



GATEWAY
INDUSTRIAL PARK

Introduction to GATEWAY-Industrial Park

Gateway Industrial Park has been established to play a strategic role in the industrial map of Egypt. Gateway offers industrial investors a comprehensive solution through developing a new wave of industrial parks with state-of-the-art infrastructure, housing, business facilities, logistics platform, and investors' service center to guarantee ease of investment and long term sustainability.

Gateway Industrial Park is seizing the opportunity of the Egyptian investment landscape that gives investors unmatched benefits and environment within a thriving economy and the middle-east largest market. In accordance with the SCZone's strategic direction, the Ministry of Investment and The Ministry of Trade and Industry, Gateway Industrial Parks aims to attract industries to fill market gaps in the Egyptian market as well as providing local and international investors a gateway to the Middle-East and African markets. Gateway has put extensive research and worked hand-in-hand with top-tier consultancy firms in the Middle East to provide investors with sustainable Infrastructure as well as Services that guarantee ease of mind for our Industrial investors, and a platform for accessing Local and International markets. Gateway unique location in Egypt's new logistics and industrial hub guarantees investors a recipe for success.



GATEWAY
INDUSTRIAL PARK

Egypt – A Thriving Economic Environment

Why Egypt

Strategic Location

Egypt is strategically located in a prime geographical spot, surrounded by Asia, Africa and Europe. It offers a cost-effective and qualified labor force. Egypt's growing population constitutes a dominant market in the region, while providing attractive energy resources.

Economic Outlook & Growth

The Egyptian economy grew by %4.2 in 2017, and that was the best performance since 10/2009.

The World Bank predicts Egypt's economic growth will accelerate to %5.3, % 4.6 in 2018, and 2019 respectively.

"S&P maintains Egypt's sovereign credit rating at B, raises outlook to positive from stable "

Source: (<https://www.reuters.com/article/brief-sp-maintains-egypts-sovereign-cred/brief>)

Siemens has signed its single biggest ever order – worth 8€bn (9\$bn) – to provide gas-fired plants and wind power installations to Egypt.

"Siemens president Joe Kaeser said: "With these unprecedented contracts, Siemens and its partners are supporting Egypt's economic development by using highly efficient natural gas and renewable technologies to create an affordable, reliable and sustainable energy mix for the country's future."
(Source:<http://www.powerengineeringint.com/articles/06/2015/siemens-signs9-bn-deal-with-egypt.html>).

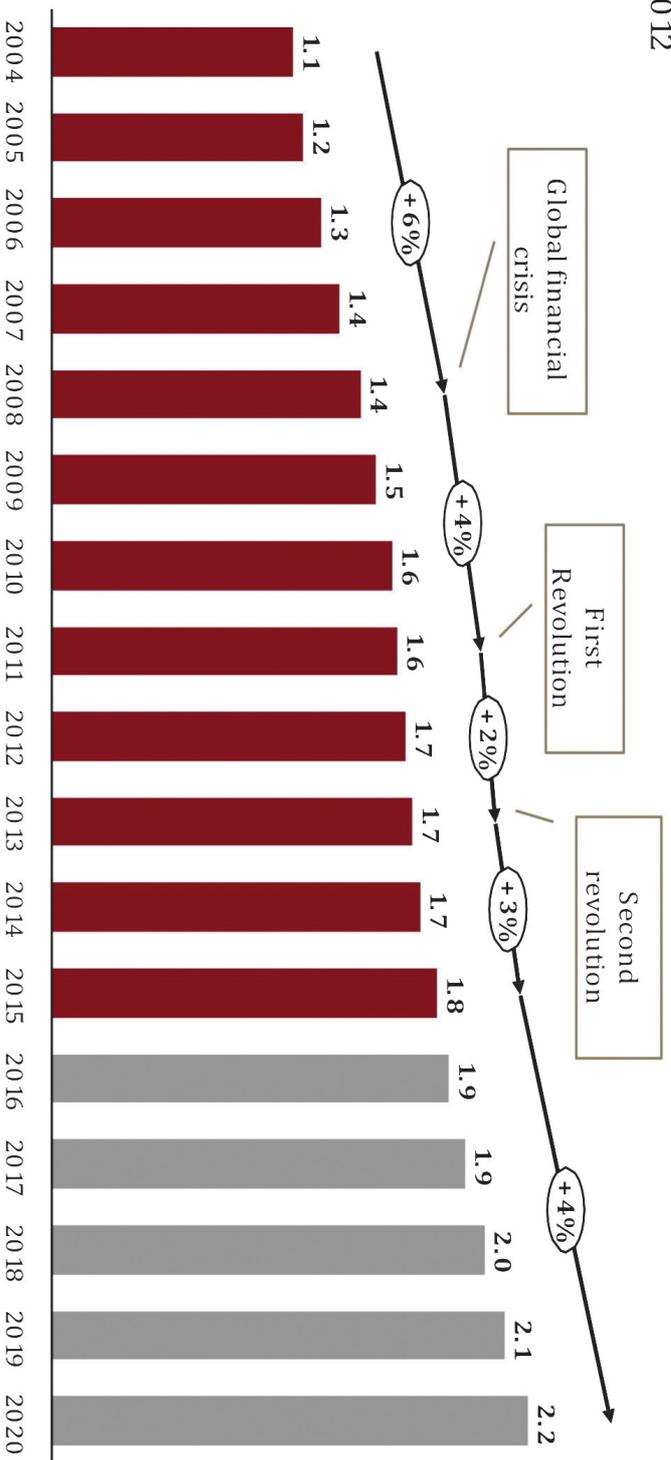
"South Africa loses top spot to Egypt on where to invest in Africa list- The where to Invest in Africa 2018 report released on Monday by Rand Merchant Bank (RMB) showed that South Africa has fallen from first place for the first time since the inception of the report, ceding its place to Egypt which is now Africa's most attractive investment destination"

Source: (<https://www.iol.co.za/business-report/sa-loses-top-spot-to-egypt-on-where-to-invest-in-africa->).

Why Egypt

GDP of Egypt

EGP trillion, constant prices as at 2012



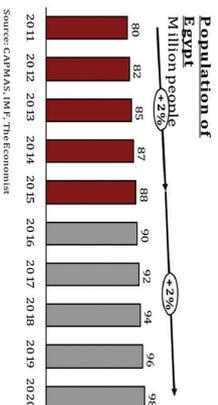
Source: IMF and World Bank

Population

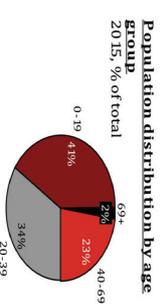
According to the World Fact Book, the population of Egypt was estimated at 95 million people in 2016 with a growth rate of %2.5.

The country has achieved significant improvements in human development indicators over the last three decades. Egypt's young and growing population will support domestic demand and provide labor for industrial development.

Macro Overview



Source: CAPMAS, IMF, The Economist



Economic Reforms- New Investment Law

Egypt is open for investment, that's how the ministry of investment put the new Era. Sever measures have been taken by the government in the last two years, including the floatation of the Egyptian Pound, energy subsidy reform, the new VAT and structural reforms: industrial licensing law, a new investment law and a new insolvency law in the Parliament.

The new Investment Law offers investors major incentives. Foreign investors can wholly own enterprises, with guarantees against nationalization or expropriation of the project. The output of the project is not subject to price control and projects are allowed to repatriate their capital and profits.



Cairo

The New Administrative Capital

Gateway

Sokhna Port

Suez Canal

Gateway is far :

- 120km from Cairo
- 77 km from New administrative capital
- 6 km from Sokhna port
- 47 km from Suze Canal

Egypt Free Trade Agreements

Egypt is currently a major participant in a number of trade agreements

The EU-Egypt: Egypt is a major trading partner for the EU in the Southern Mediterranean region. The EU is the world's largest trading block with a GDP per capita of 25000 € for its 500 million consumers.

COMESA: a regional block considered to be the fastest growing economy in the world, a free trade area with twenty member states stretching from Libya to Swaziland, and with population of over 389 million and annual import bill of around US32\$ billion with an export bill of US82\$ billion.

SADC: a region represents a vast market with a total population of 186 million people and a combined GNP of US178\$ billion.

The GAFTA Agreement: the trading bloc, It was founded by 14 countries: Bahrain, Egypt, Iraq, Kuwait, Lebanon, Libya, Morocco, Oman, Qatar, Saudi Arabia, Sudan, Syria, Tunisia, and the United Arab Emirates. GAFTA countries combined had an annual GDP of around USD 2.8 trillion and a population of around 361 million people.

