit gas consumption to a maximum of 10 million m3 and electricity to 20 megawatts.Nearest Exports Port(s)246 Km away from Sokhna PortRoads and Transport- The area is located 1 km away from Al Koraymat / Beni Suef free Road - It is 136 km away from the Cairo airport - It is 20 km away from Beni Suef RailwayRaw Materials AvailabilityThe Governorate produces about two million and a half cubic meters of high-quality sand (*)
ADDITIONAL INFO	The governorate produces about 2.5 m3of high-quality sand Similar Project(s) in the Governorate7 Projects (*)Similar Project(s) in Egypt 244 Projects The total production of flat and engraved glass during the year 2013/2014 was 221 thousand tons

Project location



Cars Assembly Factory

BENI SUEF

Overview of the opportunity	
PROJECT DESCRIPTION	▪ The manufacture of cars, buses and semi-trailers, in addition to car assembly
LOCATION	▪The industrial zone 31/2 with a total area of 3581.65 Feddans (15 million m²).
MANDATED AUTHORITY FOR THE LAND	Beni Suef Governorate
LAND ALLOCATION SYSTEM	Land is allocated for free according to Presidential Decree
INVESTMENT INCENTIVES	Free land Please Note (To ensure the seriousness of the investor, a letter of guarantee (LG) is to be drafted to the government, equivalent to the value of 65% of the land at LE15/meter. The LG is released on three installments, 25% upon completion of licenses and the project foundations, 50% upon completion of the construction works and the remaining 25% upon beginning of operation.) As well as, the investment incentives present in law 17 of 2015
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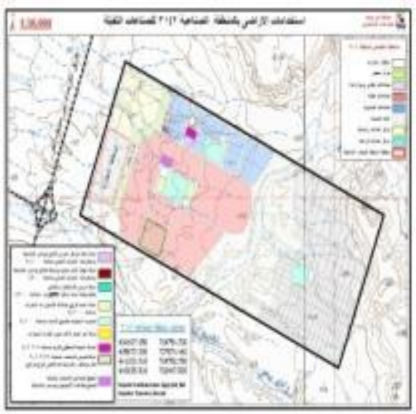
ADDITIONAL INFO	-Total automotive component exports amounted to 3.5 billion pounds until the third quarter of 2015 -Total automotive component exports amounted to 5.6 billion pounds in 2014 -Total imports of automotive components amounted to 1.798 billion USD in 2014/2015 -Total imports of automotive components amounted to 1.782 billion USD in 2013/2014 -A total of 4659 car units was produced during the year 2013/2014 -A total of 8140 bus units has been produced during the year 2013/2014

Project location

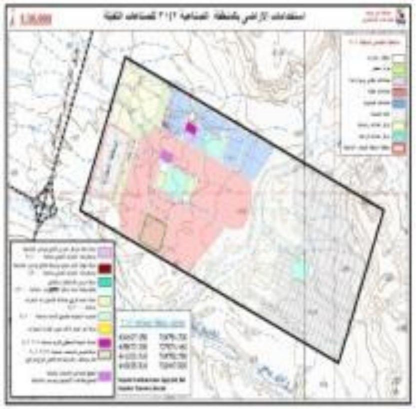


Silicon Carbide Factory

BENI SUEF

Overview of the opportunity	
PROJECT DESCRIPTION	▪ Manufacturing and the production of silicon carbide Silicon carbide is used in the production of electronic chips used in manufacturing computers and bullet proof vests, as well as, some medical instruments.
LOCATION	- Industrial Zone 31/4 with a total area of 2857.14 feddans (12.5 million m²) - Occupied Area: 2.3 million m²
MANDATED AUTHORITY FOR THE LAND	Beni Suef Governorate
LAND ALLOCATION SYSTEM	Land is allocated for free according to Presidential Decree
INVESTMENT INCENTIVES	Free land Please Note (To ensure the seriousness of the investor, a letter of guarantee (LG) is to be drafted to the government, equivalent to the value of 65% of the land at LE15/meter. The LG is released on three installments, 25% upon completion of licenses and the project foundations, 50% upon completion of the construction works and the remaining 25% upon beginning of operation.) As well as, the investment incentives present in law 17 of 2015
COMPARATIVE ADVANTAGES	Infrastructure is not currently available and would be provided at the investor’s expense, conditional to limit gas consumption to a maximum of 10 million m3 and electricity to 20 megawatts.Nearest Exports Port(s)246 Km away from Sokhna PortRoads and Transport- The area is located 1 km away from Al Koraymat / Beni Suef free Road - It is 136 km away from the Cairo airport - It is 20 km away from Beni Suef RailwayRaw Materials AvailabilityThe Governorate produces about two million and a half cubic meters of high-quality sand (*)
	Infrastructure is not currently available and would be provided at the investor’s expense, conditional to limit gas consumption to a maximum of 10 million m3 and electricity to 20 megawatts.Nearest Exports Port(s)246 Km away from Sokhna PortRoads and Transport- The area is located 1 km away from Al Koraymat / Beni Suef free Road - It is 136 km away from the Cairo airport - It is 20 km away from Beni Suef RailwayRaw Materials AvailabilityThe Governorate produces about two million and a half cubic meters of high-quality sand (*)
ADDITIONAL INFO	- 221 thousand tons of flat and engraved glass were produced during the year 2013/2014 (+) - Total exports of glass products amounted to $ 93 million until August 2015 (-) - Total imports of glass products amounted to $ 32 million until May 2015 (-)

Project location



Phosphate fertilizers factory

ASWAN

Overview of the opportunity

PROJECT DESCRIPTION

- The establishment of an integrated industrial complex that includes phosphate fertilizer industry (unilateral, bilateral and tripartite) in addition to phosphoric acid. Phosphate is considered an important element in the fertilizer industry to increase agricultural crops, as well as feed for livestock development.

PROJECT LOCATION

- Industrial Zone – Wadi Hilal, El Sibaya

PROPOSED SURFACE FOR THE PROJECT

- The presidential decree no. 483 for the year 2014 allocates 5115 feddans in Wadi Hilal, El Sebaya - for establishing the industrial zone

MANDATED AUTHORITY FOR THE LAND

- The Governorate/Industrial Zone in Aswan

LAND ALLOCATION SYSTEM

- Land is allocated for free according to Presidential Decree.

GOVERNING LAW(S) FOR THE PROJECT

- Law no. 8 of year 1997, amended by law no. 17 of year 2015

INVESTMENT INCENTIVES

Free land. Please Note (To ensure the seriousness of the investor, a letter of guarantee (LG) is to be drafted to the government, equivalent to the value of 65% of the land at LE15/meter. The LG is released on three installments, 25% upon completion of licenses and the project foundations, 50% upon completion of the construction works and the remaining 25% upon beginning of operation.)
As well as, the investment incentives present in law 17 of 2015.

COMPARATIVE ADVANTAGES

- **Infrastructure availability: the** process of including this zone in the infrastructure plan.
- **Nearest exports ports:** Safaga Port (High dam port located on one end of the shipping line Aswan /Wadi Halfa across Lake Nasser)
- **Roads and transport:** A roads and railway lines network is available to link the governorate with the northern governorates, as well as, two airports – The New Aswan International Airport and Abu Simbel Airport. These two airports are served by a number of close by airports which are: Luxor International Airport, Sharq El Oweynat Airport, Bernice Airport and Marsa Alam airport
- **Raw material availability:**, Aswan is characterized by the presence of a large proportion of high concentration of raw phosphate that is crucial for many important industries such as phosphoric acid, phosphate fertilizer, phosphorus, phosphorus chemicals for the production of detergents, pesticides, and livestock feed (Super calcium phosphate).
- The region is close to the raw phosphate zones in El Sebaya Gharb - Mahamid – El Sharawna - El Sebaya East where proven reserves of raw phosphate are 600 million tons, which is a a high concentration 55-52 Tri-calcium phosphate.

ADDITIONAL INFORMATION

- **Similar project(s) in the governorate:** Aswan Fertilizers Factory in Edfu
- **Similar project(s) in Egypt:** The number of companies working in the field of phosphate fertilizer until 2015: 14 companies.
- The total production volume of phosphate fertilizers in Egypt during 2013/2014 has reached 1733.2 thousand tons.
- The volume of proceeds from merchandise exports of fertilizers in Egypt has reached $705 million in 2013/2014 and $365 million in 2014/2015
- Total commodity imports of organic and inorganic chemical products amounted to $1826 million in 2013/2014 and $1795 in of 2014/2015.

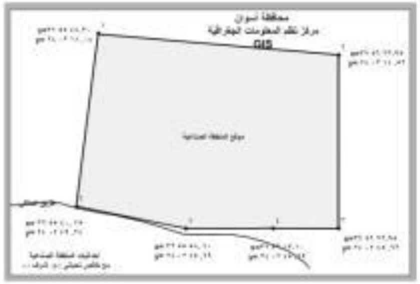
Project location

Marble and Granite Factory

ASWAN

Overview of the opportunity	
PROJECT DESCRIPTION	A factory for sawing and polishing granite and marble of various forms in terms of quality and colors
PROJECT LOCATION	▪ Industrial zone on the Allaqi road in Al Shallal Aswan which is about 12 km far from Aswan ▪ The total area is 222.6 feddans (934,920 m2) in addition to a 50-feddan expansion. ▪ The vacant area: 396,367.15 m2.
PROPOSED SURFACE FOR THE PROJECT	About 4,000 m2
MANDATED AUTHORITY FOR THE LAND	Department of Industrial Zones Management at Aswan Governorate.General Authority for Industrial Development Projects
LAND ALLOCATION SYSTEM	▪ Land is allocated for free according to Presidential Decree.
GOVERNING LAW(S) FOR THE PROJECT	▪ Law no. 8 of year 1997, amended by law no. 17 of year 2015
INVESTMENT INCENTIVES	Free land. Please Note (To ensure the seriousness of the investor, a letter of guarantee (LG) is to be drafted to the government, equivalent to the value of 65% of the land at LE15/meter. The LG is released on three installments, 25% upon completion of licenses and the project foundations, 50% upon completion of the construction works and the remaining 25% upon beginning of operation.) As well as, the investment incentives present in law 17 of 2015.
COMPARATIVE ADVANTAGES	▪ **Infrastructure availability:** The Industrial zone has complete infrastructure and is fully serviced at 100% (electricity - water-sewage system- telephone-roads) ▪ **Nearest exports ports:** Safaga Port High dam port located on one end of the shipping line Aswan / Wadi Halfa across Lake Nasser) ▪ **Roads and transport:**A roads and railway lines network is available to link the governorate with the northern governorates, as well as, two airports – The New Aswan International Airport and Abu Simbel Airport. These two airports are served by a number of close by airports which are: Luxor International Airport, Sharq El Oweynat Airport, Bernice Airport and Marsa Alam airport. ▪ **Raw material availability:** There's an abundance of raw granite and marble in quality and diversity of colors, Reserves of raw granite in the governorate amounted to 700 million tons / m3, Reserves of raw marble in the governorate amounted to 260 million tons / m3.
ADDITIONAL INFORMATION	▪ **Similar project(s) in the governorate: None** ▪ **Similar project(s) in Egypt:** The Number of companies working in the field of marble and its products reached 1285 company in 2015 ▪ The volume of exports of marble and granite amounted to $ 29 million until August 2015 ▪ The volume of imports of marble and granite $ 35 million until May 2015

Project location



Clay Brick Factory

ASWAN

Overview of the opportunity

PROJECT DESCRIPTION

A project for the manufacture of clay bricks from raw materials extracted from Aswan quarries

PROJECT LOCATION

- Industrial zone on the Allaqi road in Al Shallal Aswan which is about 12 km far from Aswan
- The total area is 222.6 feddans (934 920 m2) in addition to a 50-feddan expansion.
- The vacant area: 396,367.15 m2.

PROPOSED SURFACE FOR THE PROJECT

6,000 m2

MANDATED AUTHORITY FOR THE LAND

Department of Industrial Zones Management at Aswan Governorate General Authority for Industrial Development Projects

LAND ALLOCATION SYSTEM

- Land is allocated for free according to Presidential Decree.

GOVERNING LAW(S) FOR THE PROJECT

- Law no. 8 of year 1997, amended by law no. 17 of year 2015

INVESTMENT INCENTIVES

Free land. Please Note (To ensure the seriousness of the investor, a letter of guarantee (LG) is to be drafted to the government, equivalent to the value of 65% of the land at LE15/meter. The LG is released on three installments, 25% upon completion of licenses and the project foundations, 50% upon completion of the construction works and the remaining 25% upon beginning of operation.)
As well as, the investment incentives present in law 17 of 2015.

