

EGYPTIAN INDUSTRIES ON **TANZANIAN LANDS**



WHY INVEST IN TANZANIA?

• A Favourable Ecosystem Advantages:



Peace & Political Stability

Multiparty democracy, Good governance stable post-election, No civil wars



Investment Guarantees

Protection & Investment Promotions
BIT's, BTA's, MIGA, ATIA,
ICSID



Economic Stability

6-7% GDP since 1990s,
High growth, Low inflation,
Resilient economy



Strategic Location

Serves 6 land locked countries,
3 major Ports, 4 International Airports



Rich Natural Resources

Arable land, Natural gas, Extractives,
Tourist destinations, Labour force

• Sharing Tanzania Investment Vision 2020 - 2025

Through assured commitment to sustain and develop ongoing joint co-operations with Tanzania, Egypt aims to attract more joint investments and exchanging expertise in different fields. The objective is to develop needed major national projects to meet both Egypt and Africa's interests.



AGRICULTURE



MINING



INDUSTRY



TOURISM

• Access to Market Trade Agreement



TIFA

Trade and Investment
Framework Agreement

A STRATEGIC LOCATION LIKE NO OTHER

Boasting a prime location in the heart of Africa, Tanzania is one of the largest countries in the African continent. A coastal economy blessed by its location and boarded by 8 countries, six of which are land-locked, Tanzania is becoming a regional economic and transit hub.

- Tanzania is one of the top 5 gold producers in Africa.
- It has gained momentum in manufacturing with the production of cement, textiles, ceramics, tools, and simple machinery.
- It has success in mining and manufacturing due to attracting FDI of at least 1bn\$ per year in the past decade.
- Improved processing and delivery of goods from Tanzanian Ports to countries as Burundi, Rwanda, DR Congo, Uganda and Zambia

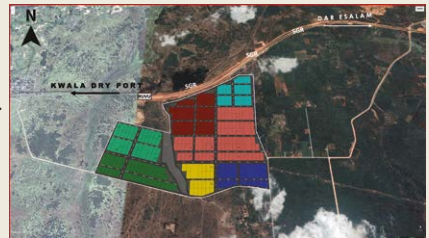


ABOUT ELSEWEDY INDUSTRIAL CITY (EIC)

EIC, the first and fully integrated industrial hub in Africa. A destination for growth for Tanzania and Africa, with world-class facilities, efficient in planning, implementation, management, providing a quality working & living environment.

EIC Master Plan

- Location**
- 70Km away from Dar es Salam, and 77Km from Julius Nyerere Airport.
- Proximity**
- Directly accessed from Morogoro road which is 6M width.
 - Perfectly situated with direct access from SGR Route.
 - 15Km away from Kwala Dry Port.
- Transport**
- Bus rapid transit
 - High-speed train SGR



- | | | |
|-----------------|-------------|-----------|
| Active Zone | Engineering | Logistics |
| Pharmaceutical | Chemicals | Textile |
| Food Processing | | |

Disclaimer:

Drawings are not to scale and dimensions are approximate, El Sewedy Industrial Development reserves the right to change in the masterplan All drawings, areas and materials without notification.

FULLY INTEGRATED VISION ON WORK LIFE BALANCE

• Residential:

A fully integrated living experience designed specially for investors and workforce who wish to settle and execute work while designating an independent zone for empowered labor to live minutes away.

• Commercial:

A daily recreational escape bringing investors closer to an unmatched variety of dining venues, colorful shopping and modern hangouts.

• Educational:

Rooted in knowledge thanks to the technical and vocational schools empowering generations with modern skills to grow industries from strength to strength.

EIC FACTS AND FIGURES

- Egypt's vision aligns with the Tanzanian vision to expand the cooperation between the two countries by acquiring, developing, facilitating and transferring Tanzanian land to other investors in an industrial city.
- The project aims to attract investments of 400 million USD, using the given utilities capacity of 30-70 MW, and to attract the following sectors: Engineering, Building Materials, White goods, Pharmaceuticals and Textiles.



2.6 Million
sqm land



Attraction
of 100 investors



50,000
Creation of
job opportunities



Targeting
70% local market
and 30% export market

- Elsewedy Industrial City is a key industrial destination with accessibility to key Tanzanian business landmarks. EIC is 70kms from Dar es Salam and 77kms away from Julius Nyerere Airport.
- Elsewedy Industrial City (EIC) is sought to be a fully integrated industrial city with a full mix of industries (Engineering, Building Materials, White goods, Pharmaceuticals and Textiles) to cater to a full scope of industries for the Tanzanian market.

