



Cairo for Investment and Development

Robbiki Leather City

Model (A) Factories
Industrial Units for Lease



(RQ Number)

Model (A) with areas of 1000 m² and 2000 m²

Tender Document Price: EGP3000 / USD75 for foreign investors

(Value Added Tax (VAT) to be added)

Tender Document Serial Number ()

Date for Submission of Tender Documents and

Required Supporting Documents ()







Introduction

Robbiki Leather City (RLC) stands as one of the most significant specialized industrial cities, encompassing all aspects of leather tanning, leather industries, and their supporting and complementary industries.

RLC is also a pivotal industrial hub with a diverse economic, industrial, environmental, and social dimensions. Its design and planning meticulously consider the provision of varied spaces and essential facilities for integrated industries, along with modern services for communication, marketing, cutting-edge technological training, and the hosting of international and local exhibitions for products and equipment.

RLC is recognized as one of the leading industrial centers in the Middle East, meticulously planned to the highest global standards. Strategically located, RLC boasts excellent geographical connectivity to a robust road network, including Cairo-Ismailia, Cairo-Suez, the New Administrative Capital, and the Regional Ring Road. This network provides direct access to Red Sea and Mediterranean ports such as Sokhna, Adabiya, Suez, Port Said, Damietta, and Alexandria.

Furthermore, the presence of a railway network and the electric train significantly contributes to the speed and ease of transport, export, and import operations for both raw materials and finished products.

Project Objectives

This project aims to provide a developmental solution to support and advance the leather industry. It also seeks to encourage both local and foreign investments in complementary and supporting industries, fostering industrial integration. The ultimate goal is for RLC to become one of the most significant industrial cities in Egypt.

Robbiki Leather City Features

- **Fully Equipped Industrial Units:** Industrial units (hereinafter referred to as <unit(s)>) come complete with all necessary utilities and facilities.
- **Comprehensive Services:** RLC offers a range of services, including an administrative building, banks, sales outlets, showrooms, a mosque, and a restaurant with a cafeteria.
- **Proximity to Residential Areas:** RLC is conveniently located near residential communities.
- **Easy Product Distribution:** Thanks to its proximity to various marketing hubs, RLC allows for simple and efficient distribution of manufactured products.
- **Environmental Compliance:** RLC adheres to environmental standards.

Targeted Industrial Sectors

- **Leather finished products manufacturing sector and its complementary activities.**



Industrial Unit Model Specifications



• General Specifications of Industrial Units:

Block number	Number of units offered	Area model	Dimensions	Activity
A-2	6	2000 m ² (1000 m ² Ground Floor + 1000 m ² Upper Floor)	25*40 m	Leather Finished Products and Complementary Industries
A-1	6	1000 m ² (500 m ² Ground Floor + 500 m ² Upper Floor)	20*25m	Leather Finished Products and Complementary Industries
C-1	4	1000 m ² (500 m ² Ground Floor + 500 m ² Upper Floor)	20*25 m	Leather Finished Products and Complementary Industries

- **Unit Height:** Units are 10 meters high, with areas as indicated in the table above.
- **RLC Infrastructure:** RLC is equipped with a fire suppression system, a telecommunications network, and surveillance cameras.
- **Water Supply:** Each unit has a water inlet with a 3-inch diameter.
- **Drainage Outlet:** Each unit has an 8-inch diameter drainage outlet.
- **Unit Walls:** Walls are 3.5 to 4 meters high using fair-faced blocks, topped with sandwich panel cladding.
- **Internal Access:** Units feature an internal staircase (3x5 meters) and an elevator core (2x2.5 meters).
- **Upper Floor Load Capacity:** The maximum permissible load for the upper floor is 2 tons/m².