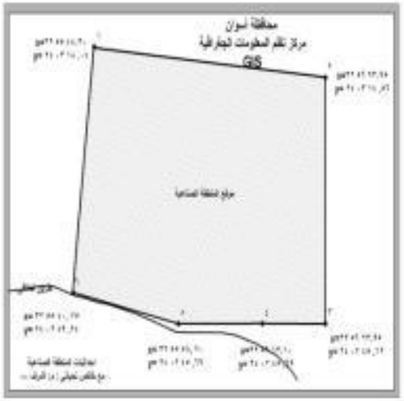
COMPARATIVE ADVANTAGES

- **Infrastructure availability:** The Industrial zone has complete infrastructure and is fully serviced at 100% (electricity - water-sewage system- telephone-roads)
- **Nearest exports ports:** Safaga Port High dam port located on one end of the shipping line Aswan / Wadi Halfa across Lake Nasser)
- **Roads** and transport:A roads and railway lines network is available to link the governorate with the northern governorates, as well as, two airports – The New Aswan International Airport and Abu Simbel Airport. These two airports are served by a number of close by airports which are: Luxor International Airport, Sharq El Oweynat Airport, Bernice Airport and Marsa Alam airport.
- **Raw material availability: The** clay reserves in the governorate has amounted to 8 million tons/ m3 in Abu El Rish Area

ADDITIONAL INFORMATION

- **Similar project(s) in the governorate:** There are two projects for the production of Clay Bricks in Aswan
- **Similar project(s) in Egypt:** The number of companies operating in the field of clay bricks in Egypt has reached 350 Companies up until 2015
- Total Egyptian exports of building materials reached $1.919 million until the third quarter of 2015
- Total imports of building materials reached $3.223 million until the third quarter of 2015

Project location

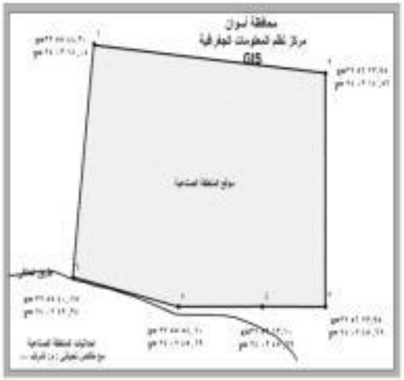


Date Conservation and Drying Factory

ASWAN

Overview of the opportunity	
PROJECT DESCRIPTION	A factory for the preparation and packaging of dried dates of different kinds
PROJECT LOCATION	▪ Industrial zone on the Allaqi road in Al Shallal Aswan which is about 12 km far from Aswan ▪ The total area is 222.6 feddans (934 920 m2) in addition to a 50-feddan expansion. ▪ The vacant area: 396,367.15 m2.
PROPOSED SURFACE FOR THE PROJECT	▪ Not less than 600 m2
MANDATED AUTHORITY FOR THE LAND	Department of Industrial Zones Management at Aswan Governorate General Authority for Industrial Development Projects
LAND ALLOCATION SYSTEM	▪ Land is allocated for free according to Presidential Decree.
GOVERNING LAW(S) FOR THE PROJECT	▪ Law no. 8 of year 1997, amended by law no. 17 of year 2015
INVESTMENT INCENTIVES	Free land. Please Note (To ensure the seriousness of the investor, a letter of guarantee (LG) is to be drafted to the government, equivalent to the value of 65% of the land at LE15/meter. The LG is released on three installments, 25% upon completion of licenses and the project foundations, 50% upon completion of the construction works and the remaining 25% upon beginning of operation.) As well as, the investment incentives present in law 17 of 2015.
COMPARATIVE ADVANTAGES	▪ **Infrastructure availability:** The Industrial zone has complete infrastructure and is fully serviced at 100% (electricity - water-sewage system- telephone-roads) ▪ **Nearest exports ports:** Safaga Port High dam port located on one end of the shipping line Aswan / Wadi Halfa across Lake Nasser) ▪ **Roads** and transport:A roads and railway lines network is available to link the governorate with the northern governorates, as well as, two airports – The New Aswan International Airport and Abu Simbel Airport. These two airports are served by a number of close by airports which are: Luxor International Airport, Sharq El Oweynat Airport, Bernice Airport and Marsa Alam airport. ▪ **Raw material availability:** Aswan is known for producing high-quality dates of various types. There are 1.8 million date palm trees that produce about 93k tons of dates (approx. 1/10 dates production in Egypt)
ADDITIONAL INFORMATION	▪ **Similar project(s) in the governorate: There's only one company operating in the field of drying dates in Aswan** ▪ **Similar project(s) in Egypt: The** number of companies working in the field of dry dates has reached 28 companies until 2015 ▪ The total production of fruit and palm products in Egypt amounted to 9546 thousand tons in 2012/2013

Project location



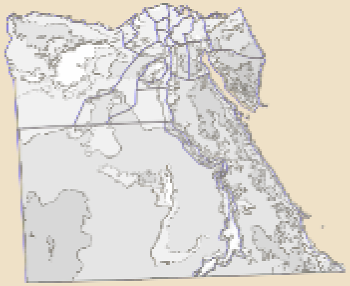
IV. INFORMATION & COMMUNICATION TECHNOLOGY

Automation of Notarization Offices

Rollout & automation of the notarization offices under a PPP scheme

Overview of the opportunity	
TENDERING AUTHORITY	■ Ministry of Justice / Ministry of Communications and Information Technology in collaboration with the PPP unit
PROJECT OBJECTIVES	■ Develop a **fully automated and integrated network of notary offices** across the country (improved waiting conditions and quality of service) ■ **Compile and secure a national archive** for all notarized transactions ■ **Develop new services** that can generate additional revenues
PROJECT DESCRIPTION	■ Rollout and automation of 270 notarization offices across the country ■ Improvement and management of the existing data center ■ Provision of a set of new value-added services to the public through the creation of online applications (e.g. obtain a notarial deed online)
PRE-FEASIBILITY STUDIES	■ Pre-feasibility study undertaken jointly by the Ministry of Communications and Information Technology and the PPP Central Unit
PROJECT STRUCTURE	■ Private sector role: design, undertake the engineering works and build the technology infrastructure, manage, operate, maintain, and ensure staff training for all automated offices ■ Public sector role: provide staff from the Ministry of Justice for the notarization offices and remunerate the private sector via a revenue-sharing agreement that ensure attractive returns ■ As per the revenue-sharing agreement, the private sector will receive a small amount on each notarial transaction (fiscal tax fixed by law)
INVESTMENT COSTS	■ Approximately USD 100 million
CURRENT STATUS AND TIME LINE	■ Pre-feasibility study completed ■ Project approved by the PPP Supreme Committee ■ bidders are qualified and shortlisted, ■ transaction advisors are working on the final tender documents.

Project location



Scalable across Egypt

Maadi Technology Park

Tech Park development in Maadi

Overview of the opportunity

KEY PROJECT FEATURES

- **Maadi Technology Park is a world-class technology zone, that has started operations in 2010**. It is specialized in the business of global outsourcing and innovation in information & communication technology industries. 11 operating buildings and 18 companies already installed in a gated 24/7 community with all necessary infrastructure
- **22 remaining slots to be developed by 2017:** award of land for further real estate development projects (ecofriendly buildings of 1,300-1,400 m^2) in the technology park with the aim to attract outsourcing and off-shoring industries in the ICT sector
- **Business model structure:** based on the right to use the land on a “usufruct” basis up to 49 years for 1 USD per m^2 annually in which the developer builds, operates and leases
- **Location:** carefully selected location to meet the needs of the ICT industry with high accessibility to the Cairo airport and proximity to universities and commercial centers

PRE-FEASIBILITY STUDY CONSULTANTS

- Financial consultant: EY
- Technical consultant: WSP Middle East
- Legal consultant: Trowers & Hamlins

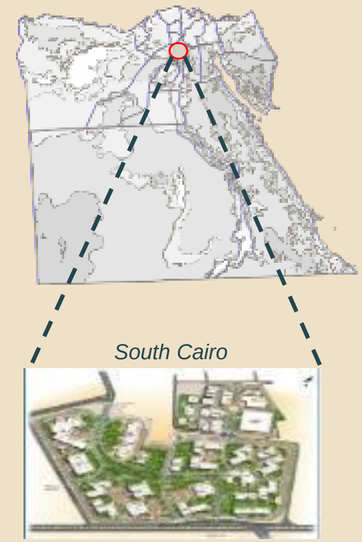
STATUS

- Project owner: Ministry of Communications and Information Technology (MCIT) in collaboration with the PPP Unit
- Pre-feasibility finalized and available
- International Financial Corporation (IFC) to act as lead financial advisor to the government
- Ongoing selection process for legal and technical advisors (financed by IFC and the European Investment Bank)

KEY INVESTMENT RATIONALE

- **Strong sector potential based on market size**: the ICT sector contributed to 3.3% of the GDP in 2014 with USD 2.4 billion spending (89% in communication) and 280,000 employees; outsourcing and off-shoring market size was USD 1.5 billion in 2010 (with 80% as exports)
- **Strategic location and competitive cost base** : Maadi is located only 20 minutes away from Cairo airport and enjoys proximity to various educational institutions with ITIDA as a stakeholder for the development of the talent pool
- **Fully operating Tech Park with advanced utilities and IT infrastructure**

Project location



Process timeline

March 12th
- Public announcement for land lease
- Expression of interest

April 29th
- Offers submission

May 5th
- Evaluation of offers

Borg Al Arab Tech & Science Park

New Tech Park development based on a promising ICT ecosystem

Overview of the opportunity

KEY PROJECT FEATURES

- **Invest in an integrated Tech & Science Park on 37,800 m² and built up area of 126,000 m² based on a land usufruct model**
- **Business model:**
  - Infrastructure and part of built up area to be developed by Tech Park Company, a joint stock company 100% owned by the government (namely ITIDA, MCIT and NUCA)
  - Built up area developed by the Tech Park Company to be 100% leased once constructed; other non-constructed areas / land to be leased or sold to private investors
  - Private investors will establish their own company(ies) and have the opportunity to sub-lease or sell the built up area once developed
  - The Tech Park Company might consider joint ventures with potential investors in the medium term
- **Strong market prospects** based on the availability of human and financial capital, a well developed business ecosystem and the availability of fundamental infrastructure
- **Project documentation** (market study, technical study, financial study) available upon request
- **Total investment costs:** c. USD 161 million
- **Project construction period** : 4 years

FINANCIAL RETURN SUMMARY

Indicator	Unit	With 25% Taxes
IRR (unlevered)	%	12-15
Payback (investors)	Years	8.5-9.5

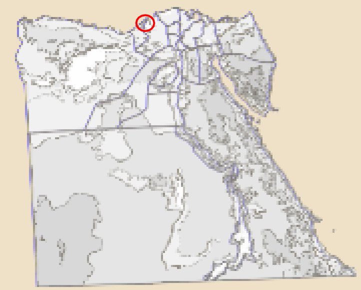
GOVERNMENT SUPPORT

- **Tax incentives** (highest personal tax rate cut from 32% to 20% - corporate tax rate cut from 42% to 25%) and **customs incentives** (reduced tariff from an average of 14.6% to 6.2% - simplified and reduced tariff bands from 27 to 6)
- **Supportive sector legislation** (reduced cost to start a business, incorporation time slashed to an average of 72 hours, new commercial court system)
- **ITIDA as a one-stop shop** for dedicated offshoring industry development investors

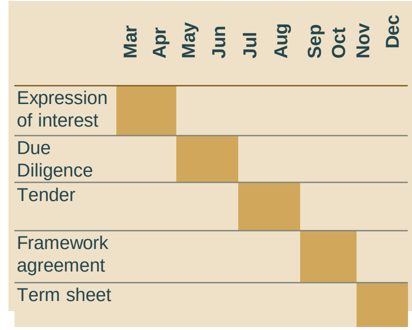
KEY INVESTMENT RATIONALE

- **Strong sector potential**
- **Strategic location** (Borg Al Arab is the strategic extension of Alexandria and has 1,179 factories, an EGP 9 billion investment record and over 92,000 workers; proximity to the airport and various educational institutions) **and competitive cost base**
- **Availability and quality of infrastructure**
- **Successful precedents**

Project outlook



Process timeline



10th of Ramadan City Tech & Science Park

A high prospect Tech Park investment in Egypt's largest industrial zone

Overview of the opportunity

KEY PROJECT FEATURES

- **Invest in an integrated Tech & Science Park on a land of 120,000 m² and a built-up area of 480,000 m² in 10th of Ramadan City**
- **Business model:**
  - Infrastructure and part of built up area to be developed by Tech Park Company, a joint stock company 100% owned by the government (namely ITIDA, MCIT and NUCA)
  - Built up area developed by the Tech Park Company to be 100% leased once constructed; other non-constructed areas / land to be leased or sold to private investors
  - Private investors will establish their own company(ies) and have the opportunity to sub-lease or sell the built up area once developed
  - The Tech Park Company might consider joint ventures with potential investors in the medium term
- **Strong market prospects** based on the availability of human and financial capital, a well developed business ecosystem and the availability of fundamental infrastructure (dedicated power station, fire brigade, ambulance station and water reservoir) and telecommunication (built in network connectivity, with two exchanges, strong mobile connectivity, a network of internal routes, a telecom control room and data centers)
- **Project documentation** (market study, technical study, financial study) available upon request
- **Total investment costs:** c. USD 505 million
- **Project construction period** : 4 years