Mercosur- Egypt: a preferential Free Trade Agreement (FTA) with the Common Market of the South America. The FTA aims at cutting tariffs by more than %90 between Egypt and the Mercosur countries and cancelling customs duties on agricultural goods, along with finding solutions to the issues of the rules of origin and the preferential guarantees and promoting cooperation in the fields of investment, services and others.

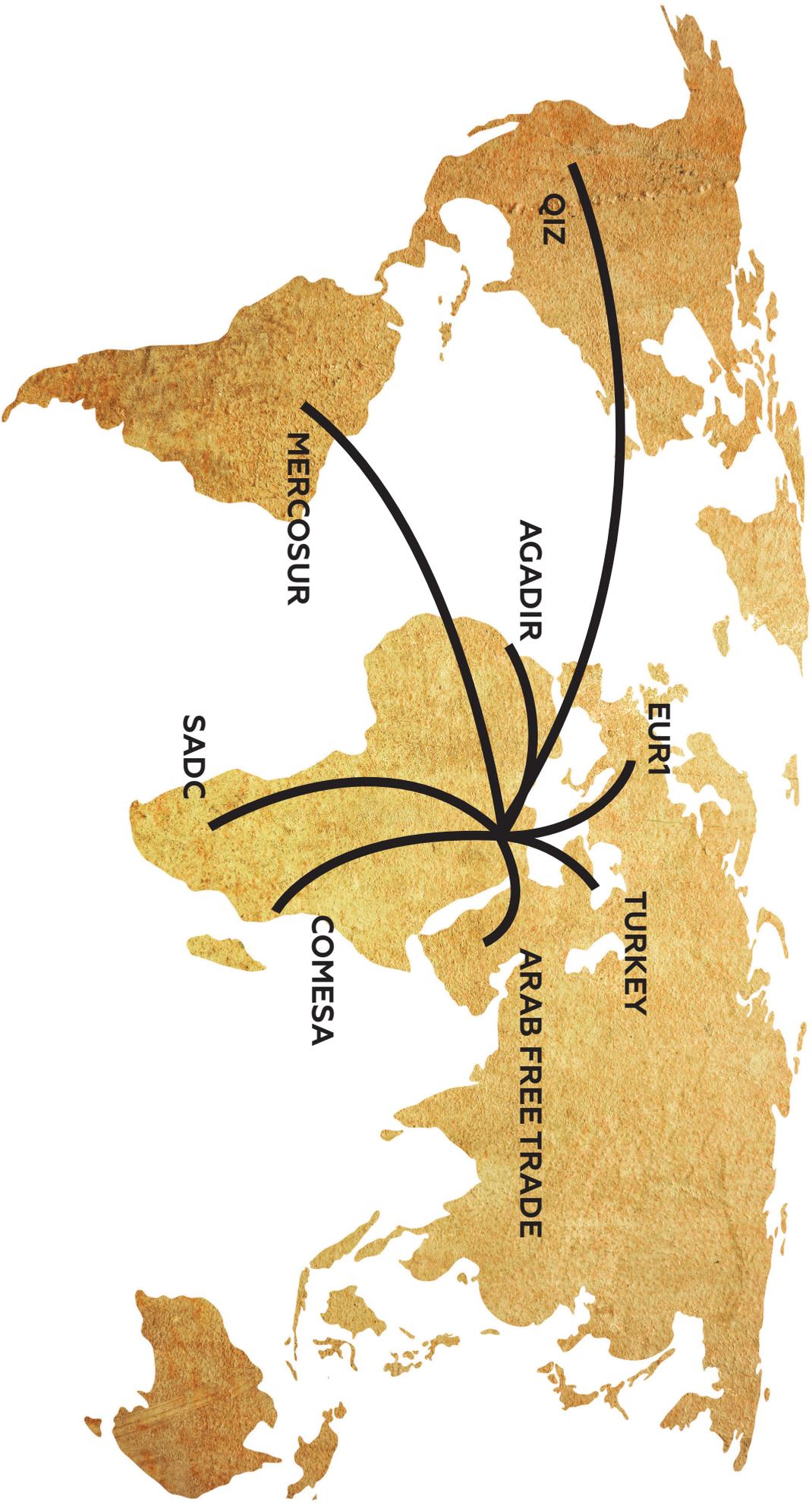
QIZ- Egypt: are designated geographic areas, within Egypt, that enjoy a duty free status with the United States.

Turkey-Egypt free trade agreement

Agadir free trade agreement: among Egypt, Morocco, Tunisia, and Jordan.

Egyptian - European Mediterranean partnership agreement

Pan Arab free trade area



New Developments in Egypt

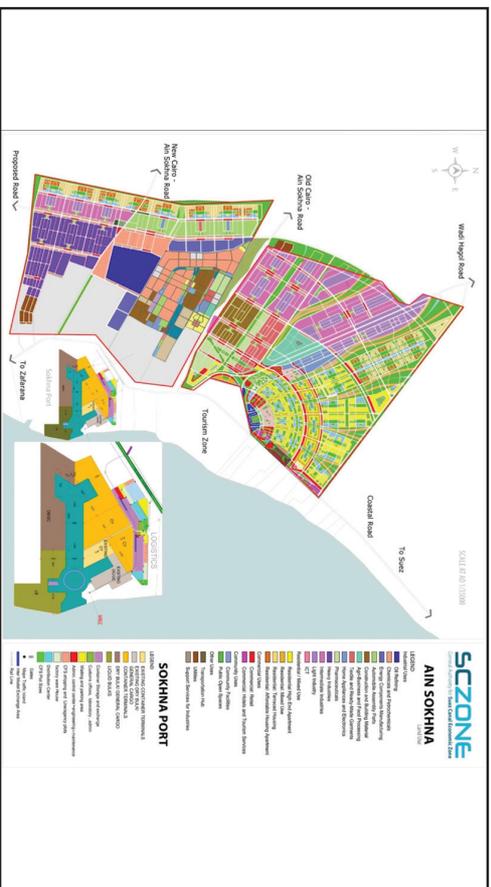
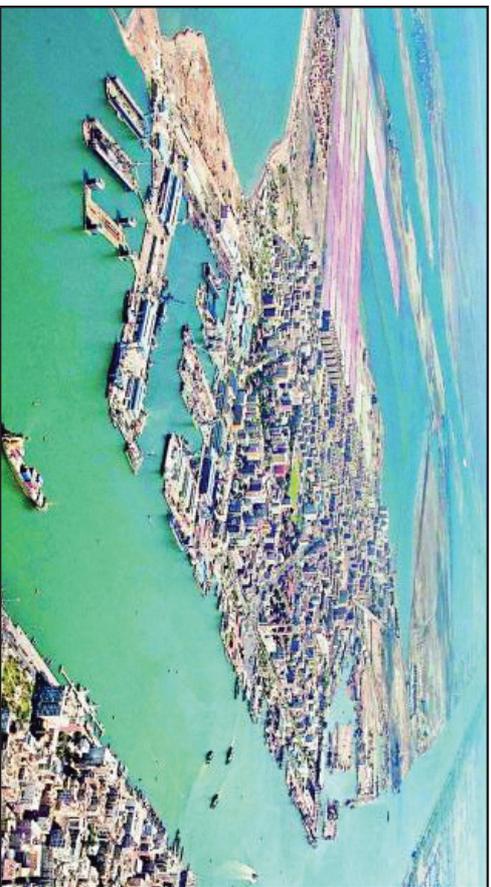
The government of Egypt has embarked on a progressive development plan for key infrastructure areas needed for achieving ambitious economic growth.

Part of infrastructure development projects include; major additions of 3000 Km and improvements to the current road network for areas such as Safaga - El Quseir - Marsa Alam, RassSudr - Sharm El-Sheikh, Alexandria - Abu Simbel.

In the energy sector, the government commissioned new power plants increasing the total power generation by more than 50% making Egypt the region's power hub. Some of the projects include the biggest deal for Siemens in the Middle East and Africa as well as Africa's first nuclear power plant. In addition, Egypt is becoming one of the largest natural gas producers through the exploration of new fields such as Zohr field which contains more than one trillion cubic meters.

Of the new developments in Egypt is the significant project of the New Administrative Capital - 45 kilometers (28 miles) East of Cairo, which is set to become the administrative and financial hub of the country; housing the main government departments and ministries, as well as foreign embassies. A total of 9 new urban developments are also in the works to alleviate pressure on the Delta region, on 700 square kilometers total area, holding a population of almost seven million people.

