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From: Abdallah.Farouk <abdallah.farouk@sidc.com.eg>
Sent: أغسطس، ٢٠١٧ م ٠٦
To: techhoff
Subject: SIDC INTRODUCTION OF INDUSTRIAL & COMMERCIAL PARK & PLUG & PLAY PROJECT IN SOKHNA - SUEZ - EGYPT (I)

Dear Mr. Ahmed Anter,

Head of the Egyptian commercial service

It is my pleasure to present our company Suez Industrial Development Company "SIDC" history, services, facilities and utilities available as the pioneer Egyptian private sector company managing industrial parks in Egypt since 1998 , owns, develops, operates and maintains **8.75 million square meters of industrial and commercial lands** located in the Special Economic Zone at SOKHNA, North West Gulf of Suez in front of Sokhna Port , In addition to our impressive **Plug & Play Project** for SME's and Entrepreneurs , planning to add other respectable companies to our delights clients in SIDC Industrial Park.

Being a business segment of **ORASCOM** Constructions (**OC**) and through a worldwide network, **SIDC** developed a vision to become the leading private industrial parks owner and operator in North Africa and the Red Sea regions.

SIDC does not only provide state-of-the-art infrastructure and quality services but also offers all required investment supports, i.e. technical, environmental, administrative, financial and legal services .

SIDC presents for its valued clients Industrial Lands Starting from 10,000 SQM including the infrastructure and required utilities up to the land boarder. Our Prices are determined based on the location, utilities required by the clients and the area required.

Maintenance fees per SQM will be annually paid after one year from Land handover with an annual increase in accordance to the inflation rate announced by the Central Bank of Egypt for zone operation and maintenance services , i.e. irrigations , landscape , zone security , streets and lighting

Payment Terms for Purchasing Land will be on 4 equal annually Instalments, starting at the contract date and without interest.

Also we have the Option to RENT Industrial Land Parcels including the maintenance fees and excluding all Taxes.

Please find our detailed Presentation including our Master Plans, The link for SIDC documentary film for any other further information: <https://www.youtube.com/watch?v=9YcVRKFbdc>

As SIDC Industrial Park is related to SC Zone Global Area, Our Clients will enjoy the opportunity to OWN the land (OWNERSHIP) and to be EXEMPTED from CUSTOMS on all capital imported equipment in addition to any raw material will be imported and will add value on it and be used for Exporting outside Egypt enjoying all other benefits of Special Economic Zone law 83.

This is a great advantage when considering the custom duties as per the Tax Comparison (Attached).

The availability of qualified labors and presence of Labors Housing For Men in our industrial park each one includes 44 units with full facilities accommodates 10 Persons per unit is another great advantage .

Another marvelous project is available in SIDC Park which is "Plug & Play Readymade Factories" occupying an area of 250,000 SQM in SIDC Industrial park including 281 Factories as the first Industrial Project specialized in small & medium enterprises (SMEs) in Egypt complies with the international standards of industrial parks, we provide all the ingredients of success that revolve around location, infrastructure services and management capability

All Factories are equipped with full facilities & infrastructure services that fits a wide range of small and medium projects.

The available Factories' areas ranges from 450 to 720 SQM on turnkey basis as per the attached Master Plan of Phase One & Some Real Photos.

The Standard Plug & Play Factory design is 15.0 M Wide x Variable Length {30.0 M To 48.0 M} { Bays at 6.0M} x 8.0 M / 10.0 M Height and includes (180 m2) Administrative Space on Two Floors in addition to 80m2 Backyard to load & unload products with the possibility to be customized upon request.

Multiple adjacent Factories are available to combine together for larger areas. The heights provided allow for installing an overhead Crane up to 5.0 Tons or an additional floor.

Roof is covered by Sandwich Panels resisting heat and noise and the sheeted walls above 3.0 M Height Block walls are also covered by Gypsum Board and sandwich panels, Reinforced Concrete Floor at Workshop Area, Windows, Doors and including the internal utilities as water, electricity, IT Communication and other required utilities ...

Our price for the first stage only of Plug & Play units completed and ready for handing over on turnkey basis will be submitted upon request.

Maintenance fees for each Factory will be annually paid after one year from Factory handover with an annual increase in accordance to the inflation rate announced by the central Bank of Egypt for zone operation and maintenance services, i.e. irrigations, landscape, zone security, streets and lighting.

Payment Terms for Purchasing The Factories will be on 4 equal annually Instalments, starting at the contract date and without interest.

Also we have the option to RENT Factories with its land, Our price for the first stage of Plug & Play project ready for handing over is including the maintenance fees and excluding all Taxes.

The link for our Plug & Play project movie will give you more information of our project vision : <https://www.youtube.com/watch?v=1gATj5CLP-I>

We started beginning of year 2017 to work on our Commercial area (CA) 704,000 m2 and we hope to receive your brainstorming, perception and proposals for it if required (CA Master Plan included)

Kindly confirm receipt my email, links and attachments as we need to register our company file at your Esteemed Organization to be presented to all your serious Investors and to notify us by the suitable events or conference in Egypt or outside Egypt for Industrial, Commercial & Readymade Factories.

If you have any clarifications, Please feed me back or contact me directly to discuss the issue together, waiting for your positive feedback and solid agreement.

If you need to visit our Park anytime either for Industrial, Commercial Lands or Plug & Play Factories, Kindly contact me directly or Miss Mai Adel our Sales Manager Mobile No: 01224441799 copied in the email to arrange for the meeting date and time.

Best Regards,

Abdallah Farouk

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