FINANCIAL RETURN SUMMARY

Indicator	Unit	With 25% Taxes
IRR (unlevered)	%	13-16
Payback Period (investors)	Years	8.5-10.5

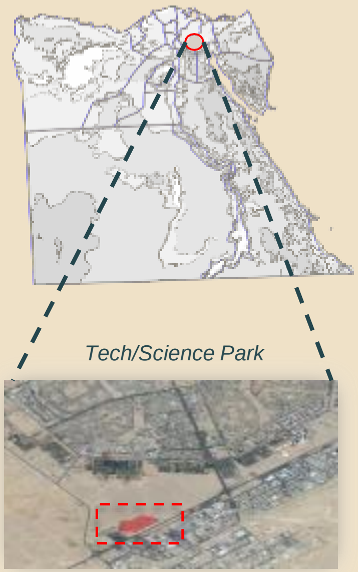
GOVERNMENT SUPPORT

- **Tax incentives** (highest personal tax rate cut from 32% to 20% - corporate tax rate cut from 42% to 25%) and **customs incentives** (Reduced tariff from an average of 14.6% to 6.2% - Simplified and reduced tariff bands from 27 to 6)
- **Supportive sector legislation** (reduced cost to start a business, incorporation time slashed to an average of 72 hours, new commercial court system)
- **ITIDA as a one-stop shop** for dedicated offshoring industry development investors

KEY INVESTMENT RATIONALE

- **Strong market prospects**
- **Talent supply**
- **Strategic location** (10th of Ramadan is the largest industrial zone in Egypt, 25 km from Airport)
- **Competitive cost base**
- **Availability and quality of infrastructure**
- **Successful precedents**

Project location



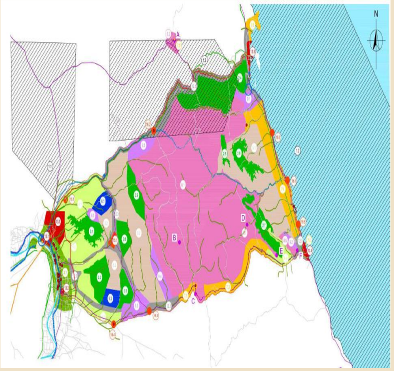
V. GOLDEN TRIANGLE

Golden Triangle projects

Investment opportunity in Mining projects

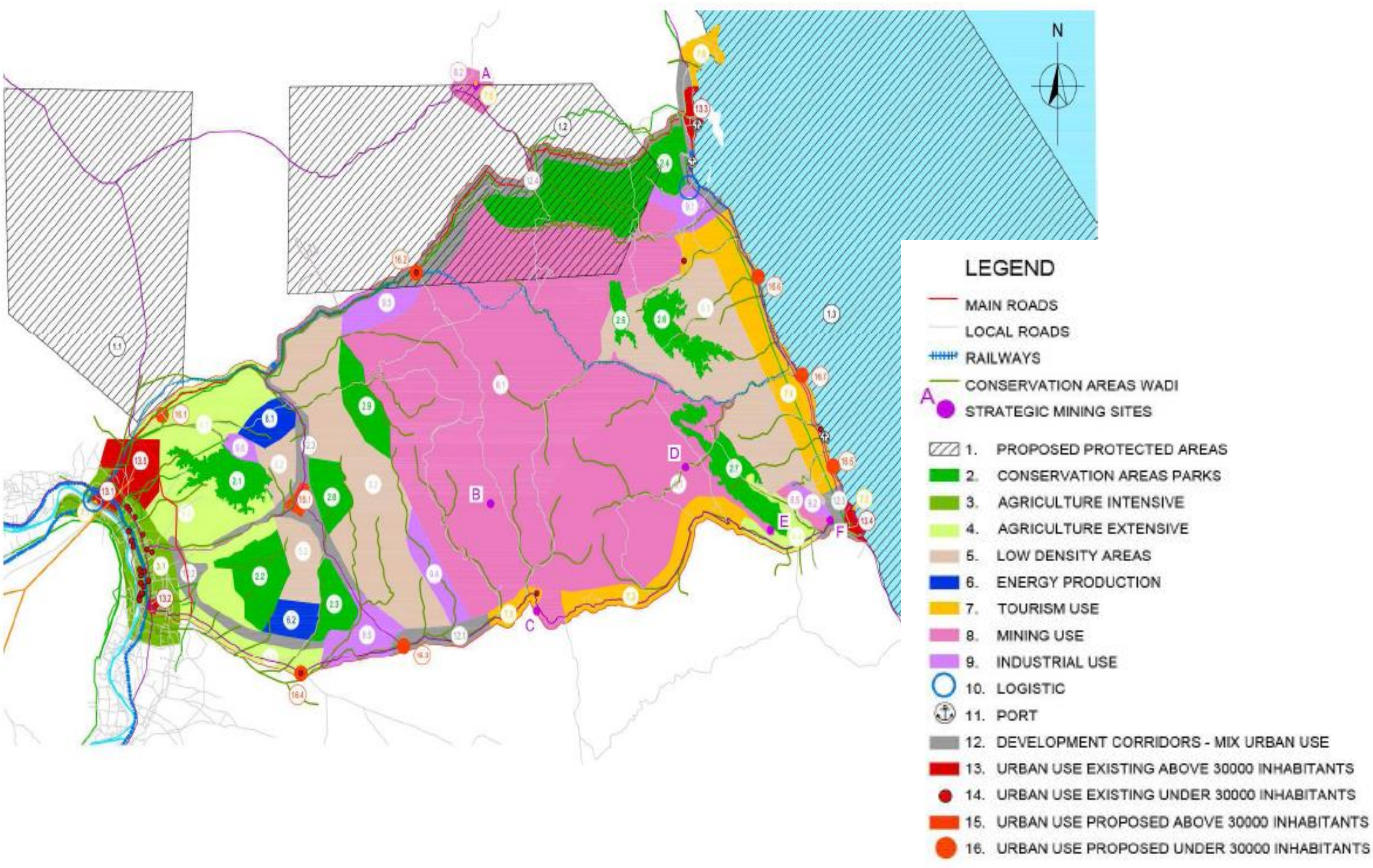
Overview of the opportunity	
LOCATION	The Golden Triangle is a territory of nearly nine billion square meters with resources well recognized since Pharaonic and Roman eras. The existing communications network includes 4 major roads connecting the aforementioned 4 nodes, one railway line, three nearby airports and three Red Sea ports. Other important infrastructure includes electricity high voltage and gas networks
PROJECT DESCRIPTION	· a growth pattern for the GT based on sustainable Green Economy; the integration among different sectors and economic activities; · the integration among the economic activities to be developed, the infrastructure system and the urban settlements/models; · the creation of clusters and urban settlements composed by a mix of economic and urban functions, guarantying the integration with the physical environment; · preserve the natural beauties and the heritage assets as an unique and unalienable patrimony of GT; · the growth of GT as balanced development in Phases for the next 30 years; · to build the Land suitability Analysis carried out for Golden Triangle territory; · to establish development criteria for a sustainable use of the territory:
KEY INVESTMENT RATIONALE	Golden Triangle has great potential due to its geographic position across the Nile Valley and the Red Sea Coast, which allows internal connectivity along Nile River, towards Cairo and the delta area, to the North, and international connectivity towards the rich countries of the Arab Peninsula, to the west. This connectivity is facilitated by the presence of: · three international airports: Hurghada to the north, Luxor to the West, and Marsa Alam to the south; · three ports: Safaga, Abu Tartour, and Hamrawein; The GT territory has a surface of almost 9 billion sqm; it includes a wide range of potential resources, well known since Pharaons and Romans' time: · mineral resources, located in the mountains in an area between 10 and 80 Km from the Red Sea Coast; mineral resources include gold, granite, phosphates, gypsum, zinc, tantalum, limestone and construction materials; · agriculture, located along the Nile River valley and currently developed as intensive agriculture currently divided in small family type plots, which occupies an area 20 Km wide departing from the river edge. This area is potentially extendable to an area up to 30-40 Km far from the Nile river towards east, due to the presence of the Nubian Aquifer fed by underground water from the Nile River. These significant water systems need to be matched by more efficient irrigation systems targeting water at the roots of each plant; · tourism, located mainly along the Red Sea coast line from Safaga to AlQuseir. This portion of the Red Sea coast presents a great potential for the tourism development to the uncontaminated coast line and reef;

Project location



Golden Triangle projects

Master Plan



VI. TOURISM

Marsa Wazar Tourist Center – Red Sea

Investment opportunity to create an innovative tourism resort in an up-and-coming leisure destination

Overview of the opportunity

INVESTMENT OPPORTUNITY

- Award by the Tourism Development Authority of a 1.5 million m² plot located along the coast of the Red Sea (Marsa Alam) for the development of the Marsa Wazar tourist center
- Land to be offered either through a cash acquisition transaction with payment facilities spread over 10 years, OR through a 30-year usufruct
- Full flexibility offered to investors to design and phase the project to meet market demands

LAND HIGHLIGHTS

- Pristine white sand beaches and undisturbed natural habitats make Marsa Alam a prime location for world class leisure developments
- Prime beachfront plot offering 3.2km of unspoiled coastline and strong connectivity by road and air, located just 30km from Marsa Alam International Airport

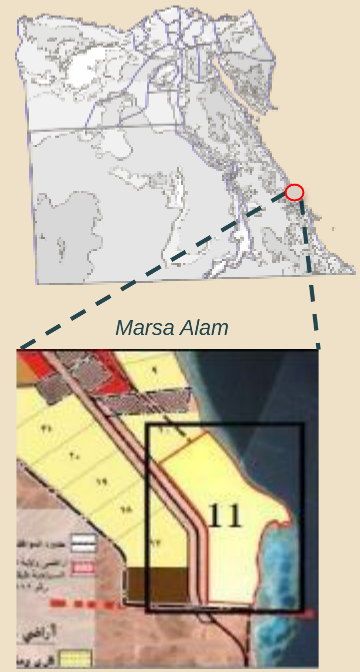
EXPECTED PROJECT FEATURES AND AMENITIES

- Internationally branded midscale and upscale hospitality complex
- Branded residences and/or second homes for the European, GCC, and domestic markets
- Affordable health and wellness retreat with a world-class clinic, wellness center, and extensive spa services featuring the latest international medical technologies and advanced treatments
- State-of-the-art sports and eco-tourism facilities
- Comfortable community spaces, featuring bustling food & beverage and retail areas

KEY INVESTMENT RATIONALE

- **Leverage on the evolution of global tourism trends** by creating an innovative eco-tourism based concept that would be the first of its kind in Egypt, capitalizing on the natural beauty and appeal of Marsa Alam
- **Capture an opportunity to develop quality, branded hospitality supply** in a largely untapped high growth market
- **Strong growth potential given** an ideal location, with the ability to attract robust tourism demand from Europe, the Middle East and North Africa

Project location



Gamsha Bay Leisure Complex

Prime location for the development of a new integrated Red Sea leisure complex

Overview of the opportunity

KEY PROJECT FEATURES

- **Project description**: award by the Tourism Development Authority (TDA) of a 8.15 million m² piece of land in Gamsha Bay for the development of a leisure complex. Enabling infrastructure are yet to be developed (water, sewage, electricity). Possibility of future additional acreage offering
- **Timeline:** Total development period expected to be within 10-15 years
- **Business model structure**:
  - Land to be offered either through a cash acquisition transaction with payment facilities spread over 10 years, OR through a 30-year usufruct
  - 20% allowed footprint with G+2 floors
  - Land sale to sub developers authorized upon completion of 25% of infrastructure and successful implementation of a pilot project

GOVERNMENT SUPPORT

- TDA handles the required approvals for the development on behalf of the investor with other government entities (mainly the Ministry of Defense, the Ministry of Environmental Affairs and the Egyptian Public Authority for Shores Protection)
- An oil pipeline is expected to pass through the land. TDA will take all necessary steps to ensure the deviation of the pipeline
- TDA could offer the project's investors the right of first refusal on potential future allocation of additional surrounding acreage

KEY INVESTMENT RATIONALE

- **Strategic location:** land situated in one of the last virgin bays on the Egyptian Red Sea coast
- **High flexibility offered regarding the design and phasing strategy for project development**
- **Economies of scales made possible by the size of the land plot:** seafront of 8.8 km, average depth of 1.5 km and approximately 6 km of main road interface will reduce infrastructure and preparation costs per m²
- **Possibility to maximize returns through sub-contracts:** flexibility to resell parcels of land to specialized sub-developers post completion of the 25% threshold

Project location

Gamsha bay is located only 35 min. away from Hurghada intl. airport and 20 km north of Gouna, the central touristic development in Hurghada.