Egypt is on track to be the world's logistics and industrial hub through its new Suez Canal economic zone and the development of four mega scale ports served by large areas of industrial and logistics zones. In addition, Egypt is capitalizing on being in the center of the Silk Road and its trade agreements through increasing the depth of Suez Canal to more than 60 ft and developing of the new Suez Canal, which accommodates the new generation of containerships, thus, facilitating world trade.



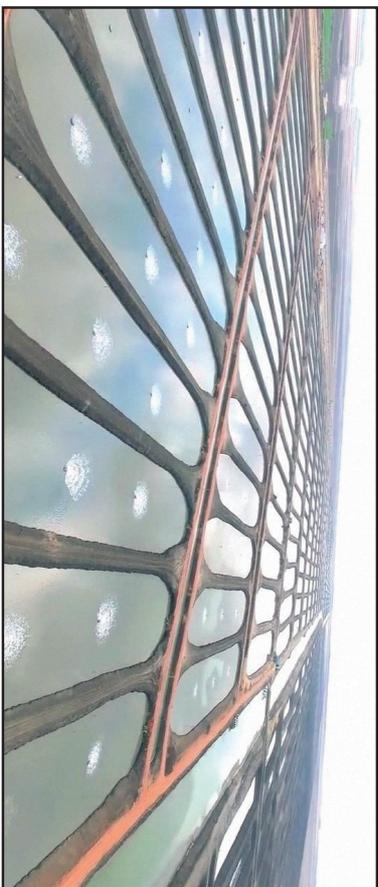
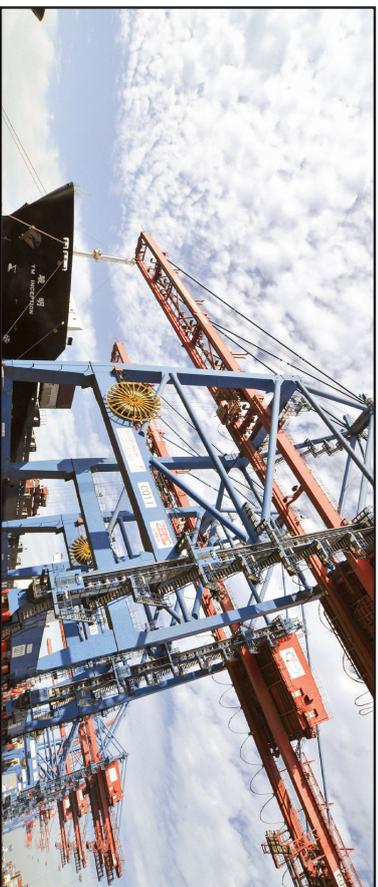
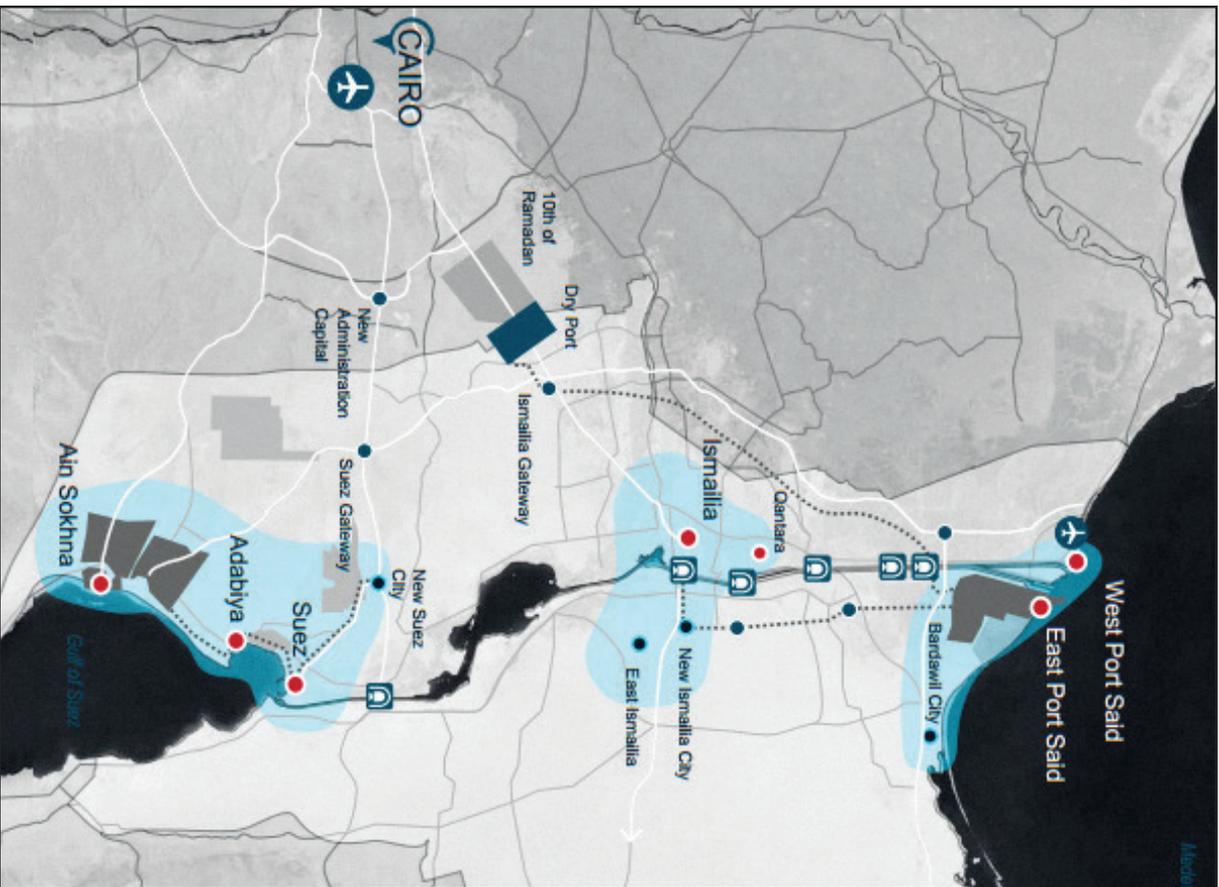
The Suez Canal Economic Zone

The SCZone is Egypt only Economic area with the board of directors, having the same authority as the Egyptian cabinet of ministers within the SCZone, and has designed a business-friendly process for investors to quickly register and receive licenses, as well as obtaining permits related to land, building and labor.

The Infra-structure is State-of-the-art energy, water, waste management, telecommunication, and transport facilities to ensure the smooth functioning of the SCZone. Excellent roads, railways and six strategically-located ports place SCZone companies ahead of the competition.

Targeted Industries

- **Automotive Assembly and Components.**
- **Chemicals and Petrochemicals.**
- **Construction and Building Materials.**
- **Textile and Readymade Garments.**
- **Agribusiness and Food Processing.**
- **Home Appliances and Electronics.**
- **Logistics and Warehousing.**
- **Pharmaceuticals.**





