



Cairo for Investment and Development

Rubiki Leather City

Model (A) Factories



(RQ Number)

Model (A) with an area of 1000 m² - 2000 m²

The price of the brochure is (2500) Egyptian pounds / (75) US dollars for the foreign investor

(Value added tax added)

Brochure series ()

Date of submission of the brochure and required documents ()





Introduction

The Leather City in Rubiki is one of the most important industrial cities specialized in everything related to leather tanning, leather industries, and the nutritional and complementary industries. The city is also one of the most important industrial cities with a diversified economic, industrial, environmental and social dimension, as its design and planning took into account the availability of various spaces and facilities required for integrated industries and modern services for communication, marketing and modern technological training and holding international and local exhibitions of products and equipment.

The city is one of the most important industrial cities in the Middle East and was planned at the highest international level.

The city is distinguished by its distinguished geographical location due to its connection to a road network (Cairo Ismailia - Cairo Suez - The Administrative Capital - the regional ring road), which connects it to the ports of the Red and White Seas (Sokhna, Adabiya, Suez, Port Said, Damietta and Alexandria).

As well as the railway network and electric train, which contribute to the speed and ease of the process of transport, export and import of raw materials and finished products.

Project objectives

The Rubiky Leather City is considered one of the most important industrial cities in Egypt in terms of leather tanning and leather goods as this project aims to provide a development solution to support and develop the leather industry and contribute to encouraging the industry local and foreign investments towards feeding and complementary industries.

Features of the industrial city

- Industrial units equipped with full facilities
- Services are available in Leather City, including (an administrative building - banks - sales outlets - exhibitions - a mosque - a restaurant and a cafeteria).
- The city's proximity to the residential block
- The city is characterized by the ease of selling manufactured products due to its proximity to various marketing places.
- Environmental compatibility.

Targeted industrial sectors

- Leather sector, factories that produce the final product for the leather industry and its complementary activities.



Industrial unit model specifications



• General specifications for industrial units:

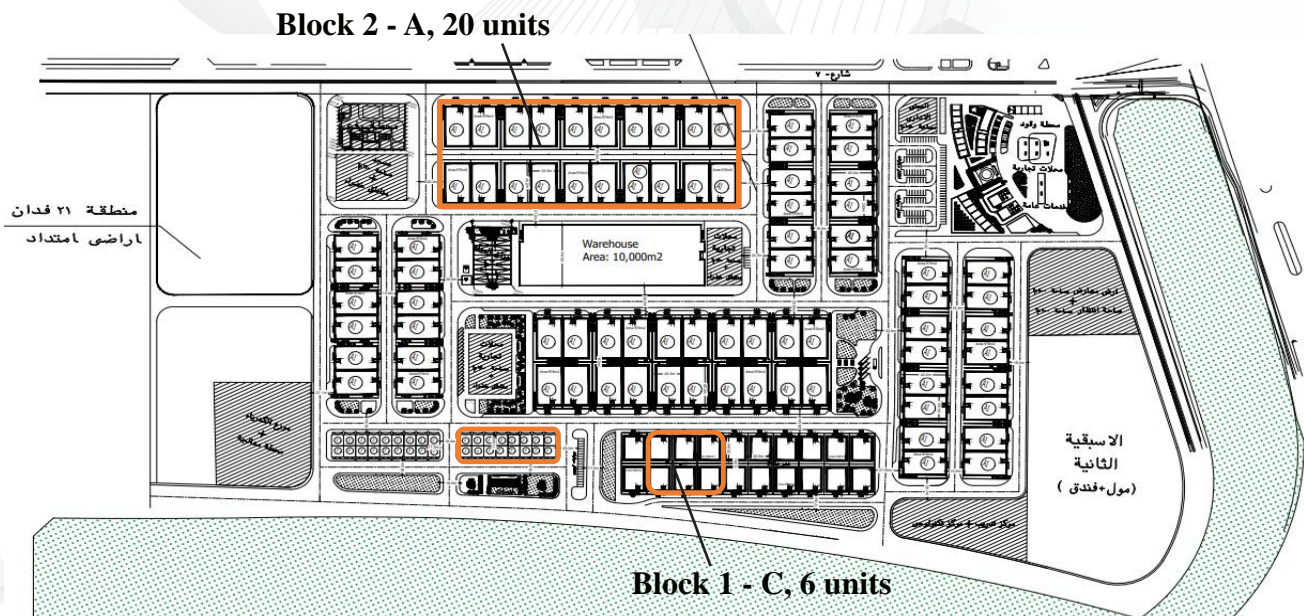
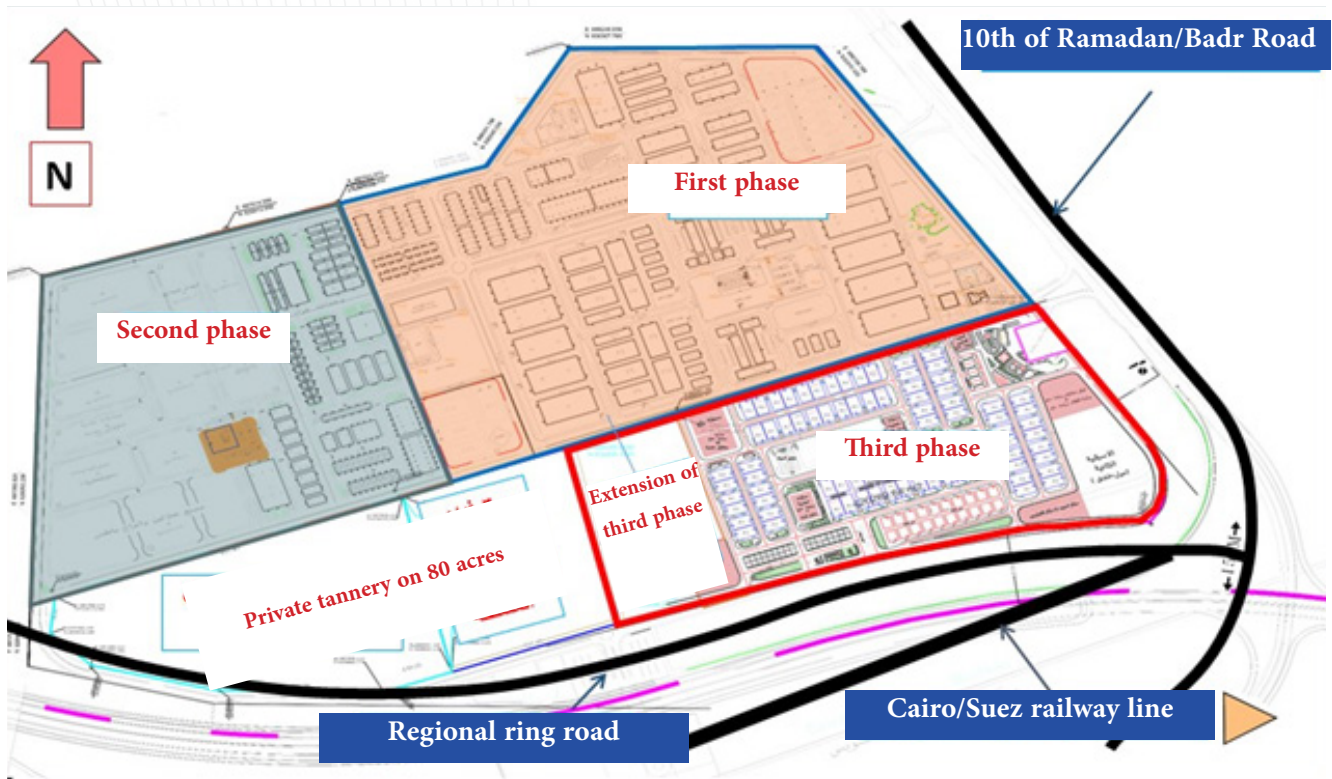
Block number	Number of units offered	Area model	Dimensions	Activity
A-2	20	2000 m ² (1000 m ² ground + 1000 m ² upper)	25*40 m	Final product for leather and ancillary industries
C-1	6	1000 m ² (500 m ² ground + 500 m ² upper)	20*25 m	Final product for leather and ancillary industries

- The height of the units is 10 meters and the areas are according to the table shown above.
- The city is equipped with a firefighting network, communications network and cameras.
- Water feed inlet is 3 inches in diameter.
- The drain outlet is 8 inches in diameter.
- The walls of the units are from 3.5 m to 4 m high, with Fair face blocks on top, sheet cladding, sandwich panel.
- Internal staircase 3*5 m + elevator core 2*5 m.