Port Ghalib Projects

A Diversified portfolio of projects within Port Ghalib, 65km North of Marsa Alam

Overview of the opportunity

CONTEXT		■ Port Ghalib is being developed by the Al Kharafi group and is set to become one of the most ambitious and attractive resort destinations in Egypt with an area of 30km²
PROJECTS DESCRIPTION	**Lagoon Valley Project**	■ **Extension of Port Ghalib** by developing the Lagoon Valley Project which consists of real estate, hotel and resort developments in an area of 0.95 km². ■ **Capacity:** 1,170 beds (3 to 5 stars quality standard) ■ **Equity investment required:** EGP 1.4 billion ■ **Investment opportunity:** open to a strategic equity investor to develop the project under a partnership model, with Al Kharafi contributing land
	Wind Farm	■ **Construction of a wind farm** ■ **Capacity**: 20 MW (24 wind turbines) ■ **Offtake**: Existing Port Ghalib project and the surrounding Marsa Alam area ■ **Total investment cost**: EUR 28.7 million ■ **Revenues**: EGP 39.8 million at fully installed capacity for a weighted average price EGP 0.77/kwh ■ **Investment opportunity**: provision of equity and shari'a compliant financing for the project
	Medical & Rehabilitation Center	■ **Construction of a medical and rehabilitation center** for orthopedic surgery & sports traumatology, internal medicine, plastic & reconstructive surgery, physical medicine & rehabilitation ■ **Capacity:** Approximately 250 beds ■ **Operator:** Medical University of Vienna ■ **Total investment cost:** USD 182 million ■ **Investment opportunity:** provision of equity and shari'a compliant financing for the project
INVESTMENT RATIONALE		■ **Strong market fundamentals in both the real estate and tourism sectors** with continued support from the Government ■ **Exceptional location**: 18 km of high quality beachfront facing the Red Sea Coral Reef, with exceptional weather and proximity to desert and mountains ■ **Integration within a larger and already established real estate development project**, with readily available infrastructure and license procurement/land registration

Project location

Port Ghalib

VII. TRANSPORTATION & LOGISTICS

Cairo Airport City - Aerocity

Development of leisure and office areas as part of the Cairo Airport City mega project

		Overview of the opportunity
CAIRO AIRPORT CITY		■ The Cairo Airport City project ("CAC") aims at positioning Cairo as the center of the region through a series of logistical, retail, and recreational developments - Aerocity: will be CAC's commercial / leisure heart, and will include retail and office spaces, along with an entertainment area - Exhibition City: a world-class exhibition center that will host a wide range of international events - Cargo City: will become the core distribution center for goods and freight from Cairo international airport to Egypt's major ports, railways and roads - Free Trade Zone: a specialized logistics hub to complement cargo operations, with the development of specialized industries - Airport Core: urban developments to accommodate Cairo and CAC business / leisure visitors ■ Total investment costs for the CAC Project are estimated at c. USD 13 billion over a 25-year development period
AEROCITY	**Project at a Glance**	■ Aerocity: first project to be launched as part of the greater CAC project ■ To be tendered to the private sector under a design, build, operate and transfer ("DBOT") business development model
	Key Investment rationale	■ Easy access to the airport terminals, and close proximity to Cairo's city center ■ Large potential market including Cairo airport and CAC visitors as well as the local population (dense population living nearby)
	Project Features	■ Aerocity's total area of 2.8 million m² to be developed in two phases: - Phase 1: includes a shopping mall (620,000 m²) and an office park (30,000m²) - Phase 2: could potentially include the development of entertainment areas; flexibility offered to investors with respect to phase 2 developments
	Government Support	■ Strong government commitment to develop all enabling infrastructure for the development of Aerocity (including utilities and transportation services)
	Expected Returns	■ Phase 1 is expected to generate an IRR of 16%[1]

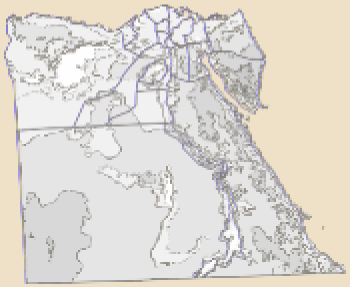
Project location

Nile River Bus Ferry

Development of the Nile River transportation network

Overview of the opportunity	
TENDERING AUTHORITY	■ General Transportation Authorization in Cairo / Cairo Governorate with the collaboration of the PPP Unit
PROJECT OBJECTIVES	■ Improve Nile river bus transportation services through additional terminals and boats and better quality of services (reduced trip time and pollution) - Currently, high degree of deterioration with only 12 boats operating and outdated terminals ■ Extend existing trip routes ■ Improve operational efficiency
PROJECT DESCRIPTION	■ **Purchase, finance and operate** the Nile River Bus Ferry transportation fleet (41 boats) ■ **Upgrade 16 existing terminals and develop 12 new terminals**
PRE-FEASIBILITY STUDIES' CONSULTANTS	■ WSP Company (British Co), and Mena Rail Transport Consultants
PRE-FEASIBILITY STUDIES FINANCING	■ European Bank for Reconstruction and Development (EBRD)
PROJECT STRUCTURE	■ Private sector role: **design, build and operate** the Nile River Bus Ferry system, **maintain** the fleet and terminals through a PPP contract ■ Private sector remuneration (open to negotiation): fare prices, rights over commercial facilities to be developed around terminals
	■ Public sector role: Issue required licenses, provide access to existing lines and terminals
INVESTMENT COSTS	■ c. USD 78 million – (EGP 600 million)
CURRENT STATUS AND TIME LINE	■ Pre-feasibility study completed ■ Financial, legal and technical advisors selected: consortium (E&Y, Eversheds and WSP) (Studies to be financed by the EBRD) ■ Expected date to start Tendering Procedures: May 2016

Project location



Ain Sokhna – Helwan Single Track Freight Railway

Railway connecting Helwan, Ain Sokhna Port, and the cement industrial zone

Overview of the opportunity

KEY PROJECT FEATURES

- Invest in an end-to-end single track rail line connecting Ain Sokhna Port with South Cairo (Helwan). The line would offer a link with the cement industrial zone in the Suez area to serve the local market or to export via Red Sea ports
- Technical studies expected to start by mid-March (funding secured)
- Key technical features:
  - Total track distance of 141 kilometers[1]
  - Single track electrified signaling with a speed of 70 km/hour
  - Estimated CAPEX[2] of USD 2.4 million per track kilometer (USD 338 million in total)
  - Expected freight demand: 11.7 million tons per annum by 2022
- Proposed private sector participation: Joint Venture with Egyptian National Railways (ENR)
- Business development model: Build Operate Transfer scheme for a 25-30 year period under Law 149 (2006)
  - Freight price structure to be market-driven and not subject to any government regulation

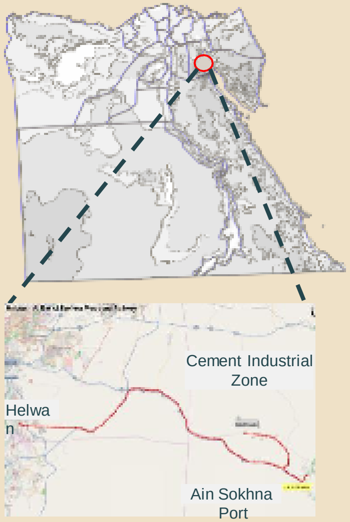
GOVERNMENT SUPPORT

- Strong government support to develop the railway network (USD 10 billion investment plan for the next 10 years). Ministry of Transport guarantees the provision of rights of way to potential investors
- Government policy is to gradually shift the transport of cement and feedstock from roads to cargo rail (freight cargo). It will be the first cargo dedicated line for this purpose
- Government commitment to provide all land and permits approvals and apply existing regulations (e.g. limits on truck load)
- Government to support in the negotiations of off-take agreements with cement manufacturers
- Possible interconnection with existing ENR-owned rail lines

KEY INVESTMENT RATIONALE

- **Potential offtake agreements** with cement manufacturers
- **Railway to become a more competitive transportation mode** due to increased local fuel prices and limited driving hours for heavy trucks (ban on daylight transportation is being enforced)
- **Potential upside from the possibility to transport petroleum products** from Suez port using existing Ain Sokhna / Suez line to Greater Cairo via Helwan

Project location



Proposed railway route (subject to final detailed alignment studies)

Supporting documents

Documents	Availability
Detailed studies	Jun. 2015
Launch of tender	Sep. 2015

6th of October Dry Port

Investment opportunity to develop a dry port and a value-added logistics center near the 6th of October city

Overview of the opportunity

KEY PROJECT FEATURES

- **Project description:** dry port to be located 40 km west of Cairo, 15 km from 6th of October industrial zone, adjacent to the 6th of October airport. Land size of 400,000 m² (possible extension to 1.6 million m²) with connection to existing rail lines linking the ports of Alexandria and Dekheila. Annual dry port capacity of 220,000 TEUs for initial area of 400,000 m²
- **Regulatory Body**: General Authority for Land and Dry Ports (GALDP)
- **Preliminary feasibility study** available
- **Business development mode:** revenue sharing agreement with the Government and land lease for a 25-30 year period (PPP law 67 as of 2010). Pricing will be market-driven and not subject to any government regulation
- **Timeline**: expected to be tendered by Q3 2015/early Q4 2015 by the PPP Unit (EBRD to finance technical studies)

INVESTMENT COST

- Preliminary investment cost: USD 80 million (initial phase of 400,000 m²)

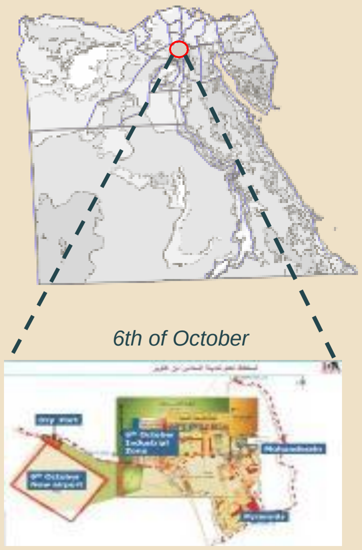
GOVERNMENT SUPPORT

- Strong government support to develop the railway network (USD 10 billion investment plan for the next 10 years)
- Government commitment to provide all land (secured) and permits approvals and apply existing regulations
- Preliminary protocols signed with the customs and railway authorities and with the GALDP for import and export controls

KEY INVESTMENT RATIONALE

- Competitive advantage: **first dry port in Egypt** building on the fact that Alexandria and Dekheila port terminals are saturated
- **Strategic location adjacent to the 6th October industrial zone** (could provide additional storage capacity for industrial activities in the area)
- **Railway to become a more competitive transportation mode** due to increased local fuel prices and limited driving hours for heavy trucks (ban on daylight transportation is being enforced)

Project location



Light Rail Line Linking Ramses Square to Alf Maskan

Light Rail serving up to 180,000 passengers daily in a congested Cairo corridor

Concept

Overview of the opportunity

KEY PROJECT FEATURES

- **Project description**: light rail transportation line linking Ramses Square to Alf Maskan (total distance of 13 km with 16 stations) to be developed by revamping the existing tram line. Potential extension to Sheraton Houses near Cairo Airport. Interconnections with metro lines 1, 2 and 3. Expected 180,000 passengers daily by 2027
- **Business development mode**: To be developed under a Design Build Operate Transfer scheme for a 25-30 year period (law 113 as of 1983 and its amendments). Pricing will be market-driven without any government regulation
- **Estimated investment costs**: USD 450 million
- **Timeline:**
  - Pre-feasibililty and technical studies to be completed by June 2015
  - Information Memorandum (IM) to be issued by September 2015
  - Tender to be launched by October 2015

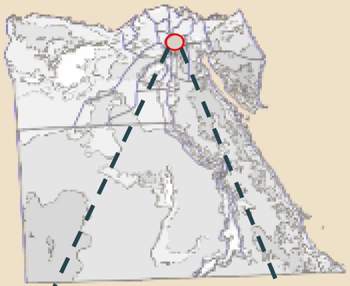
GOVERNMENT SUPPORT

- Strong government support to develop urban transportation modes to address congestion issues
- Route over existing tram line and depot location exists
- All administrative approvals are already secured (including rights of way)

KEY INVESTMENT RATIONALE

- **Increasing demand for urban transportation in Cairo** due to limited existing mass transport infrastructure and rising domestic fuel prices
- **Demand for urban transport** anticipated to reach 25 million trips per day by 2022
- Provides **interconnectivity** with 3 existing metro lines across a heavy traffic corridor