Master Plan

Phases



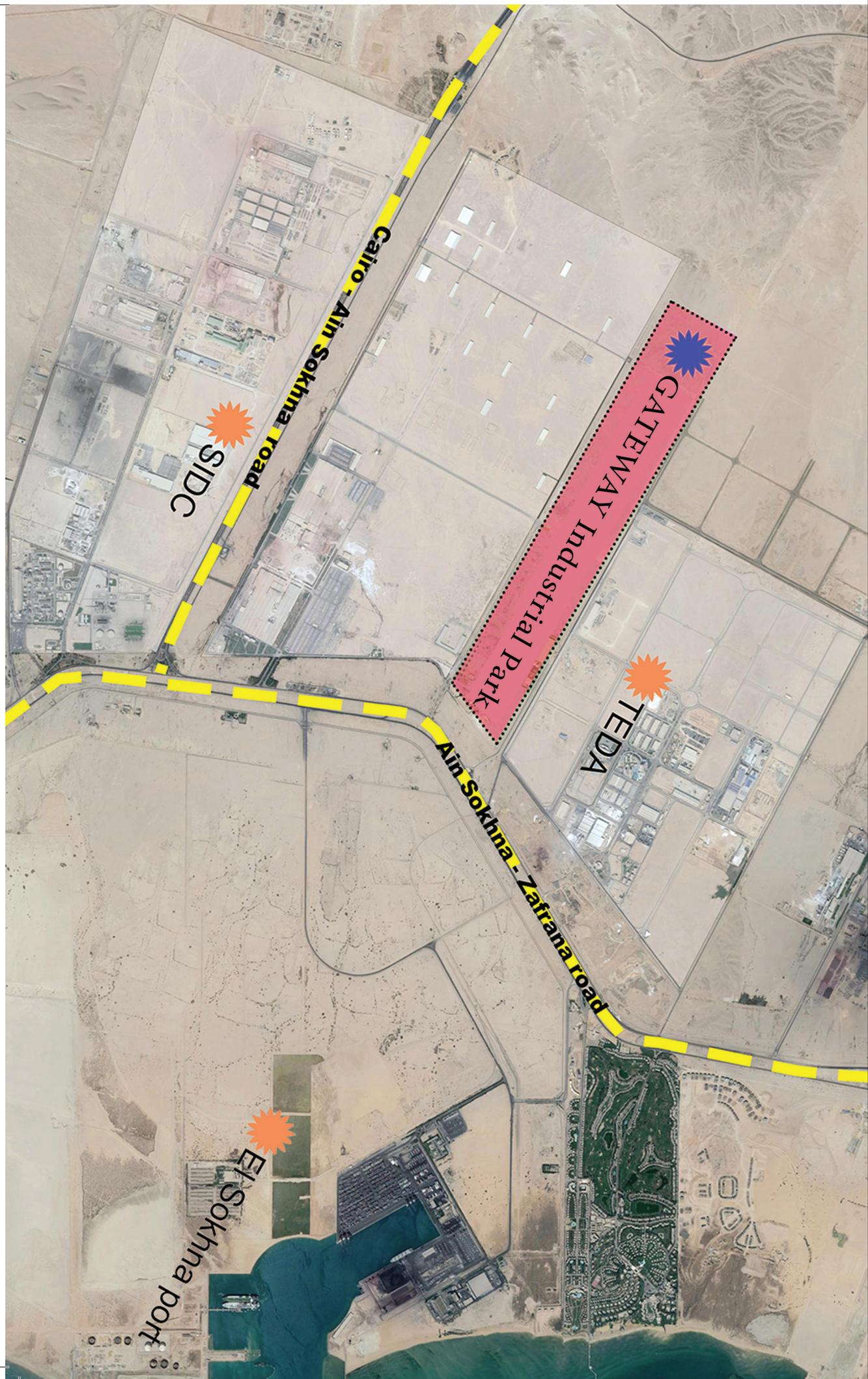
Gateway Industrial Park

Gateway Industrial Park is located in the Suez Governorate, in the West Suez Industrial Zone with total space of 1.8 million sqm. It is considered as the closest sea-front to the Capital of Cairo. The area is distinguished by its wide variety of investments ranging from logistics to industrial to touristic and real estate development.

Gateway Industrial Park is ideally situated alongside the Suez-Sokhna Road and the main road leading into the special Economic Zone. Right across the Suez-Sokhna road is the Ain Sokhna Port as it is adjacent to the land, opening endless possibilities of collaboration with the port.

Gateway overlooks the biggest and most advanced port in Egypt, with access to Ain Sokhna's extensive road and highway network, facilitating transportation from Ain Sokhna to the rest of Egypt. Ain Sokhna hosts the biggest electricity plant in Egypt and water sources are available as well.

Cairo International Airport is one hour from Gateway, connecting Egypt to the world. Multiple hotels and top-tier resorts and residential compounds are available in Ain Sokhna, and low budget housing is available in Suez. East Cairo, home to more than two million inhabitants, is only 45 minutes away from Gateway.



Cairo - Ain Sokhna road

SIDC

GATEWAY Industrial Park

Ain Sokhna - Zafrana road

TEDA

El Sokhna port

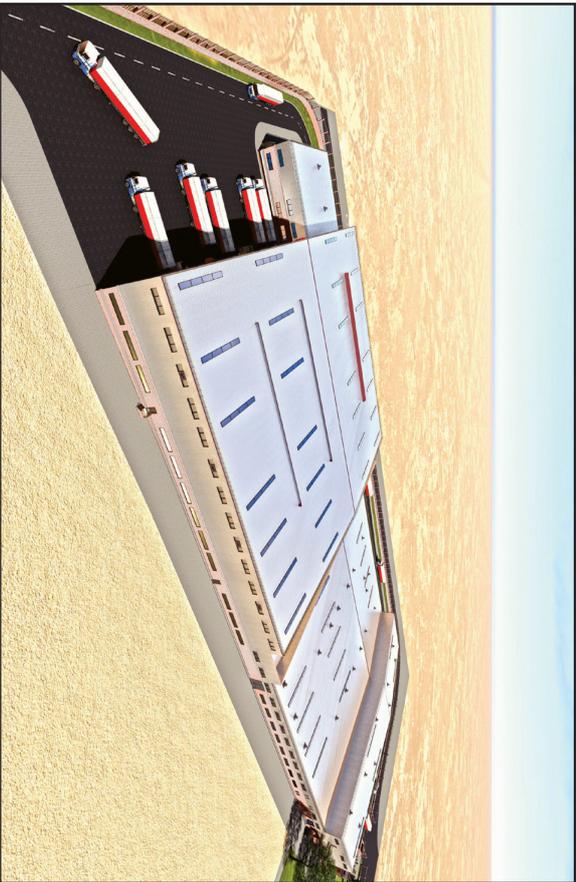
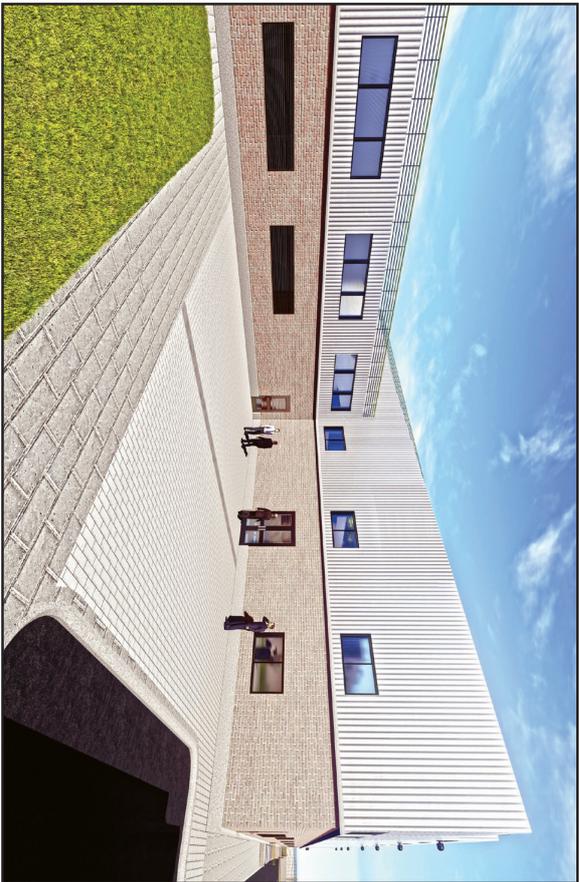
We Offer

Industrial Plots

Gateway Industrial plots were planned and designed to harness the invaluable benefits offered by SCzone to investors in the manufacturing sector, and to reap up the gains of operating companies in the most innovative business environment offered by Gateway's facilities and services.

