

READY, SET, MANUFACTURE!

AL OULA INDUSTRIAL
PARKS DEVELOPMENT
IN EGYPT

WHO WE ARE

Established in 2009 as a joint venture between **AlOula Real Estate Holding Co. and Elsewedy Electric**, AlOula Industrial Business Park comprises an area of 1 million square meters in 6th of October City at Developer's Zone-Plot No. 6. The Park is primarily manufacture - oriented based, reaching all of Egypt's major business hubs including the capital city of Cairo, Alexandria and its sea port, the Suez Canal and Faiyum-it is an ideal location for Egyptian, Middle Eastern and African companies to be based here. Working within the best international standards in this field, AlOula considers itself amongst the new generation of industrial zones in Egypt and is expected to create an excellent climate for investors locally, regionally and internationally.

WHAT WE DO

ALOULA provides support for the following industries and businesses:

Industrial Lands

- Factories on lease-to-own basis
- Standard Fabrication Building (SFB)
- Administrative & Commercial buildings

Service Buildings & Facilities

- Factory outlets
- Training centers
- Warehouses
- Medical clinic

Extended Services & Facilities

- Legal support for establishing firms
- Procurement services
- Security services
- Logistics services
- Maintenance services
- Administration services
- Construction works

WHY MADE IN EGYPT

Egypt's growing population, competitively priced labor force, large consumer market and pound exchange rate offer an ideal environment for commercial growth. AlOula Industrial Business Park's principal goal is to capitalize on those benefits and grant investors and clients profitable conditions in which their businesses can operate more effectively.

Egypt is also strategically located, a business center connecting Africa and the Middle East together.



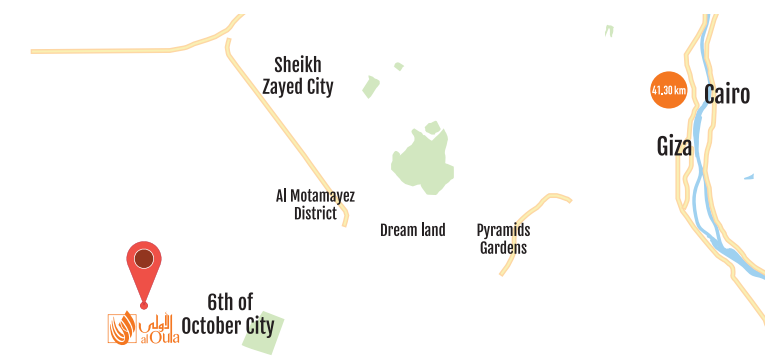
HOW WE WORK

Ready, Set, Manufacture!

From start to end, **AlOula** offers excellent services and speedy delivery for getting any business up and running. From planning and construction to licensing and immediate manufacturing, **AlOula** works closely with its clients to provide optimal infrastructure and secure working environments no matter what the business speciality may be. **AlOula** supports the values and standards of the businesses that operate within the park, as well as the principles of the regional and international markets, attracting investment beyond Egypt.

WHERE WE'RE LOCATED

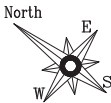
AlOula is uniquely located in 6th of October City. One million square meters in area, 60% of the industrial zone is dedicated to industrial facilities, while 40% of the zone is used for administrative and service buildings, warehouses, landscape and roads. 6th of October City's prime location offers swift access to many of Egypt's prime business centers and facilities including:



LOCATION PRIVILEGES

- Facing the green belt surrounding the area boundaries.
- Close to the capital and 6th of October urban hubs.
- Availability of human resources (workers, employees, etc).
- Day-to-day living services nearby (i.e. hospitals, clinics, schools, groceries, etc).
- Easy access to the main ports and roads.
- Transportation accessibility.
- 7 universities
- 10 hospitals
- 9 shopping malls
- 5 stars hotels