Project location



Overview of proposed railtrack

Bus Rapid Transit Line Linking New Cairo to Nasr City

32km bus rapid transit line serving up to 345,000 passengers daily

Concept

Overview of the opportunity

KEY PROJECT FEATURES

- **Project description**: bus rapid transit line linking New Cairo and Rehab to Nasr City Autostrad Road via El Moshir Corridor. Expected 344,700 trips daily by 2022
- **Technical Details:**
  - Dual track fully segregated bus lines
  - Truck and feeder system (feeder microbuses)
  - Distance: 31.8 km with 39 stations
  - Interconnection: Metro lines 3, 4, and 10th of Ramadan LRT to be extended on Cairo-Suez road heading to prospective new governmental capital
- **Estimated investment costs**: USD 350 million
- **Business development mode**: to be developed under a Design Build Operate Transfer scheme for a 25-30 year period. Pricing will be market-driven without any government regulation (law 55 as of 1975 and its amendments)
- **Timeline:**
  - Ongoing preliminary technical studies
  - Tender to be launched by September 2015

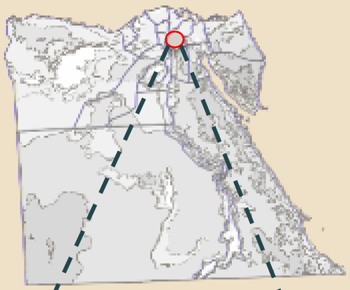
GOVERNMENT SUPPORT

- Strong government support to develop urban transportation modes to address congestion issues
- All administrative approvals are already secured (route exists)

KEY INVESTMENT RATIONALE

- **Increasing demand for urban transportation in Cairo** due to limited existing mass transport infrastructure and rising domestic fuel prices
- **Demand for urban transport** anticipated to reach 25 million trips per day by 2022
- Provides **interconnectivity** with existing metro lines across a heavy traffic corridor

Project location

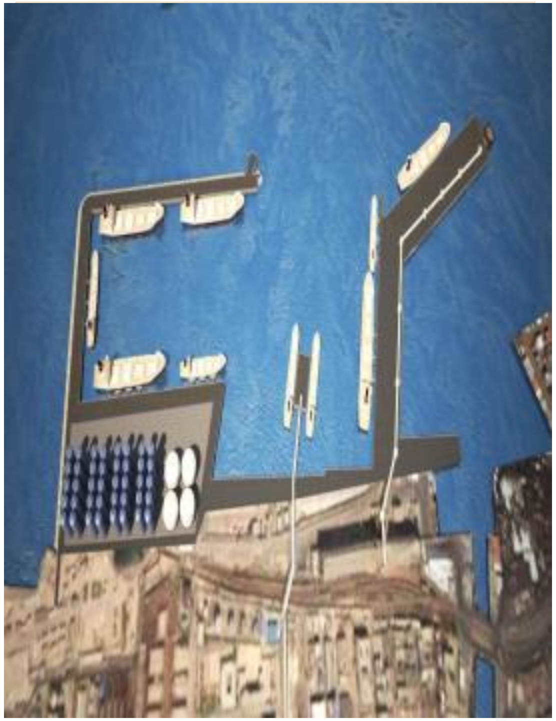


Overview of proposed railtrack

Alexandria Port - Petroleum Gouna

Project Information	
PROJECT DESCRIPTION	▪ Build, manage, operate and maintain 4 new berths and develop 5 existing berths with 25 million tons of annual Capacity and a depth of 15 meters. ▪ The estimated investment cost of the project amounts to USD 200 Million.
LOCATION & PROPOSED SURFACE FOR THE PROJECT	▪ Alexandria Governorate
LOCATION PRIVILEGE	▪ Alexandria is a well known maritime destination on the Mediterranean sea.
ALLOCATION SYSTEM	▪ BOT system
MANDATED AUTHORITY	▪ Ministry of Transportation
FEASIBILITY STUDY AVAILABILITY	▪ N/A
INFRASTRUCTURE AVAILABILITY	▪ N/A

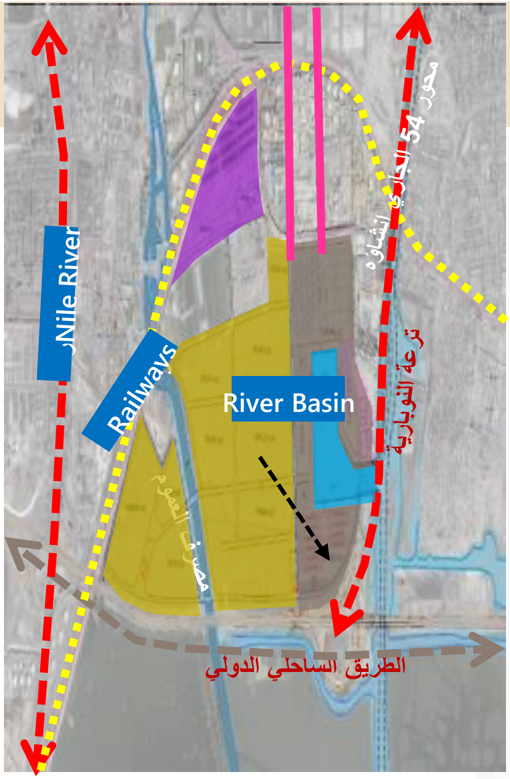
Project Map



Deikheila Port (Food Processing and Logistics Center)

Project Information	
PROJECT DESCRIPTION	▪ Build, manage, operate and maintain an integrated center for food processing, packaging and distribution at a berth length of 1350m and a depth of 15 meters. ▪ The river basin is 120 k meter and the logistics area is 1.4 Mil m2 ▪ The estimated investment cost of the project amounts to USD 200 Million.
LOCATION & PROPOSED SURFACE FOR THE PROJECT	▪ Alexandria, El Deikheila
LOCATION PRIVILEGE	▪ Within Damietta Port
ALLOCATION SYSTEM	▪ BOT system
MANDATED AUTHORITY	▪ Ministry of Transportation

Project Map

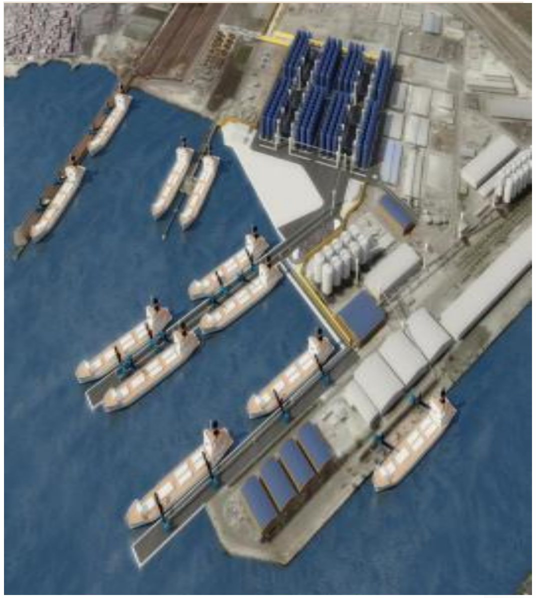


Deikheila Port Dry Bulk Terminal

Project Information

PROJECT DESCRIPTION	▪ Build, manage, operate and maintain the Huge terminal to the activities of a multi-purpose dry-trading, at Total length of 1000 m and a depth of 12.5-15 m ▪ The estimated investment cost of the project amounts to USD 150 Million.
LOCATION & PROPOSED SURFACE FOR THE PROJECT	▪ 262,000 m2 in El Dekheila
LOCATION PRIVILEGE	▪ Alexandria Governorate, El Dekheila
ALLOCATION SYSTEM	▪ BOT system
MANDATED AUTHORITY	▪ Ministry of Transportation
FEASIBILITY STUDY AVAILABILITY	▪ N/A
INFRASTRUCTURE AVAILABILITY	▪ N/A

Project Map



Damietta Port The Second Container Terminal

Project Information	
PROJECT DESCRIPTION	■ Build, manage, operate and maintain the first phase of trading container terminal with capacity of 2 million container at total length of piers 1300 m and a depth of 17 meters and a back area up to 2 000 000 m2 ■ The estimated investment cost of the project amounts to USD 100 Million.
ALLOCATION SYSTEM	■ BOT system
MANDATED AUTHORITY	■ Ministry of Transportation

Project Map

Damietta Port Multi Purpose Terminal

Project Information

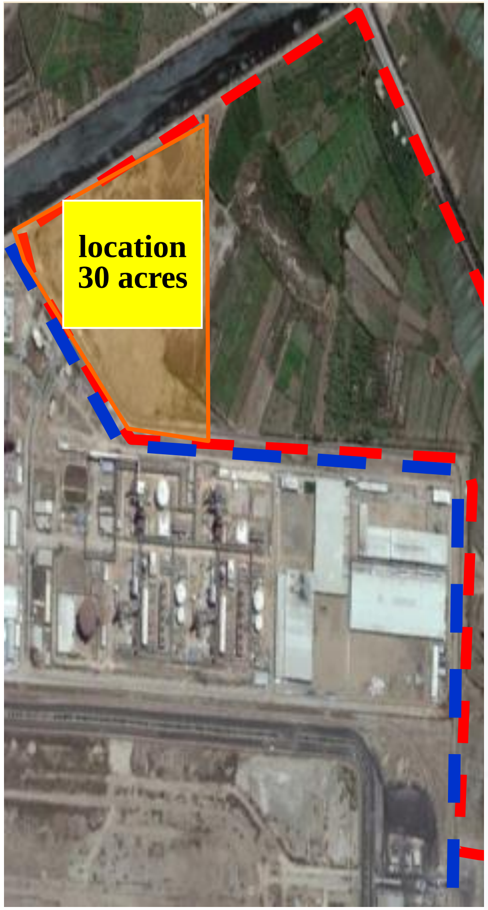
PROJECT DESCRIPTION	▪ Build, manage, operate and maintain multi purpose terminal at a Berth Length of 630 m, and at a depth 17 meters with a back yard area 75 K Meter ▪ The estimated investment cost of the project amounts to USD 150 Million.
ALLOCATION SYSTEM	▪ BOT system
MANDATED AUTHORITY	▪ Ministry of Transportation

Project Map

Damietta Port Terminal of Packaging Vegetables and Fruit

Project Information	
PROJECT DESCRIPTION	▪ Build a logistic center for packaging, freezing and export of vegetables and fruits. ▪ The estimated investment cost of the project amounts to USD 25 Million.
LOCATION & PROPOSED SURFACE FOR THE PROJECT	▪ 30 acres
LOCATION PRIVILEGE	
ALLOCATION SYSTEM	▪ BOT system
MANDATED AUTHORITY	▪ Ministry of Transportation
FEASIBILITY STUDY AVAILABILITY	▪ N/A
INFRASTRUCTURE AVAILABILITY	▪ N/A

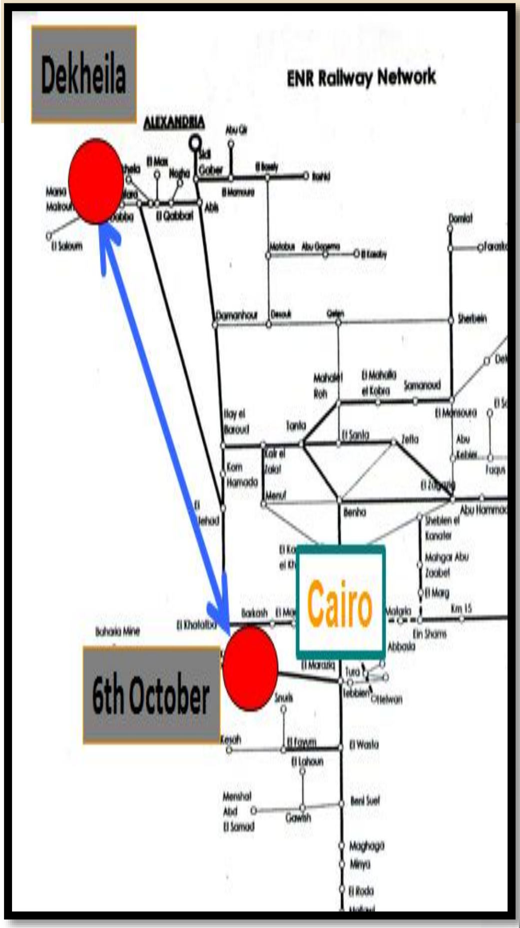
Project Map



El Dekheila / October Railway Freight line

Project Information	
PROJECT DESCRIPTION	■ Build , Operate , Manage and maintain a new railway connecting between El Dekheila and Alexandria ports with the industrial city in 6 October city at a Total length of line 200 km ■ The estimated investment cost of the project amounts to USD 200 Million.
ALLOCATION SYSTEM	■ Partnership
MANDATED AUTHORITY	■ Ministry of Transportation

Project Map



Build New Freight Lines River Transport

Project Information	
PROJECT DESCRIPTION	▪ Management , Operation and Investment in the transport of goods river transport lines, most notably Cairo Damietta line with a bundle in the river port of Damietta Port, as well as Cairo line - level with the possibility of a bundle and investment in the port of (Qena river ports -Sohag port- Assiut port). ▪ The estimated investment cost of the project amounts to USD 100 Million.
ALLOCATION SYSTEM	▪ BOT-PPP system
MANDATED AUTHORITY	▪ Ministry of Transportation
FEASIBILITY STUDY AVAILABILITY	▪ N/A
INFRASTRUCTURE AVAILABILITY	▪ N/A