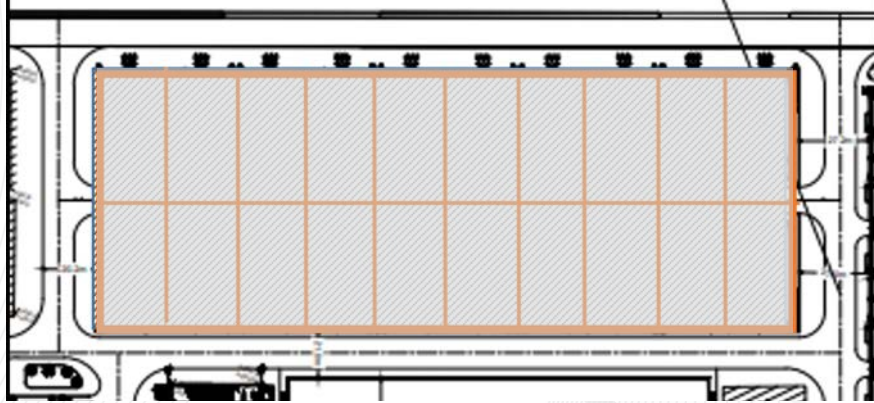
Housing is carried out according to the strategy of the Cairo Company for Investment, Urban and Industrial Development



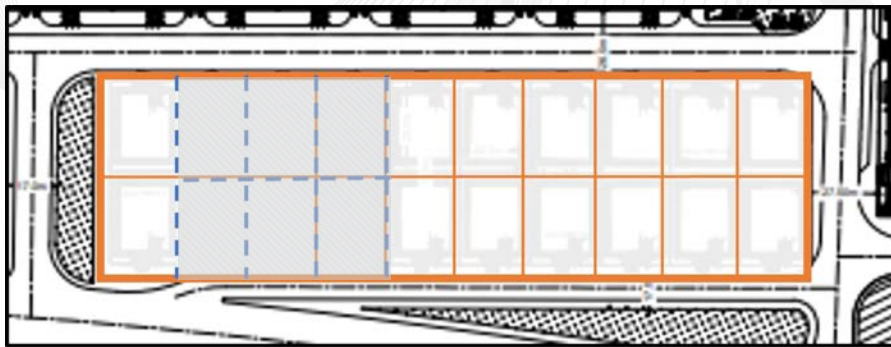
General location of the project:



The third phase with an area of (111) acres/(466.2) thousand m²



Block A-2: 20 units, unit area 2000 m²



Block C-1: 6 units, unit area 1000 m²



Pictures of finished product factories for the leather and complementary industries:





Pictures of finished product factories for leather industries and complementary industries from inside:





General requirements

1. The commercial registry of Egyptian individual companies and facilities is required to be submitted upon allocation, and if the application is submitted by a foreign investor, he must establish a company in accordance with the Egyptian law and submit the commercial registry to it upon allocation.
2. The investor may apply for customization in person or through an agent or delegate in accordance with the required documents stipulated in the brochure. The signature of his agent is considered an acknowledgment by the principal of what is stated in the terms and conditions brochure in detail, as if it had been signed by him personally the agent's obligation to inform the client of the terms and conditions contained in the brochure.
3. The investor is required to submit one application (for one form) during the offering (for one unit or more than one unit).
4. The investor may submit two different applications on two different forms. In the event of a violation of this and it becomes clear that more than one application under the same name has been submitted, the investor must withdraw the excess applications.
5. The correspondence address indicated on the customization application form shall be his legal domicile, and all correspondence and notifications sent by Cairo Company for Investment, Urban and Industrial Development to this address shall be considered valid and produce their legal effects and it shall be obligated to notify Cairo Company for Investment, Urban and Industrial Development immediately of any amendment or change to his address indicated in the customization application within a time period of fifteen days from the date of the amendment or change. It is not permissible under any circumstances to invoke the return of any correspondence, notification or warning, which shall be legally enforceable against him and produce all its legal effects.
6. Commitment to all provisions of the laws, regulations, decisions, rules and requirements related to the establishment and operation of industrial projects as well as the regulations regulating within the Rubiki Leather City approved by Cairo company for Investment, Urban and Industrial Development's Board of Directors and any amendments thereto.
7. Only 10% is deducted from the total serious reservation amount if an apology is made after the customization decision is issued or the investor does not receive the unit within thirty days from the date of notification.
8. The person assigned to the unit is obligated to pay the unit's monthly consumption (water, waste, electricity, etc.) to the concerned authorities.
9. It is not permissible, under any circumstances, to make any internal or external modifications or change the heights of the unit, except after obtaining written approval from Cairo Company for Investment, Urban and Industrial Development. In the event of a violation of this, the person assigned to the unit is obligated to return the thing to its original state at his own expense.
10. It is prohibited for the unit/units allocated to him, as the case may be, to engage in industrial activity outside the boundaries of the unit allocated to him, whether that is on roads or sidewalks or outside the boundaries of the unit or elsewhere. In the event that this results in causing damage to the neighboring unit/units or to the roads or sidewalks, the assigned person must have the sole right to restore the thing to its original state at his own expense.
11. In the event of a desire to increase the capacity of facilities (electricity), the investor is obligated to arrange it at his own expense and coordinate with the competent authorities and Cairo Company for Investment, Urban and Industrial Development.
12. In the event of allocation and receipt of the unit, the investor is obligated to implement the requirements for protection from fire hazards within the contracted unit, and to provide and prepare what is necessary for this purpose in accordance with the laws and regulations regulating that. In the event that he violates this and results in causing damage or destruction to the unit or to neighboring units, the assigned person is obligated to return the thing to its principal at his expense and without prejudice to the right of Cairo Company for Investment, Urban and Industrial Development to be entitled to compensation for the damage and he alone will be responsible for the civil liability arising if this breach results in injuries, deaths, damage or destruction of the property of others, without any liability on Cairo Company for Investment, Urban and Industrial Development.