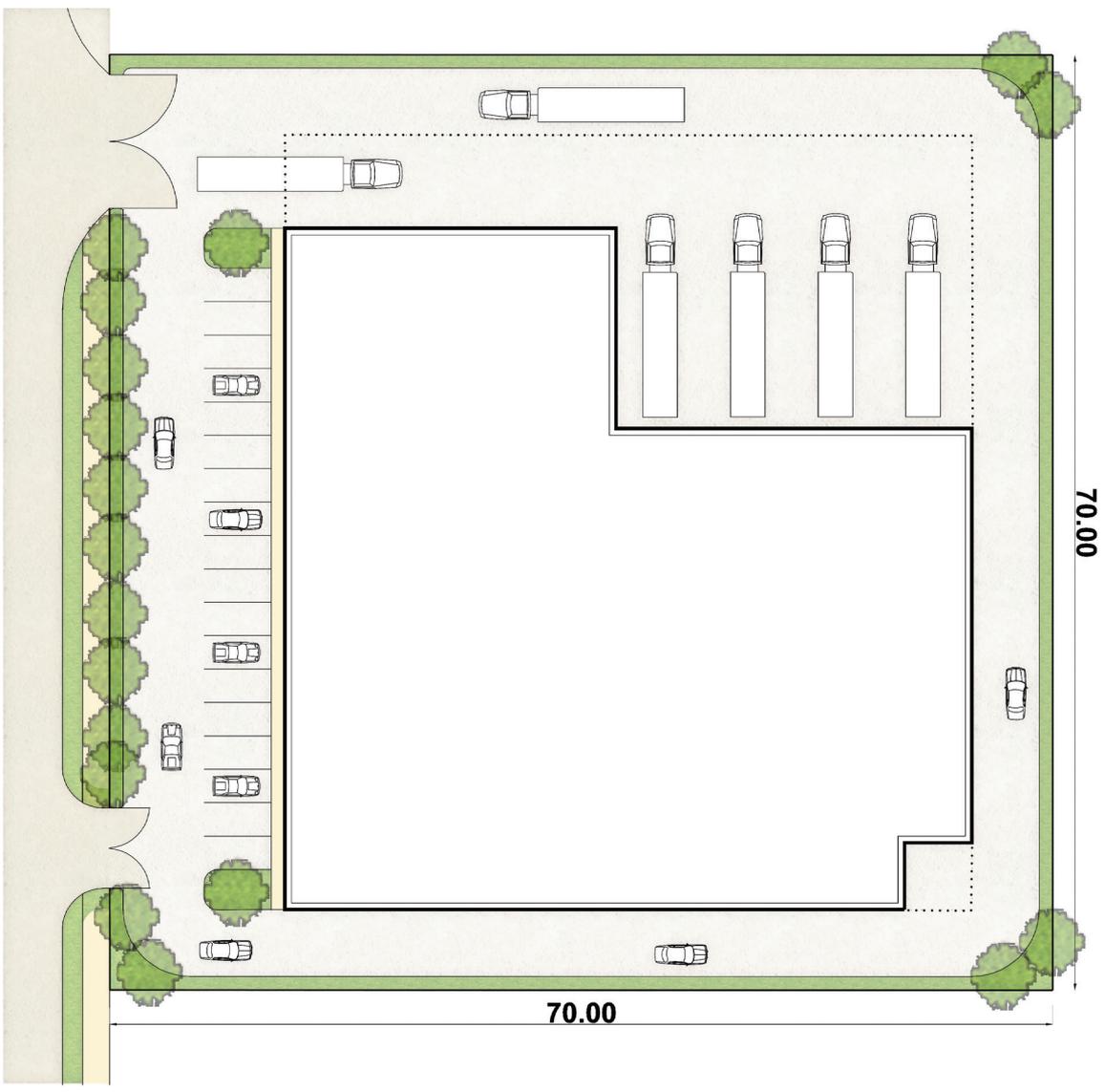
Key Features:

- Industrial plots ranges from 4000 sqm up to 50000 sqm.
- Fully fledged infrastructure planned to satisfy the most sophisticated industrial investors.
- Services to facilitate the legal documentation and the required permits.
- Security services.
- Fire station and Medical offices.



Industrial Plot Type (A)

Use: Industrial
Type: A
Plot Dimensions: 70m x 70m
Plot Area: 4900 m²
Maximum Footprint: 2940 m² (60%)
Minimum Footprint: 2205 m² (45%)



Industrial Plot Type (B)