Grain Logistics Hub in Damietta

Investment opportunity in grain logistic facilities at Damietta Port

Overview of the opportunity

LOCATION

- Ideally located in Damietta, north of Egypt, with an area of 3.5 million m² with a total capacity of 65 million tons/year
  - Port has sufficient capacity to meet project needs
  - Access to international maritime routes through Damietta port
  - Existing international road network and planned river & railway network

PROJECT DESCRIPTION

- State-of-the-art facilities to include modern metal silos and fiberglass domes with advanced systems to ensure highest storage standards
- Static capacity of 7.5 million tons and total dynamic capacity of 65 million tons/year
- Value added industries in the Damietta area to include 5 industrial zones, covering mills & fine flour production, soy and oil industries; corn & fructose and related industries, sugar and sugar refining; crops & supplementary industries
- Goods to be exported to international markets or distributed locally in Egypt through an integrated transportation network
- To be developed under a Joint Venture model with the Egyptian Government

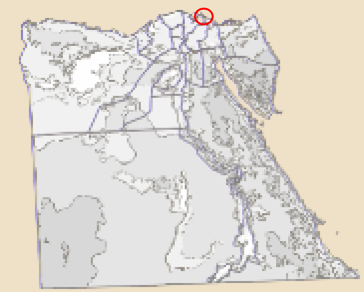
FINANCIAL RETURN SUMMARY

CAPEX	USD 2.1 billion
IRR	18 %
Payback	8.5 years

KEY INVESTMENT RATIONALE

- Substantially rising local and regional demand estimated at 23.5 million tons and 64.5 million tons respectively
- Strategic location at the crossroads of most of the region’s maritime routes
- State-of-the-art facilities with world class management
- Full government support to develop the project
- Attractive returns for private investors

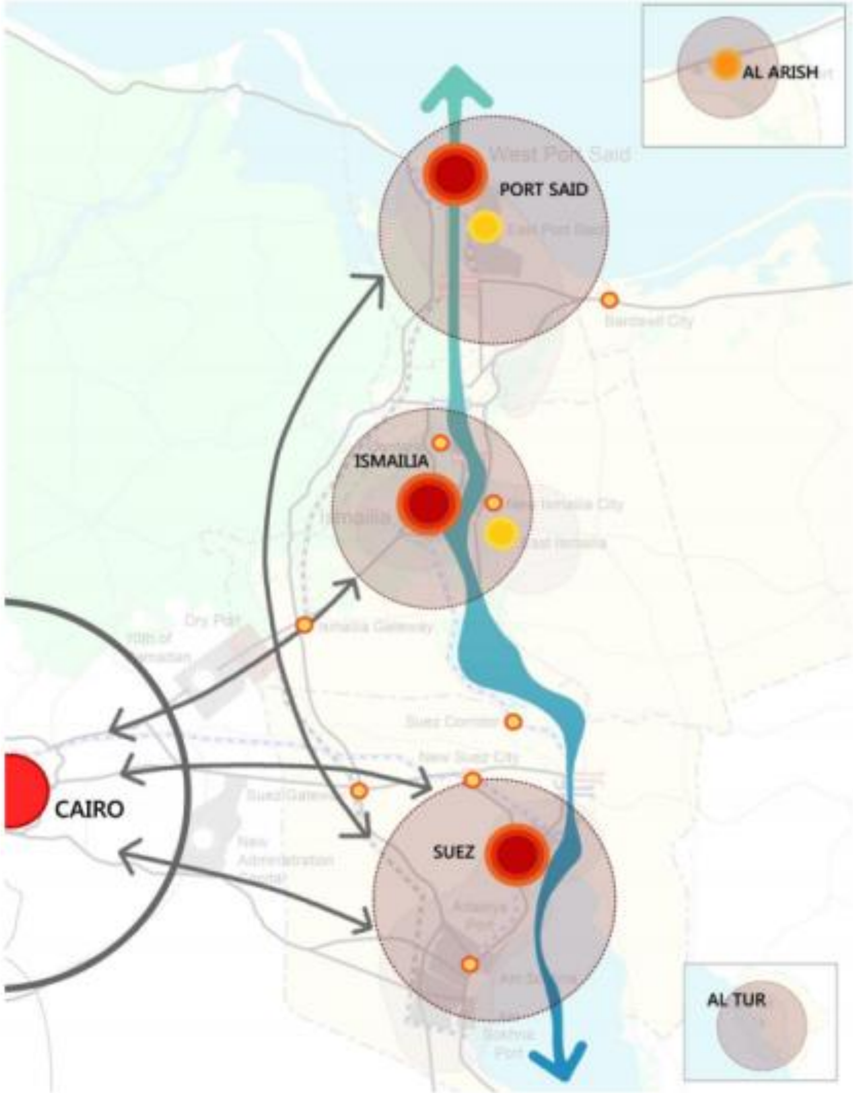
Project location



VIII. SUEZ CANAL SPECIAL ECONOMIC ZONE

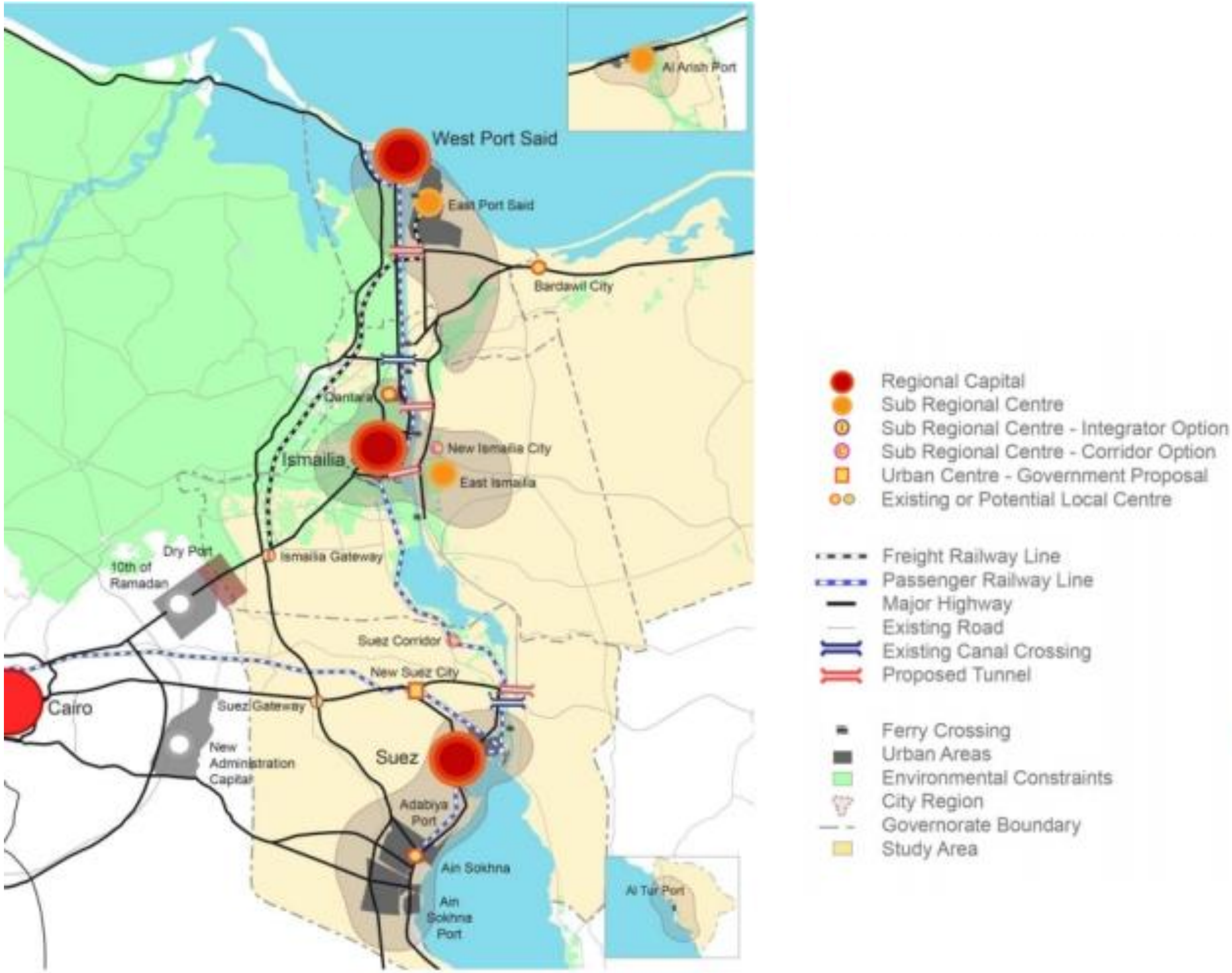
SUEZ CANAL SPECIAL ECONOMIC ZONE

PROPOSED REGION DEVELOPMENT TO 2030



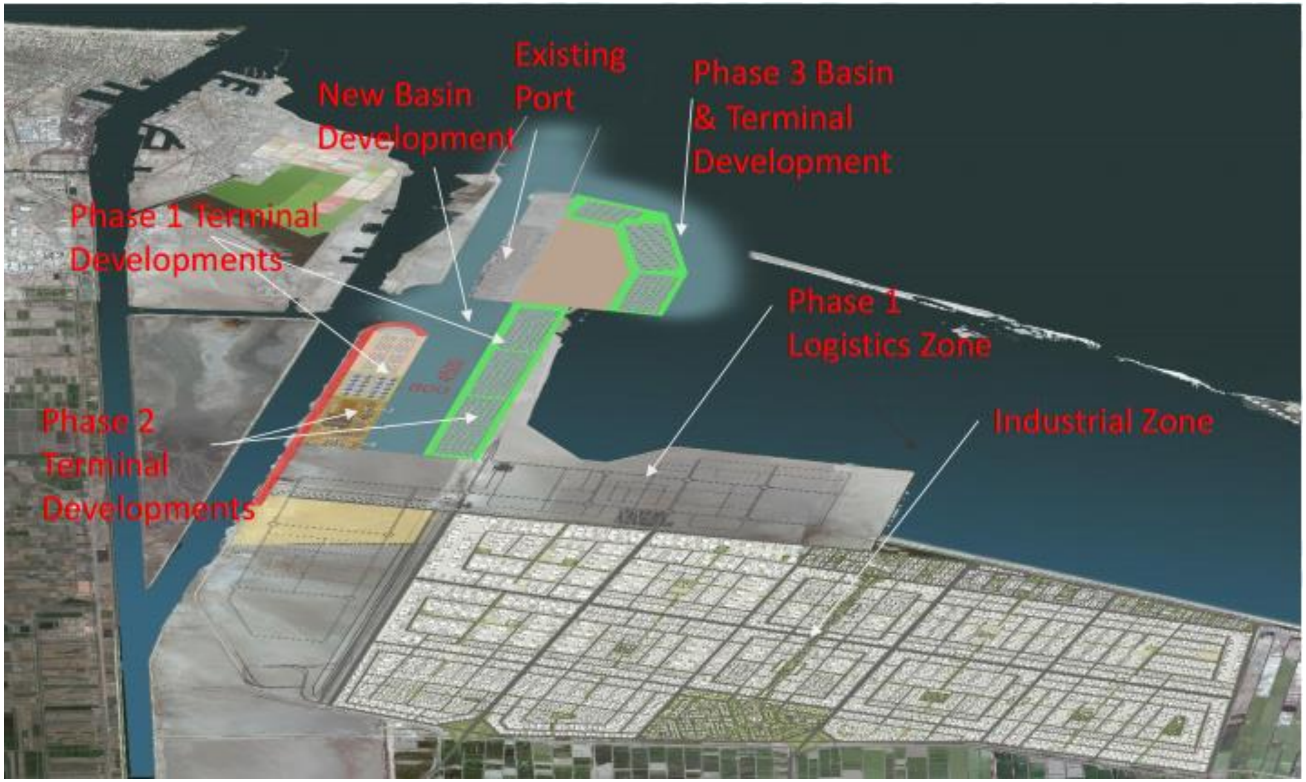
SUEZ CANAL SPECIAL ECONOMIC ZONE

SPATIAL STRATEGY 2030



SUEZ CANAL SPECIAL ECONOMIC ZONE

PORT SAID
EAST PORT
MASTER PLAN
2050



SUEZ CANAL SPECIAL ECONOMIC ZONE

EAST PORT SAID

LEGEND

- AUTOMOBILE ASSEMBLY PARTS
- CONSTRUCTION AND BUILDING MATERIAL
- AGRI-BUISNESS AND FOOD PROCESSING"
- TEXTILE AND READY-MADE GARMENTS
- HOME APPLIANCES AND ELECTRONICS
- PHARMACEUTICALS
- ICT
- RESIDENTIAL: HIGH END APARTMENT
- RESIDENTIAL:MIXED USE
- RESIDENTIAL:TERRACED HOUSIN
- RESIDENTIAL: AFFORDABLE HOUSING APARTMENT
- COMMERCIAL:RETAIL
- COMMUNITY FACILITIES
-
- COMMERCIAL:R&D
- PUBLIC OPEN SPACES
- PORT EXPANSION
- UTILITIES
- SITE BOUNDARY