13. Commitment to environmental requirements related to the nature of the activity, as well as commitment to the safe disposal of solid, liquid and hazardous waste.
14. In the event that the investor wishes to introduce new partners, amend the partners' shares, or change the persons of the shareholders or the shareholder structure (except in cases where their shares are transferred to the general successor (heirs)), the investor is required to obtain the approval of Cairo Company for Investment, Urban and Industrial Development and to pay the standard costs approved by it.
15. The person assigned to the unit is prohibited from disposing of the unit/units, regardless of its nature, legal entity, or legal system subject to it, as of the time of approval of the customization in any way, except after obtaining written approval from Cairo Company for Investment, Urban and Industrial Development.
16. The investor is obligated to implement all regulations issued by Cairo Company for Investment, Urban and Industrial Development and any decisions that occur therein, including the amounts and costs approved by Cairo Company for Investment, Urban and Industrial Development board of directors.
17. Submitting the brochure and the documents attached to it does not grant its owner any legal status except that his application is at the study stage.
18. It is not permissible to modify the use of the unit, and adherence to the industrial purposes for which it was designated, and it is also not permissible to change the industrial activity except after the written approval of Cairo Company for Investment, Urban and Industrial Development.
19. All attached documents must be submitted in Arabic or English only.

Amounts due when requesting a reservation:

- Payment of an amount of 2,500 EGP (two thousand and five hundred pounds only) (75 US dollars), a non-refundable price for the specifications document (in addition to value-added tax).
- Payment of 10% (of the price of the unit/units requested) in exchange for a serious reservation deposit.
- The due financial amounts will be paid by depositing in the accounts of Cairo Company for Investment, Urban and Industrial Development in accordance with the ninth item of the brochure.

Acknowledgment

I hereby acknowledge _____ in my capacity

I have reviewed all the general requirements mentioned above, and my signature on them is considered a pledge to abide by everything stated therein. In the event of a violation of these requirements, the company has the right to take all measures.

Declarant

Name of the person requesting the customization:

The competent employee:

Signature:

Signed in front of me:



Required documents

1. Payment receipt for the brochure (not returned).
2. Receipt of payment for the serious reservation price.
3. Receipt of payment for the serious reservation price.
4. A scanned copy of the national ID card or passport of the investor (owner of a sole proprietorship or legal representative of the company).
5. A technical and economic feasibility study for the project to be established in the industrial unit subject to the allocation request, as stated in the study model attached to the brochure.
6. A valid and recent commercial register extract that has not been issued for six months (At the time of allocation).
7. A scanned copy of the company contract and its amendments or the Company's Newspaper (At the time of allocation).
8. In the case of applying through a power of attorney, a recent and valid special power of attorney must be submitted, and a copy of the principal's national ID card and a copy of the agent's national ID card or a notarized bank authorization must be attached to the application.
9. A bank statement approved by the bank for the previous year in the name of the company submitting the application or the names of the shareholders mentioned in the company contract covering 15% of the entire investment costs mentioned in the economic study form. In the event of submitting a statement from a foreign bank outside Egypt, it shall be authenticated by the Egyptian Consulate and the Ministry of Foreign Affairs.
10. In case of land allocation, submitting an I-score from the Egyptian Credit Inquiry Company or the bank of the company submitting the application.
11. A bank statement certified by the bank with the account number to confirm the seriousness of the reservation in the event of non- allocation.

Cairo Investment, Urban and Industrial Development Company has the right to exclude applications that do not meet any of the allocation conditions or do not fulfill the documents contained in the brochure.

Acknowledgment

I hereby acknowledge

in my capacity

To submit the originals of all the documents referred to above for review upon Cairo Investment, Urban and Industrial Development request, and in the event that any of the originals of the documents contradicts the copies attached to the reservation request, the allocation shall be considered void on its own, with Cairo Investment, Urban and Industrial Development Company having the right to exclude applications that do not meet any of the documents described above, as well as In the event that any data recorded in the above-mentioned documents.

Declarant

Name of the person requesting the customization:

The competent employee:

Signature:

Signed in front of me:



Brochure items



First item: Application form for allocating an industrial unit

Project data

Required unit form: 1000 m² model Number of units required:.....
2000 m² model Number of units required:.....
Industrial activity:
Product:
Type of customization required: Ownership (self-financing) Ownership (bank financing)
Payment method: Cash Installments
Payment currency: Egyptian Dollar Euro

Customization requester data

Legal entity:
Trade name:
Trademark:
Commercial register No. (if available): Issued on: Office:
Tax card: (if available):
Operating license/industrial registry data (if available): Industrial register (if available):

Contact information:

Applicant name: National ID/Passport:
His capacity:
Landline: Mobile phone: Fax:
Detailed mailing address:
Postal box number:
E-mail:

(Cairo Company for Investment, Urban and Industrial Development is not responsible for the bounce of any letters issued to the correspondence address recorded in the application, provided that all advertisements and correspondence conducted at this address are valid and correct and that they produce all their legal effects.)

Acknowledgment

I hereby acknowledge
in my capacity
That I have reviewed the data contained above, and my signature on it is considered a pledge to abide by everything contained therein, and that the data is correct. In the event that the data contained above is proven to be incorrect, the customization request will be void, without any responsibility on the Cairo Company for Investment, Urban and Industrial Development.
Declarant

Name of the person requesting the customization:

The competent employee:

Signature:

Signed in front of me:



Second item: Project facilities

- The possibility of bank financing for the project in light of the protocols concluded between Cairo Company for Investment, Urban and Industrial Development and various banks (National Bank of Egypt – Misr Bank - Qatar National Bank - Export Development Bank)

Third item: Evaluation Items

- In case of crowding, a comparison is made according to the total percentage obtained by the project
1. Foreign direct investment (30%).
 2. Pay the unit value in full in cash in one payment, with preference given to the highest possible payment percentage or to pay in dollars or euros (30%).
 3. Expansion of existing projects inside or outside the Rubiki Leather City (20%).
 4. Financial solvency - the highest percentage of coverage of the project's investment costs (20%).
 5. In the event of equal evaluation, a lottery is held between equal applicants.

Fourth item: Timetable for examining customization requests

1. Withdrawing and submitting applications in light of the required documents ((30 days from the date of the announcement).
2. The time period for examining and studying the submitted applications and the personal interview by the formed committee (if the committee so desires) (15 days) begins from the date of the end of the period for submitting the application.
3. Announcing the results of the submitted applications and publishing them (within a week) from the end of examining and studying the applications.

A technical and economic feasibility study for the project is being prepared in light of the model attached to the brochure

Name of the person requesting the customization:

The competent employee:

Signature:

Signed in front of me:



Fifth item: Timetable for implementing the project

- **Completing the operation of the project, and issuing an operating license and industrial register within a period of time not exceeding (one year) from the date of receiving the unit.**

Cairo Company for Investment, Urban and Industrial Development has the right to cancel the customization of the unit/units and cancel the contract and withdraw it in the event of failure to comply with proving seriousness and obtaining (an operating license / industrial register) within the time frame period.