Use: Industrial

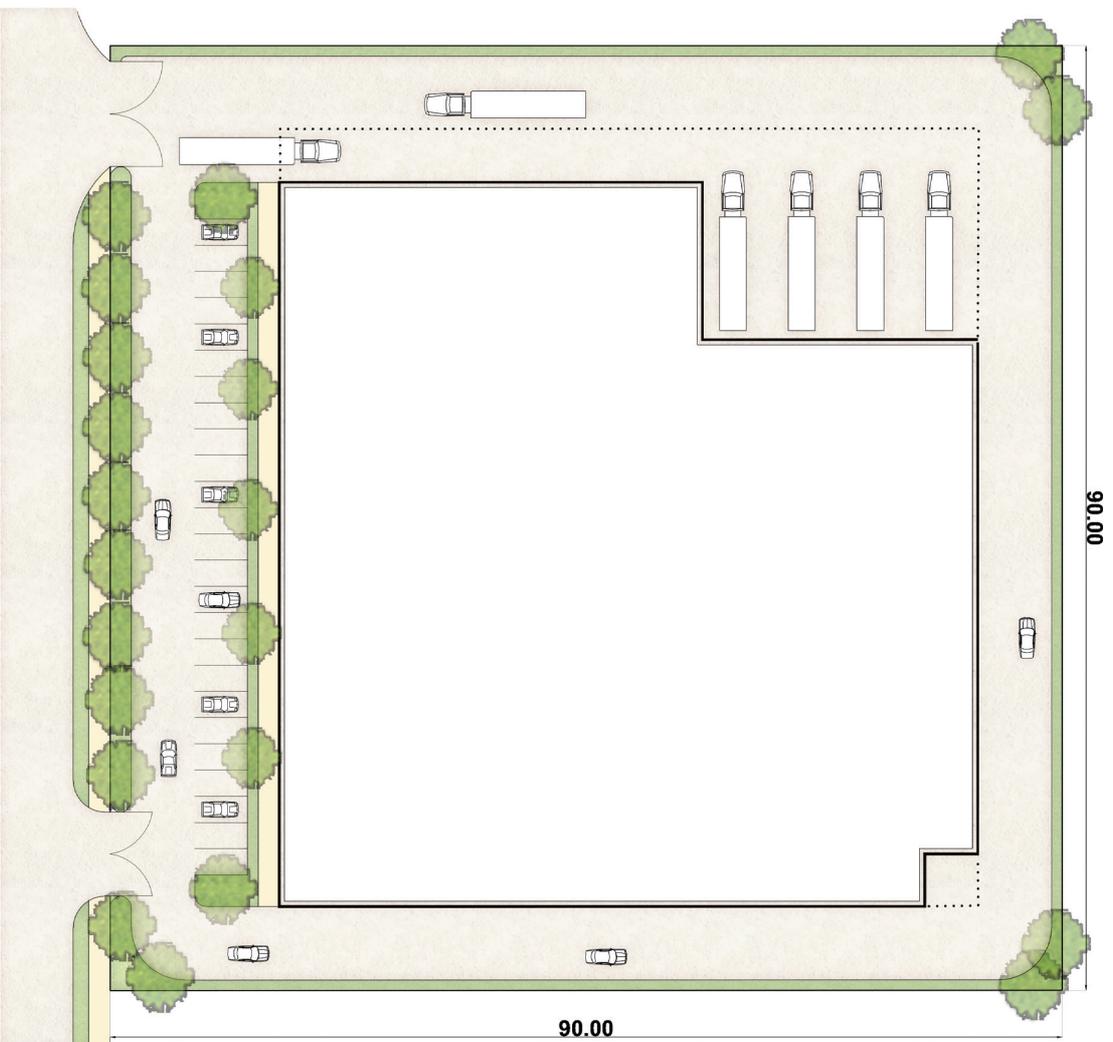
Type: B

Plot Dimensions: 90m x 90m

Plot Area: 8100 m²

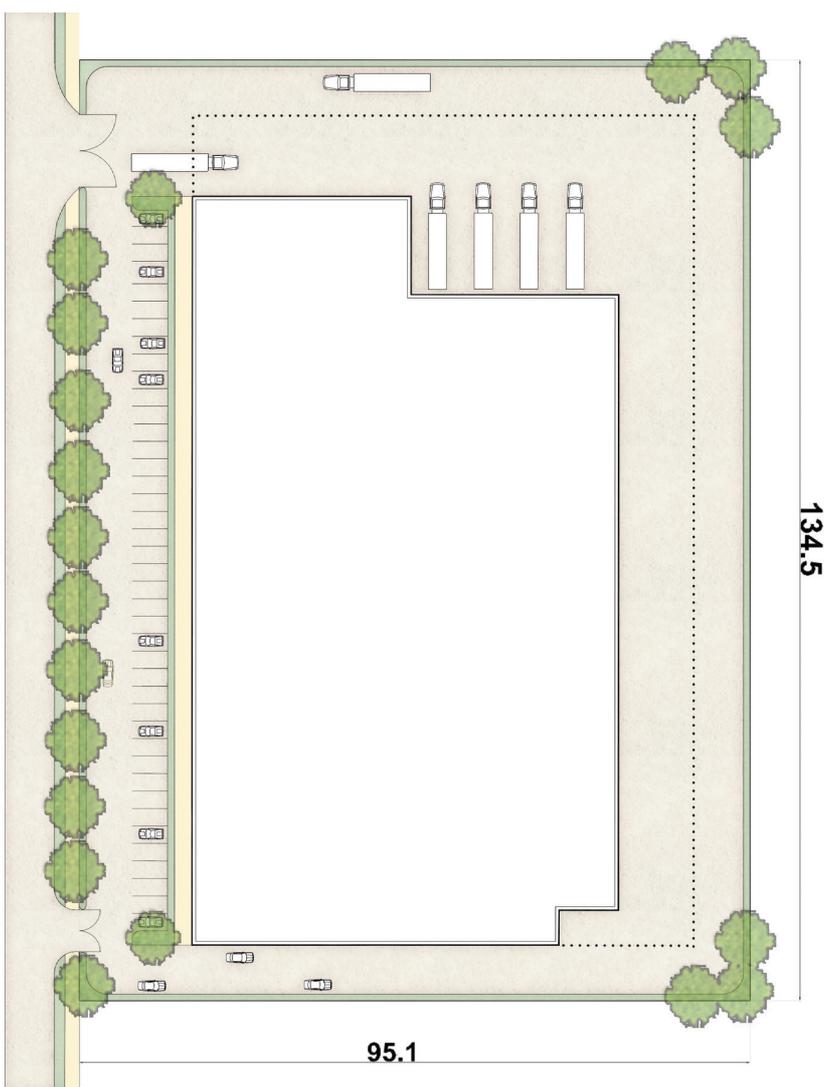
Maximum Footprint: 4860 m² (60%)

Minimum Footprint: 3860 m² (45%)



Industrial Plot Type (C)

- Use: Industrial
- Type: C
- Plot Dimensions: 134.5m x 95.12m
- Plot Area: 12793.6 m²
- Maximum Footprint: 7676.2 m² (60%)
- Minimum Footprint: 5757.1 m² (45%)



Industrial Plot Type (D)

Use: Industrial

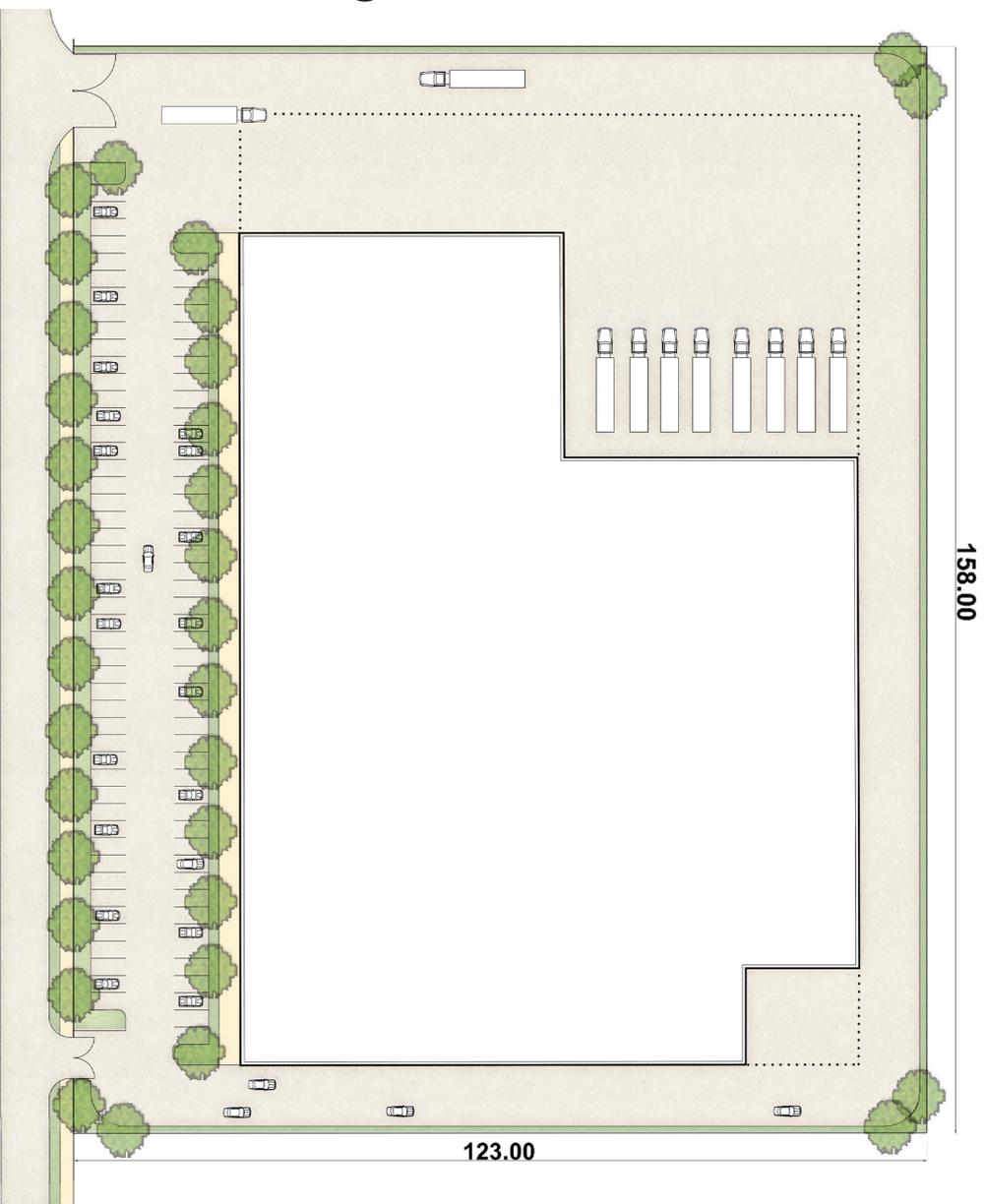
Type: D

Plot Dimensions: 158m x 123m

Plot Area: 19434 m²

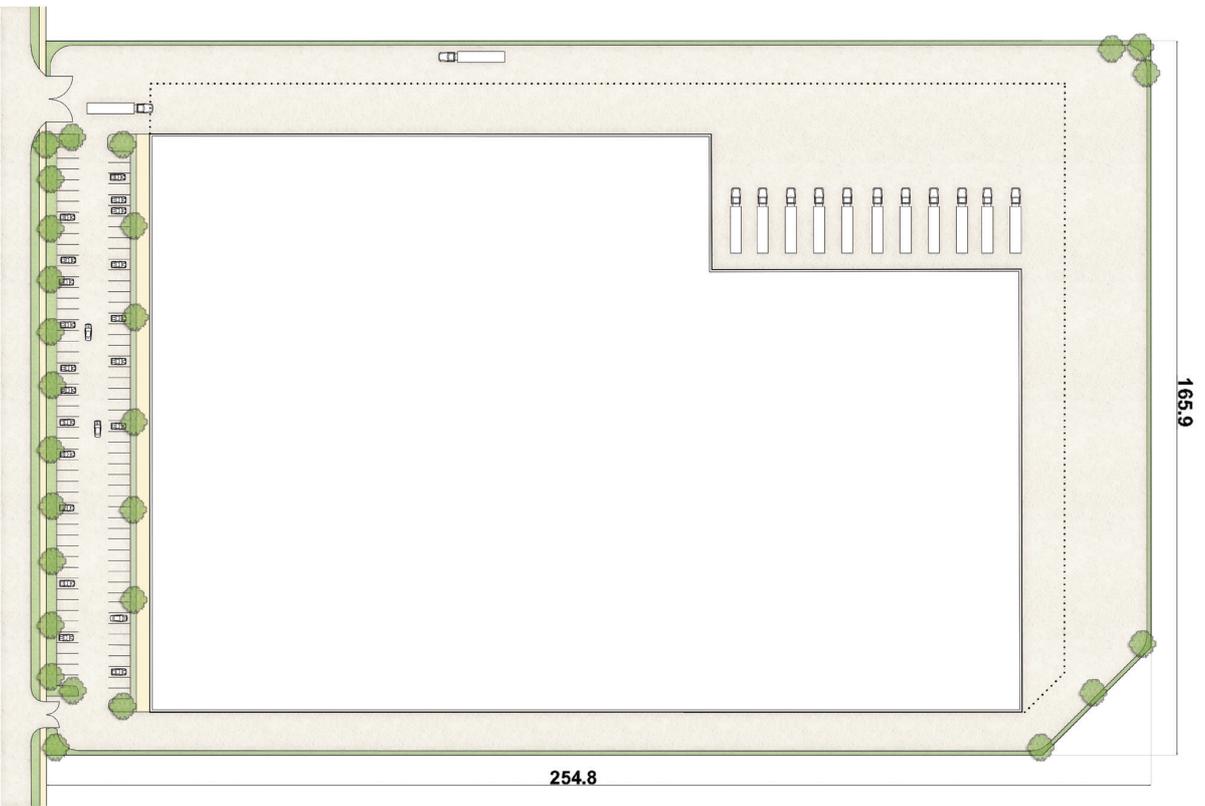
Maximum Footprint: 11660.4 m² (60%)