PROJECT LAYOUT



Food Processing



Engineering

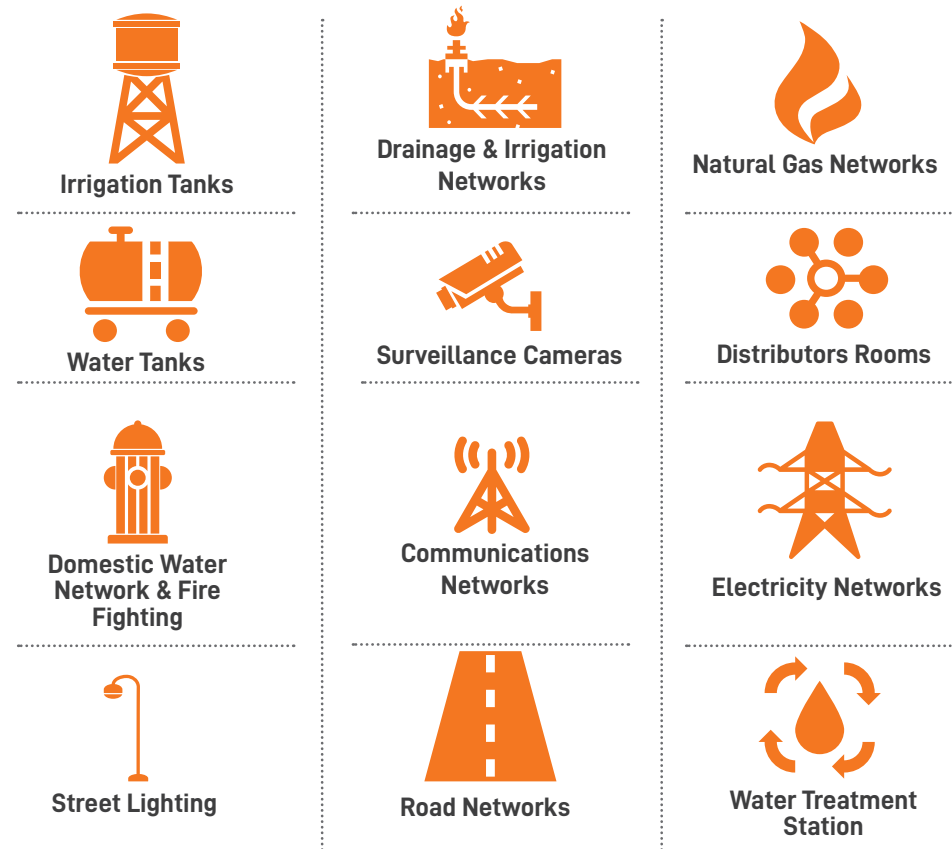


Logistics



Facilities Service area

UTILITIES



INDUSTRIAL SUSTAINABLE DEVELOPMENT

- Construction is allowed on 40% to 65% of the total area assigned.
- Allowing the possibility of building over a minimum 25% of the assigned area in the first phase.
- Maximum allowed height of the facility is 15 meters.
- Setback at least 4 meters from each side of the fence.
- Surrounding landscape not less than 4% of the assigned area.



PARTNERS

ELSEWEDY ELECTRIC

ELSEWEDY ELECTRIC is the leading integrated cables and electric products manufacturer in the Middle East, specialized in providing complete and integrated energy solutions in sectors as diverse as telecommunications, energy management, transformers, EPC, electrical products and wind energy generation. Elsewedy Electric has become a significant contributor to the economic growth in Egypt through its development into a well-established group with extensive holdings, both locally and beyond borders in several other Middle Eastern and African countries.

**ELSEWEDY
ELECTRIC**

ALOULA Real Estate Development (KSA)

AlOula Real Estate Development is a Saudi Arabian closed joint stock company with vast experience in real estate development including raw land acquisition, infrastructure development and comprehensive communities development. With a turnover of more than 1.5\$ US billion in 2011, AlOula owns a diversified residential, commercial and industrial land bank that exceeds 20 million square meters in all three major regions of KSA with an additional 6 million square meters throughout the Middle East region. AlOula operates a full chain to provide a complete real estate development solution in KSA from design and construction to property management through the following entities: AlOula Mwared-a specialized Project Management Co., and Edar Property and Facility Management Co.



1,000,000 m²

TOTAL AREA

190,000 m²

LOGISTICS AREA

60%

INDUSTRIAL FACILITIES

41.30 km
TO CAIRO





**ELSEWEDY
INDUSTRIAL
DEVELOPMENT**



لتنمية المناطق الصناعية
Industrial Parks Development