Sixth item: Receiving the industrial unit

- **The allocated unit will be delivered to the investor within (30) days from the date of issuance of the allocation letter.**

Name of the person requesting the customization:

The competent employee:

Signature:

Signed in front of me:



Seventh item: Cases of cancellation of customization and termination of contract

The company has the right to cancel the allocation, terminate the ownership contract, and withdraw the unit, without the need for warning, excuse, judicial claim, or issuance of a judicial ruling, in any of the following circumstances:

- 1. Dispose of the allocated unit or part of it in any form before obtaining Cairo Company for Investment, Urban and Industrial Development's approval in accordance with the requirements stated in the brochure. This includes rent, assignment in different circumstances, or mortgage, with the exception of transferring the unit to the general successor (heirs).**
- 2. Introducing new partners, modifying the partners' shares, or changing the people of the shareholders or the structure of the shareholders (other than in cases of transfer of their shares to the general successor "heirs") without obtaining Cairo Company for Investment, Urban and Industrial Development's approval.**
- 3. Failure to adhere to the timetable for implementing the project as stipulated in fifth item of the brochure**
- 4. Failure to pay two consecutive installments of the installments due on the unit or the percentage of the value of the service and maintenance deposit on the due date.**
- 5. Stop practicing the activity for a year without obtaining written approval from Cairo Company for Investment, Urban and Industrial Development.**
- 6. The investor's failure to receive (the unit/units) within the period specified for receipt.**
- 7. Making any modifications to the unit's facade or changing its heights, as well as making any internal modifications without obtaining Cairo Company for Investment, Urban and Industrial Development's approval, or causing any damage to the unit or neighboring units, as a result of a violation of occupational safety and health requirements, civil protection requirements, negligence, etc., Cairo Company for Investment, Urban and Industrial Development has the right to remove the infringements and return them to its original condition at the expense of the assigned person and without prejudice to Cairo Company for Investment, Urban and Industrial Development's right to compensation for the damage if it exists.**

Cairo Company for Investment, Urban and Industrial Development has the right to withdraw the unit In the event that a decision is issued to cancel the allocation of the unit/units in accordance with its applicable rules.

Acknowledgment

**I hereby acknowledge _____ in my capacity
That I have reviewed all the provisions and controls contained in the
requirements booklet for the present offer, and my signature on it is considered a
pledge to abide by everything contained therein, and that in the event of violation
of any of its provisions, Cairo Company for Investment, Urban and Industrial
Development has the right to take appropriate action.**

Declarant

Name of the person requesting the customization:

The competent employee:

Signature:

Signed in front of me:



Eighth item: General financial requirements

- If an allocation is approved, the unit(s) allotted shall choose one of the following methods of payment:
 1. Complete the serious amount of the reservation so that the total value of the price (unit(s)) becomes fully paid, and Cairo Company for Investment, Urban and Industrial Development will deduct a percentage of the factory price as an incentive in the event of immediate payment and according to the terms and conditions pricing methods approved by Cairo Company for Investment, Urban and Industrial Development.
 2. Complete the amount at least (25%) of the total value and pay the remaining (75%) in installments after the end of the grace period (one year), in 5 equal annual installments, plus a percentage of (10%) on the installment due date On the remaining amounts, in any case If you are late in paying installments on the specified dates, late interest is calculated at a rate of (10%) for each installment.

A deposit of (2.5%) is collected on each unit owned for service and maintenance work at the time of contracting.

3. In the event that the allocation is not approved, the serious reservation amount will be refunded to the investor's account number attached to the required documents.

<p>The investor's bank account number to refund the serious reservation amount in the event of non-allocation</p>	
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Acknowledgment

I hereby acknowledge _____ in my capacity
I have reviewed all the financial requirements and my signature is considered a pledge to abide by everything stated therein. In the event of a violation of these requirements, Cairo Company for Investment, Urban and Industrial Development has the right to take all measures.