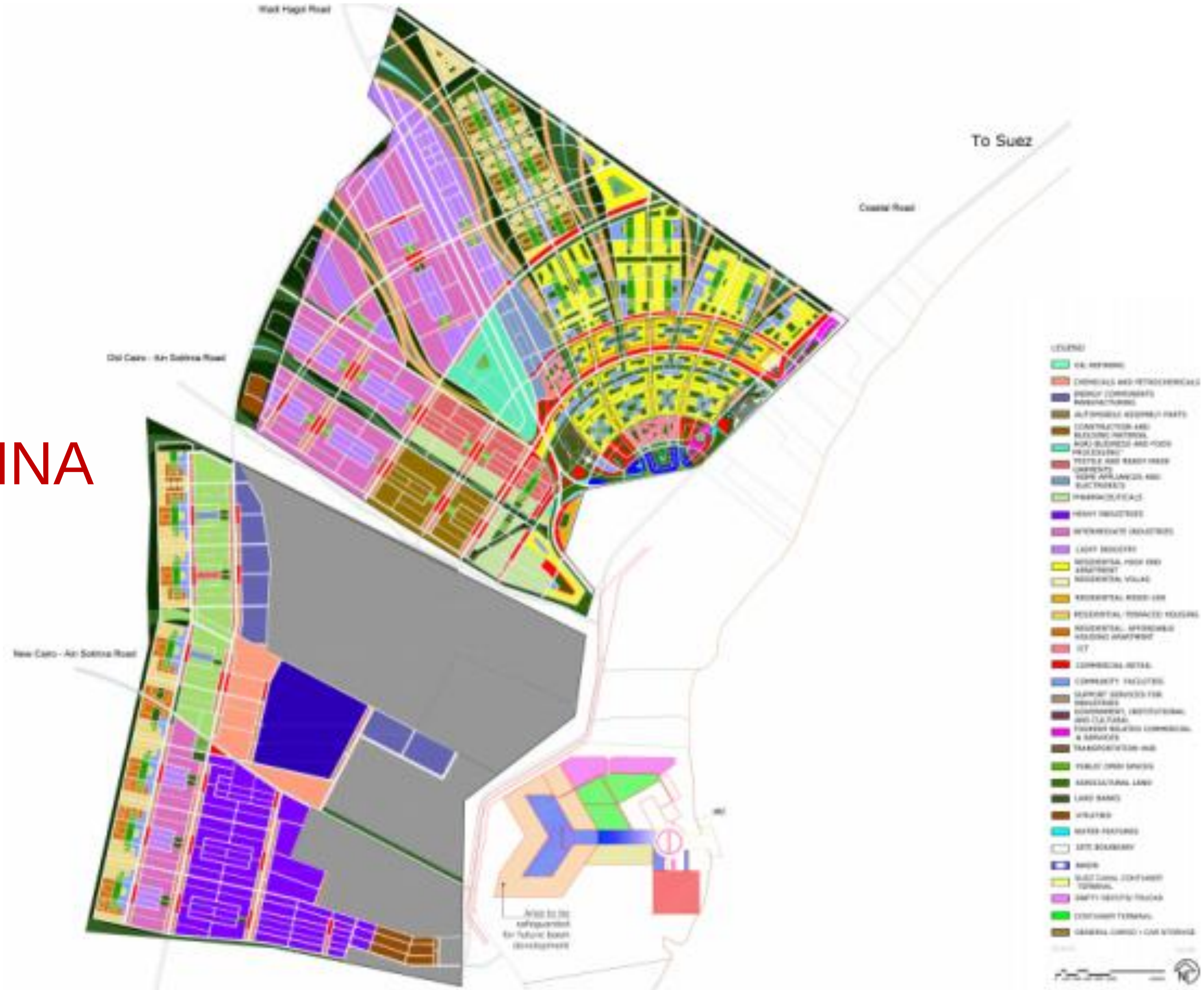
Figure 4.47: Port Interface Plan

SUEZ CANAL SPECIAL ECONOMIC ZONE

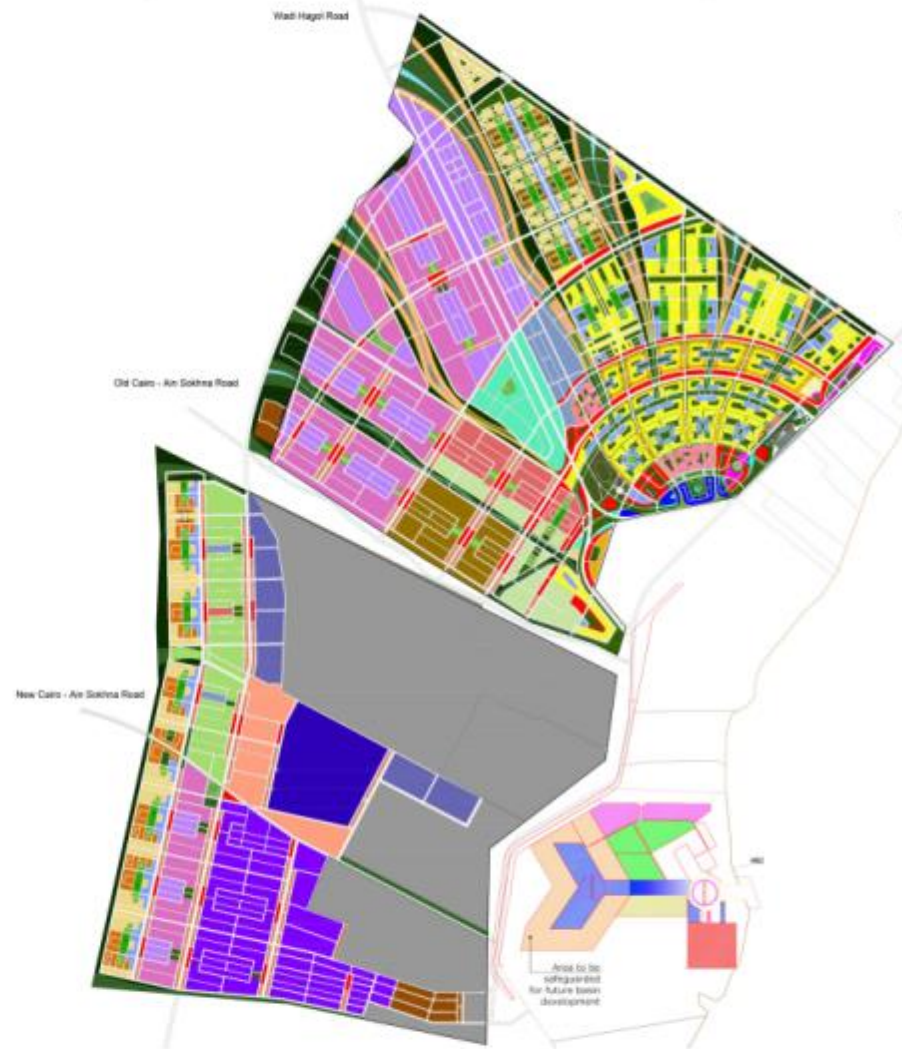
LAND USE PLAN FOR PORT SAID

SUEZ CANAL SPECIAL ECONOMIC ZONE

AIN SOKHNA



SUEZ CANAL SPECIAL ECONOMIC ZONE

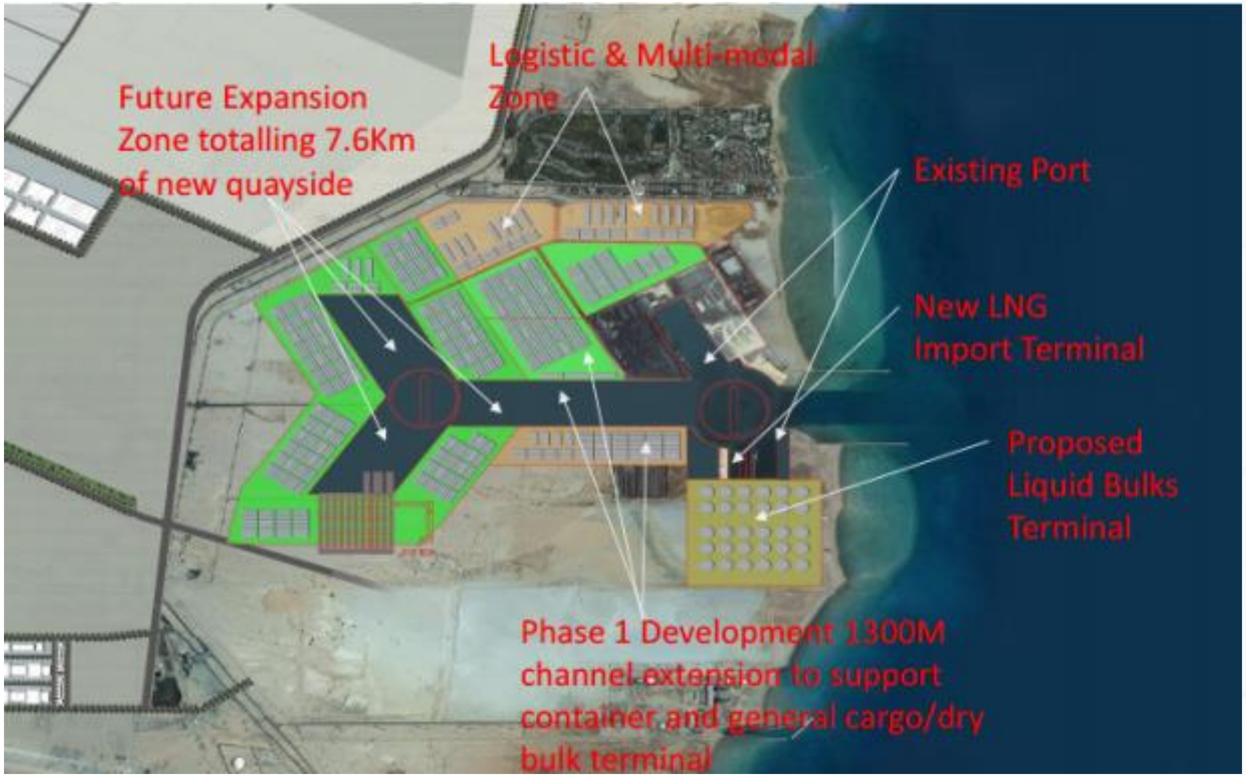


LEGEND

- OIL REFINING
- CHEMICALS AND PETROCHEMICALS
- ENERGY COMPONENTS MANUFACTURING
- AUTOMOBILE ASSEMBLY PARTS
- CONSTRUCTION AND BUILDING MATERIAL
- AGRI-BUISNESS AND FOOD PROCESSING"
- TEXTILE AND READY-MADE GARMENTS
- HOME APPLIANCES AND ELECTRONICS
- PHARMACEUTICALS
- HEAVY INDUSTRIES
- INTERMEDIATE INDUSTRIES
- LIGHT INDUSTRY
- RESIDENTIAL HIGH END APARTMENT
- RESIDENTIAL VILLAS
- RESIDENTIAL:MIXED USE
- RESIDENTIAL:TERRACED HOUSING
- RESIDENTIAL: AFFORDABLE HOUSING APARTMENT
- ICT
- COMMERCIAL:RETAIL
- COMMUNITY FACILITIES
- SUPPORT SERVICES FOR INDUSTRIES
- GOVERNMENT, INSTITUTIONAL AND CULTURAL
- TOURISM RELATED COMMERCIAL & SERVICES
- TRANSPORTATION HUB
- PUBLIC OPEN SPACES
- AGRICULTURAL LAND
- LAND BANKS
- UTILITIES
- WATER FEATURES
- SITE BOUNDARY
- BASIN
- SUEZ CANAL CONTAINER TERMINAL
- EMPTY DEPOTS/ TRUCKS
- CONTAINER TERMINAL
- GENERAL CARGO + CAR STORAGE