Minimum Footprint: 8745.3 m² (45%)



Industrial Plot Type (E)

- Use: Industrial
- Type: E
- Plot Dimensions: 165.9m x 254.8m
- Plot Area: 41967.2 m²
- Maximum Footprint: 25180.3 m² (60%)
- Minimum Footprint: 18885.2 m² (45%)





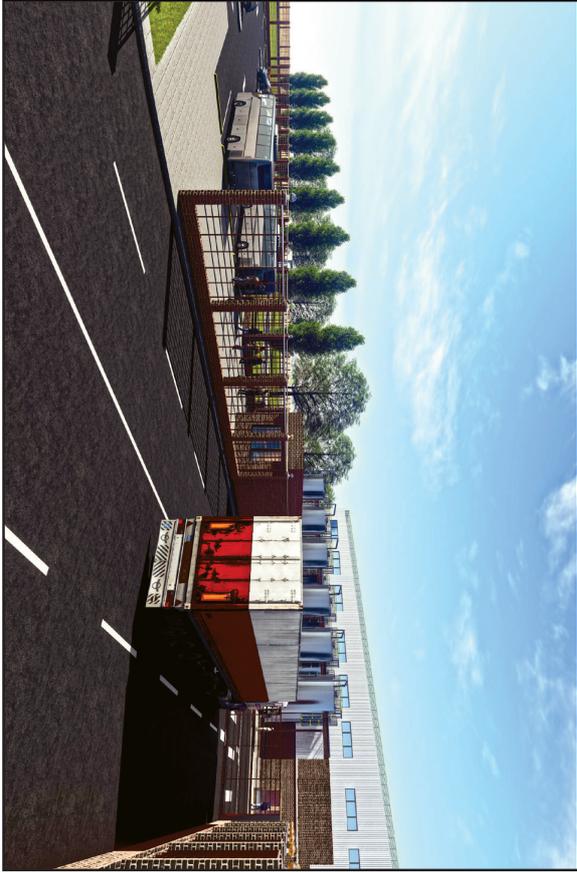
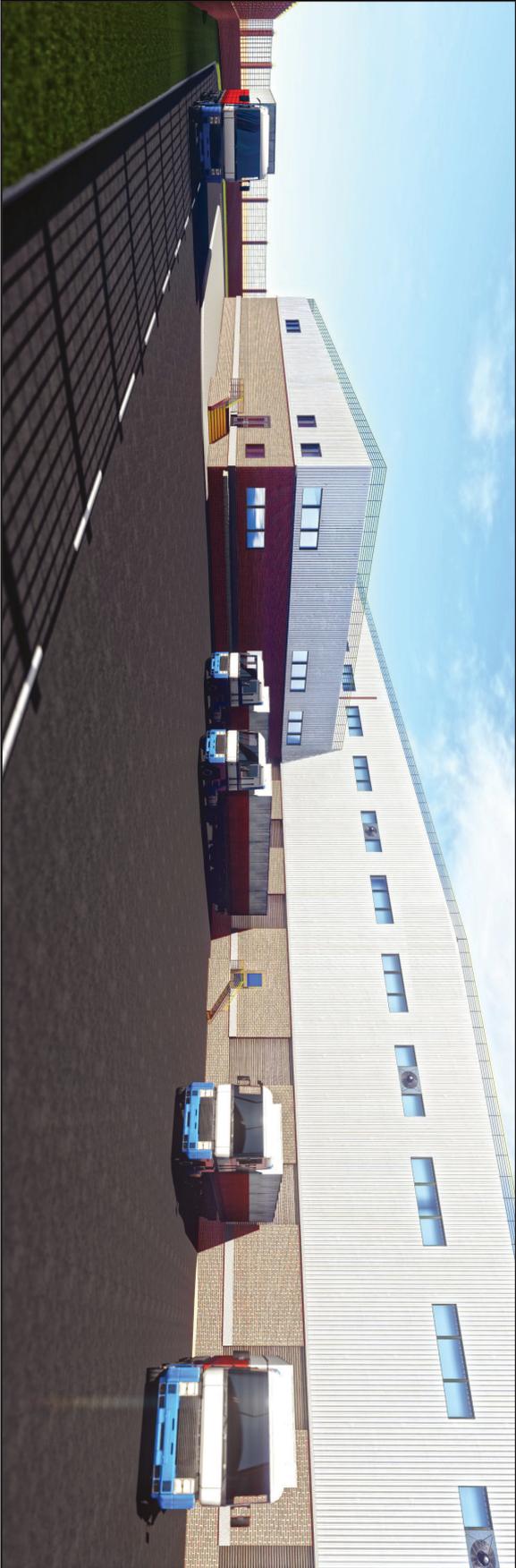
We Offer

Warehouses Plots

Blessed with its strategic location on El Sokhna Port, Gateway gives a spectacular economic opportunity for either the international logistics companies who seek to have a strong foothold in the Middle East and Africa or newly established startups who seek to invest in warehousing and logistics sector.

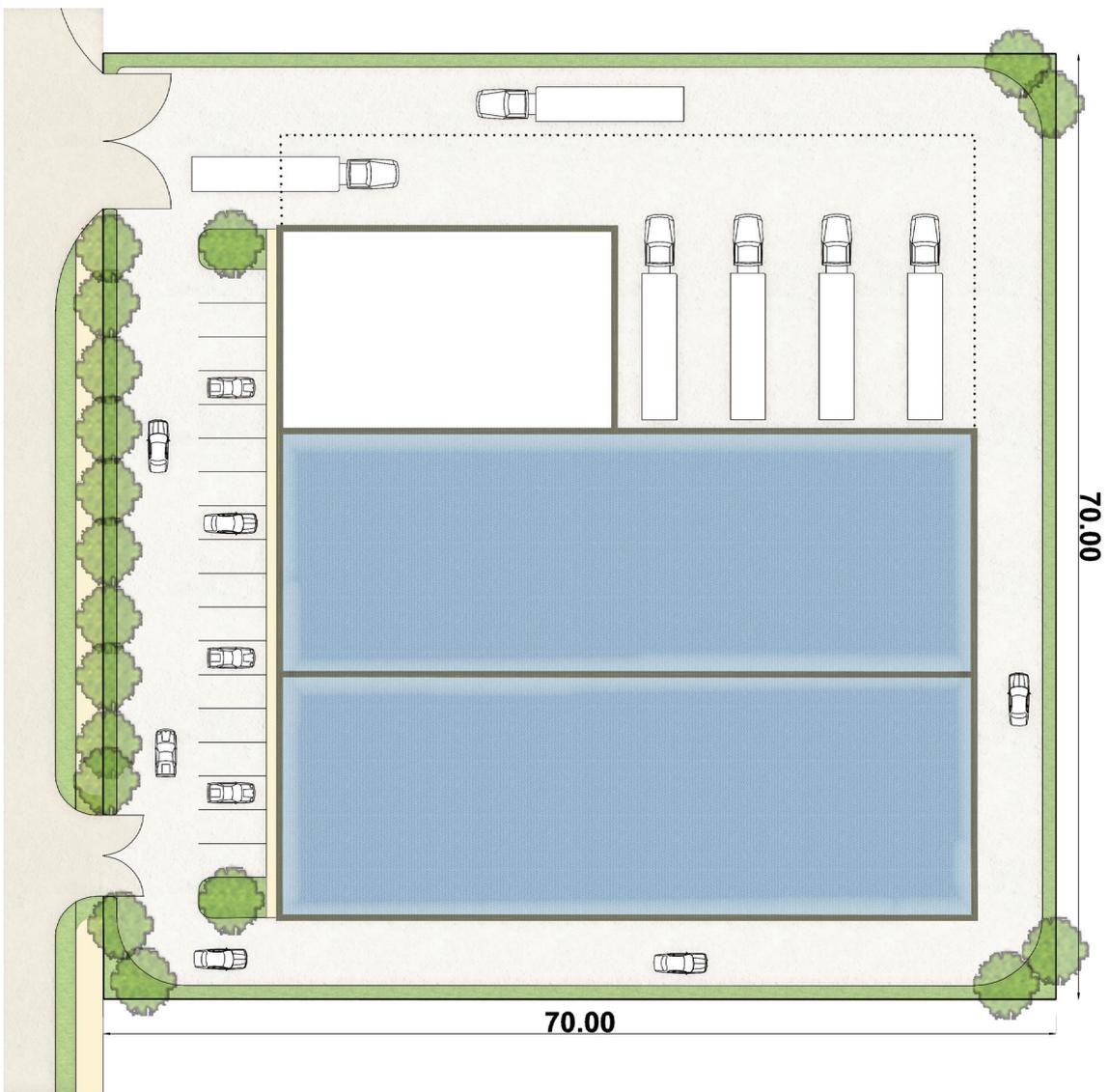
Key Features:

- Warehouses plots ranges from 5000 sqm
- Availability of short and midterm lease
- Availability of construction services



Warehouse Plot Type (A)

Use: Warehouse
Type: A
Plot Dimensions: 70m x 70m
Plot Area: 4900 m²
Maximum Footprint: 2940 m² (60%)
Minimum Footprint: 2205 m² (45%)



Warehouse Plot Type (B)

Use: Warehouse

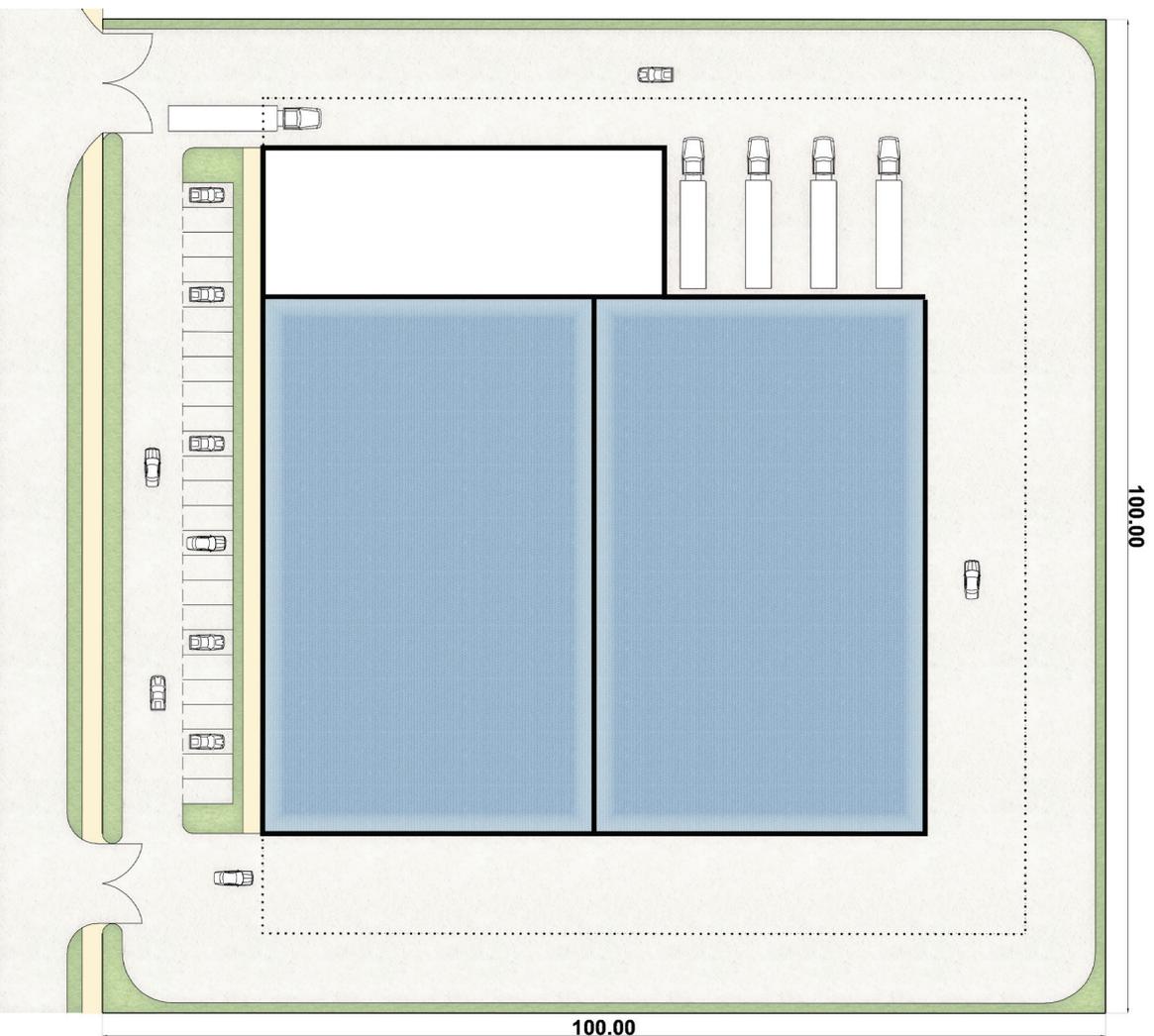
Type: B

Plot Dimensions: 100m x 100m

Plot Area: 10000 m²

Maximum Footprint: 6000 m² (60%)

Minimum Footprint: 4500 m² (45%)



We Offer

Residential Area

One of the key supportive services that Gateway offers is its modern and well-equipped labor accommodation premises, designed specifically to help business owners and investors run their companies and operations in a fast-paced environment, and save labor commuting and transportation cost. It's built to house both skilled and unskilled labor.

Key Features:

- Studios and small apartments.
- Services for residents ranging from shops, mosque, restaurants, medical area and;
- Transportation inside the park and close to the nearest public transportation point out to Cairo and Suez.



We Offer

Business Services

Providing an access to international hotel brands, vibrant cafes and restaurants, and world- renowned retail outlets, Gateway Business Park features an array of well-appointed office spaces that are fully-fitted with all facilities of modern business environment supported with round-the-clock maintenance and security. It secures a hassle- free operating experience through using superior finishing, modern design, smart technology, and excellent amenities. Gateway Business park is planned to be inaugurated on the third phase of the project.

Key Features:

- Meeting and conference rooms, equipped with audio-visual equipment.
- Broadband Internet and telephone lines.
- Business lounge.
- Professional support legal, administrative, and secretarial services.
- Open parking facilities.
- Mosque
- Medical center
- Restaurant



I N D U S T R I A L P A R K





We Offer

Infrastructure

ELECTRICAL NETWORK

- MV Distribution Network is underdevelopment; it shall be fed directly through the proposed HV/MV Transformers 22/66KV, the incoming HV Transformers 22/66KV shall be sourced from the nearest power substation of Electric Company.
- The Electrical design shall incorporate all Power/Signal receiving facilities, supply network, and distribution route to feed process needs, control, offices, services, and security systems.
- The project shall have two electrical power sources.

Water and Firing System

The water and firing system cover the following:

- Portable water network & firefighting system
- Sewage network
- Storm drainage network
- Irrigation network

Natural Gas Network

- It will be provided according to different industrial activities and business requirements.



Kindly send your Enquiry form to:

Contact@gatewayipark.com

Enquiry Form

Client Details	
Name:	
E-mail:	
Project name:	
Industry:	
Investment Details	
Space Type:	<input type="checkbox"/> Industrial <input type="checkbox"/> Warehousing <input type="checkbox"/> Retail Space <input type="checkbox"/> Office Space
Expected number of workers:	
Infrastructure required:	<input type="checkbox"/> Electricity <input type="checkbox"/> Natural Gas <input type="checkbox"/> Water <input type="checkbox"/> Waste water
Services required:	<input type="checkbox"/> Housing <input type="checkbox"/> Security <input type="checkbox"/> Legal & Admin Services <input type="checkbox"/> Logistics Services
Project Details	
Land Purchase Date:	
Construction Start Date:	
Operation Start Date:	
Needs For Future Expansion:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Company Info	
Company:	<input type="checkbox"/> Existing Company <input type="checkbox"/> New Entity
Paid up Capital:	
Legal Structure:	

Partners in Success



Under the Auspices of



A Member of Mostafa El Sallab
Establishment