Declarant

Name of the person requesting the customization:

The competent employee:

Signature:

Signed in front of me:



Ninth item: Prices of the industrial units

Ownership

Statement	Factory price		
	In Egyptian pounds (in millions)	In US dollars	In euros
A factory with an area of 2000 m ² (1000 m ² ground + 1000 m ² upper)	23832600 + (2.5% maintenance deposit)	500000 + (2.5% mainte- nance deposit)	458202.5 + (2.5% maintenance de- posit)
A factory with an area of 1000 m ² (500 m ² ground + 500 m ² upper)	11916300 + (2.5% maintenance deposit)	250000 + (2.5% maintenance de- posit)	229101.25 + (2.5% maintenance de- posit)

- 10% of the unit price is added for distinctive units (with two facades).
- All amounts due on the unit/units shall be deposited in favor of the Cairo Company for Investment, Urban and Industrial Development:

Account No.: 0763070431063000013	Account No.: 1103962310010201	Account No.: 0573160431063002023	Account No.: 0573160431063001018
Bank: Al-Ahly of Egypt - Diplomatic Quarter Branch	Bank: Arab Investment - Lebanon Square Branch, Mohandiseen	Bank: Al-Ahly of Egypt - Al-Rubiki Branch	Bank: Al-Ahly of Egypt - Al-Rubiki Branch
Currency: Egyptian pound	Currency: Egyptian pound	Currency: US dollar	Currency: Euro



Technical study model

1- The products to be produced and their annual production capacity

Product name	Production unit	Annual production capacity	Production value in thousand pounds/ US dollars/Euros

2- Raw materials and production requirements required for the project annually

S	Material name	Raw quantity	Unit	Consumption value in thousand pounds/ US dollars/Euros	Local/ imported
1-1					
1-2					
1-3					
1-4					
1-5					
1-6					
1-7					
1-8					
Dangerous chemicals					
2-1					
2-2					
2-3					
2-4					
2-5					



3- Statement of the production lines used in the project

Machinery and equipment	No.	Motive power of machinery and equipment (kW) (horsepower)	The value of machinery and equipment is in thousands of pounds/US dollars/Euros	Local/imported

4- Labor needed for the project

Occupation	Number	Annual salary	Notices



- **A sketch drawing with the dimensions of the production ward (hall) area, showing the location of machines and units. (attached to the study)**
- **The number of operating hours/day according to the nature of this industry () hours and the number of annual working days () days**
- **Description of the manufacturing process:**
.....
.....
.....
.....
.....
.....
.....
.....



Economical study model

1- Project investment costs

Statement	value by thousands/US dollars/Euros
Fixed assets	
Unit value	
Facilities and finishes	
Machinery and equipment	
Means of transportation and transportation	
Furniture	
Pre-operating expenses	
Total fixed assets (1)	
Working capital for an operating cycle of (...months)	
Total working capital (2)	
General reserve (3)	
Total investment costs of the project (1+2+3)	

2- The proposed financing structure for the project's investment costs

Finance type	Percentage	value by thousands/US dollars/Euros	Notices
Self-financing%		
Bank financing%		
Total	100%		

- Number of years of loan Loan interest rate % (if borrowing)



3- Annual production costs list

Value by thousands Egyptian Pounds/ US dollars/ Euros

Relative gradation of production%%%%%
Statement	First year	Second year	Third year	Fourth year	Fifth year
Raw materials					
Wages					
Energy sources (electricity, water, gas...)					
Maintenance expenses and spare parts					
Total industrial costs					
General and administrative expenses					
Selling and marketing expenses					
Total operating costs					
Annual depreciation					
Bank interest (if any)					
Total annual production costs					

- Inflation and growth rates must be taken into account annually for each item in the annual production costs list



4- The expected income statement for at least five years from the beginning of the project's life

- The annual change in inflation and growth rates must be taken into account for each item on the list

Value by thousands Egyptian Pounds/ US dollars/ Euros

Relative gradation of production%%%%%
Statement	First year	Second year	Third year	Fourth year	Fifth year
Net sales					
Industrial costs					
Total operating profit					
(General and administrative expenses)					
(Selling and marketing expenses)					
(Annual depreciation installment)					
Net operating profit					
Other revenues - if any					
(Other expenses - interest, if any)					
Net profit before taxes					
Income taxes					
Annual net profit					



5- A list of expected cash flows for at least five years from the beginning of the project's life

Value by thousands Egyptian Pounds/ US dollars/ Euros

Statement	Year of construction	First year	Second year	Third year	Fourth year	Fifth year
Net profit						
(+) Annual depreciation						
Total (1)						
(investment costs)						
(Loan installments - if any)						
Total (2)						
Net cash flows (1-2)						
Cumulative annual net flows						





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