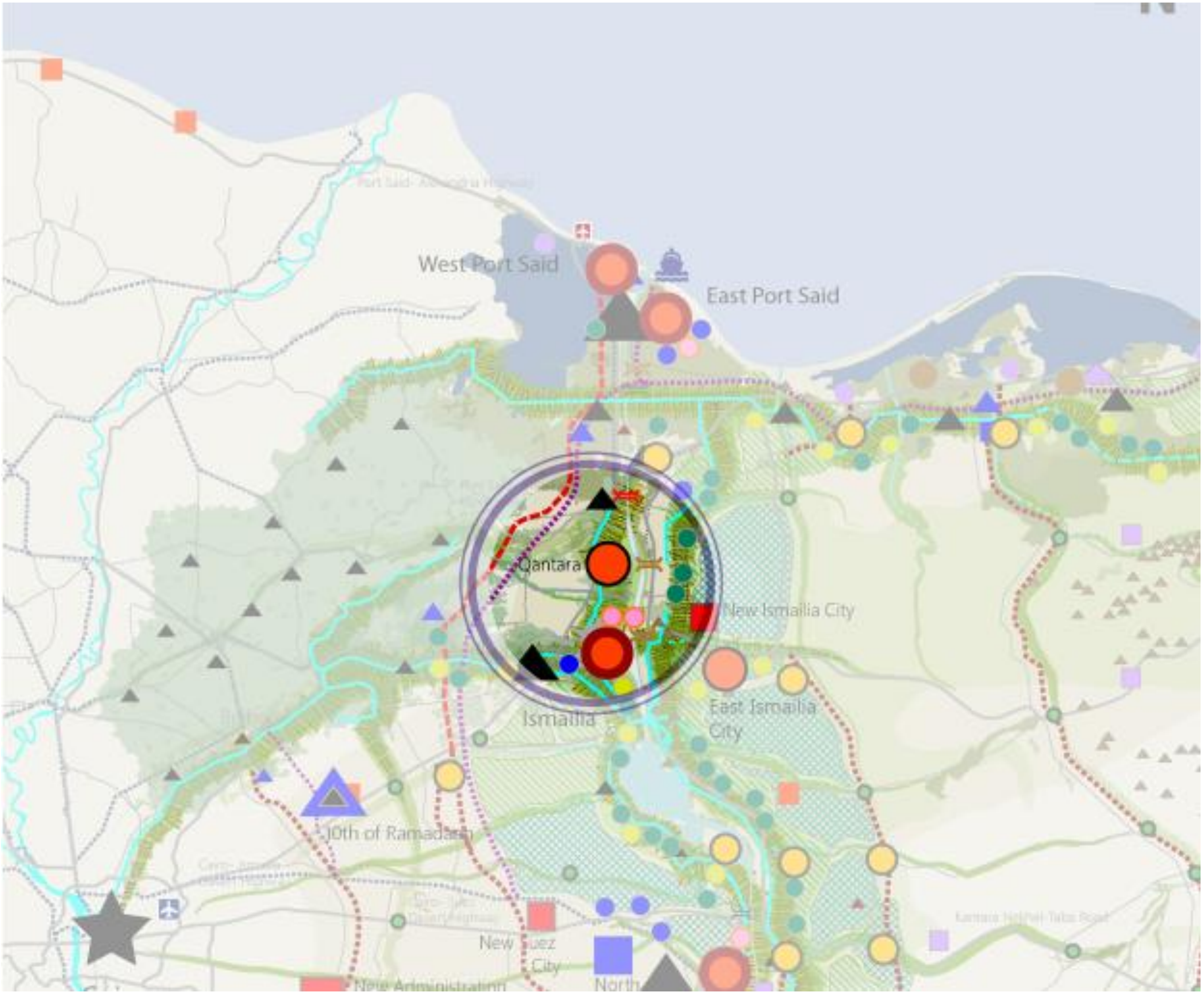
SUEZ CANAL SPECIAL ECONOMIC ZONE

AIN SOKHNA MASTER PLAN 2050

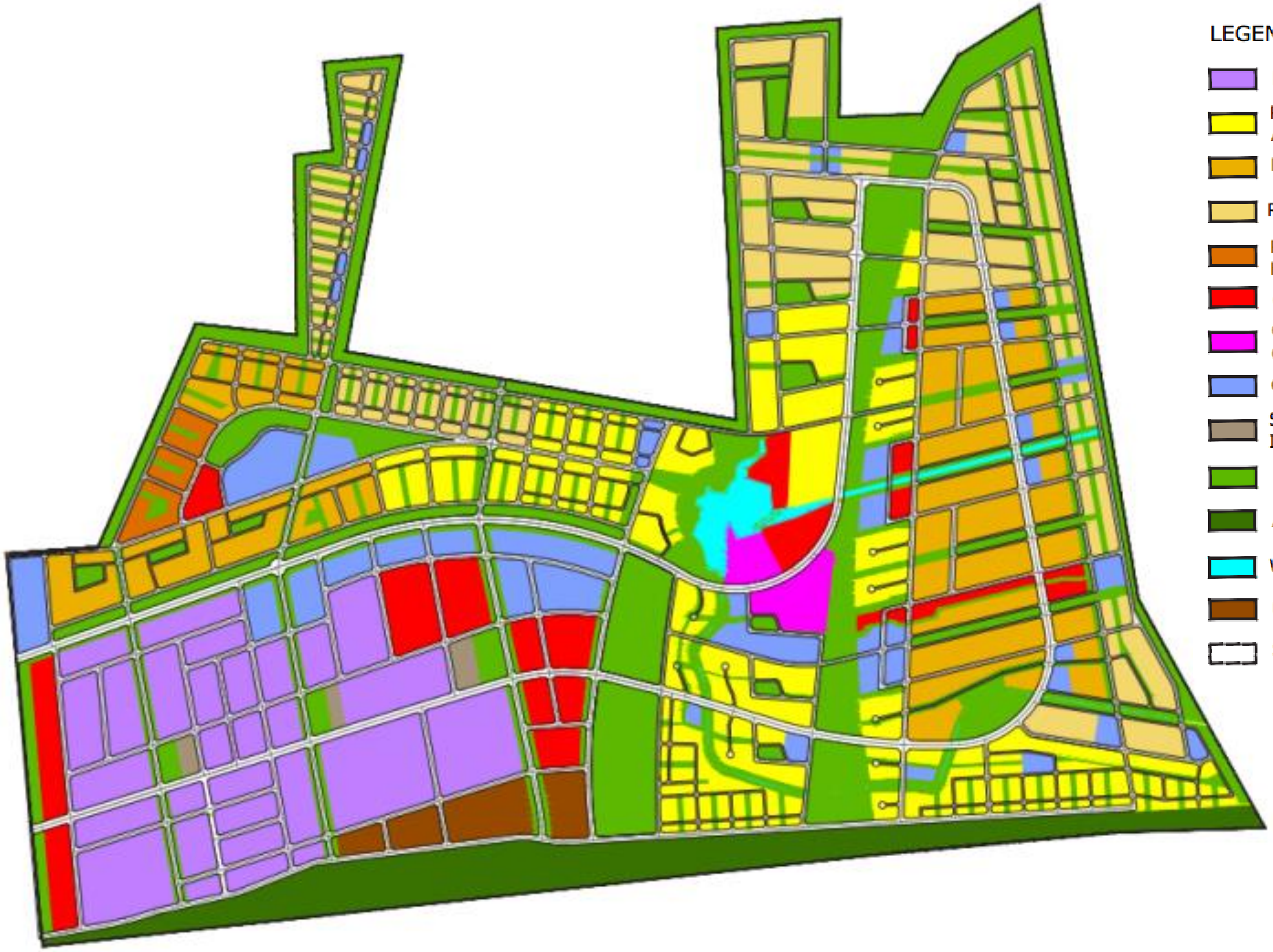


SUEZ CANAL SPECIAL ECONOMIC ZONE

QANTARA



SUEZ CANAL SPECIAL ECONOMIC ZONE

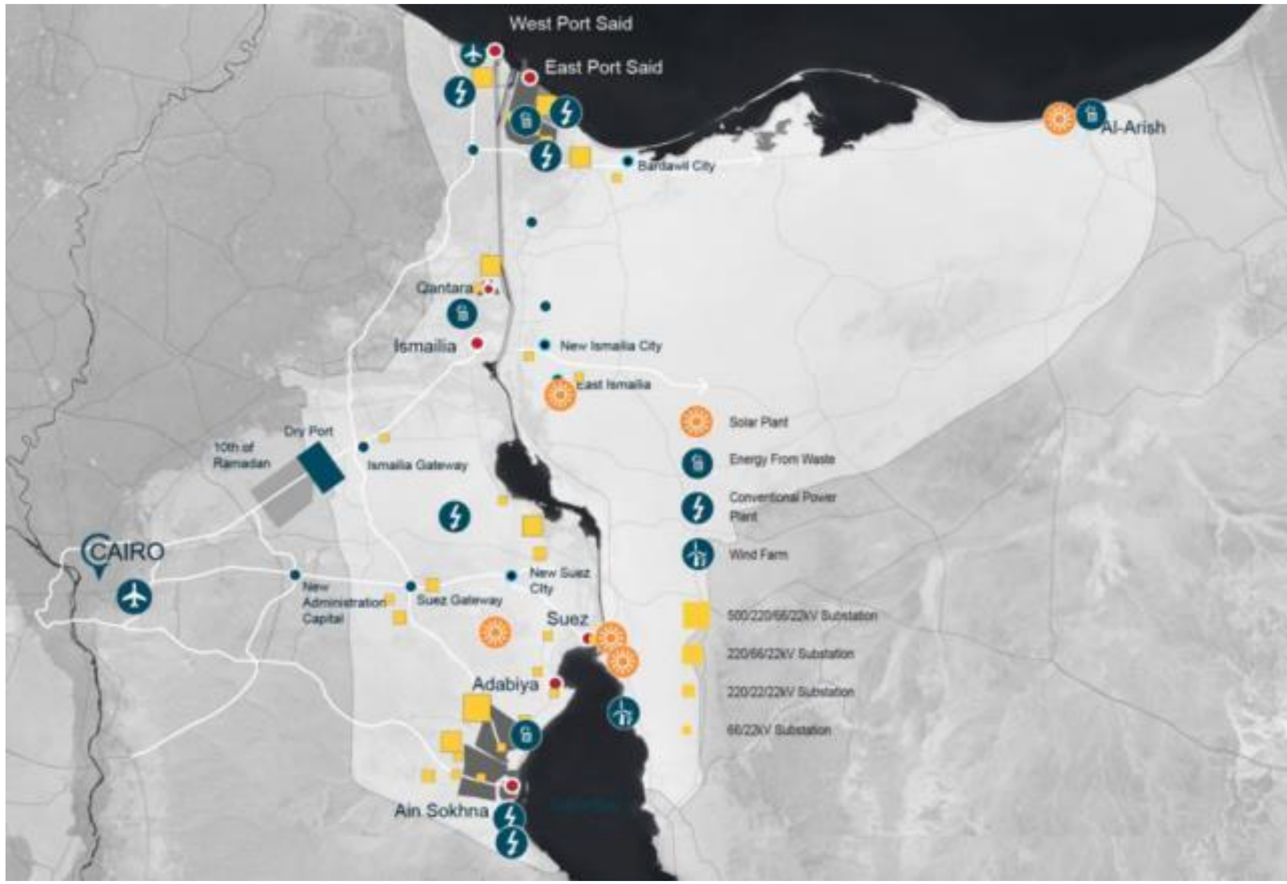


LEGEND

- LIGHT INDUSTRY
- RESIDENTIAL HIGH END APARTMENT
- RESIDENTIAL:MIXED USE
- RESIDENTIAL:TERRACED HOUSING
- RESIDENTIAL: AFFORDABLE HOUSING APARTMENT
- COMMERCIAL:RETAIL
- COMMERCIAL: OFFICES,HOTELS,ICT AND R&D
- COMMUNITY FACILITIES
- SUPPORT SERVICES FOR INDUSTRIES
- PUBLIC OPEN SPACES
- AGRICULTURAL LAND
- WATER FEATURES
- UTILITIES
- SITE

SUEZ CANAL SPECIAL ECONOMIC ZONE

LOCATION OF PLANTS



SUEZ CANAL SPECIAL ECONOMIC ZONE

- 2017 – 125 MW OCGT + Reverse-osmosis Desalination Modules 25,000m³/day
- 2020 – Addition of steam power block and MSF or MED desalination 25,000m³/day
- 2025 – CCGT 500 MW + 25,000m³/day
- 2030 – CCGT 500 MW + 75,000m³/day
- Desalination total 2030 150,000m³/day

SCZone

Options:
- Expansion of existing sites or separate plant
- Separate desalination or combined IWPP
- Industrial site
  - District energy + grid connection
  - Heat energy networks
  - Private wire

EAST PORT SAID POWER BUILD-OUT

SUEZ CANAL SPECIAL ECONOMIC ZONE

- 2020 – CCGT 1 – 250 MW electrical + 50,000 m^3/day desalination
- 2025 – CCGT 1 – add 500 MW + 75,000m^3/day desalination
- 2025 – CCGT 2 500 MW
- 2030 – CCGT 2 750 MW + 100,000 m^3/day desalination
- 2015-2030 add 225,000 m^3/day desalination total

Options:

- Expansion of existing sites or separate plant
- Separate desalination or combined IWPP
- Industrial site
  - District energy + grid connection
  - Heat energy networks
  - Private wire
  - Possibility to sell to adjacent residential/mixed use sites

AIN SOKHNA POWER BUILD-OUT