Allocation of units will be based on the strategy of Cairo for Investment and Development (CID)



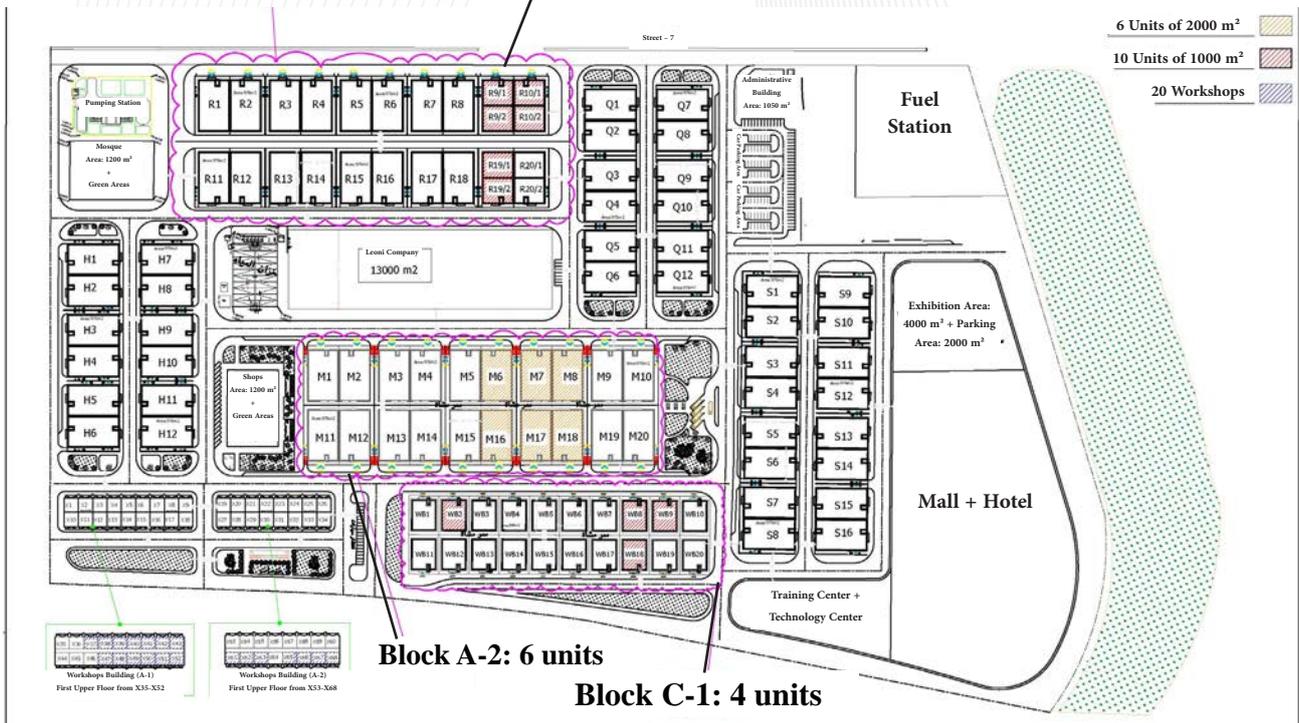
Project General Location:

Third Phase, with an area of (111) feddans / (466200) m²





Block A-1: 6 units





Exterior Images of Factories for Leather Finished Products and Complementary Industries:





Interior Images of Factories for Leather Finished Products and Complementary Industries:





General Conditions

- 1. For Egyptian companies and sole proprietorships, a Commercial Registry must be submitted upon allocation. If the application is submitted by a foreign investor, they must establish a company under Egyptian law and provide its Commercial Registry upon allocation.**
- 2. An investor can submit an allocation request personally or through an authorized agent or representative, in accordance with the required documents stipulated in this Tender Document. The agent's signature serves as an acknowledgment by the principal of all details within the Tender Document, as if personally signed by them, with the agent committing to fully inform the principal of all clauses and provisions contained within the Tender Document.**
- 3. An investor is required to submit only one application (per model) during the offering, whether for a single unit or multiple units.**
- 4. An investor may submit two different applications for two different models. Should this condition be violated and more than one application be submitted under the same name, the investor must withdraw the excess applications.**
- 5. The correspondence address provided on the allocation request form shall be considered the investor's legal domicile. All correspondence and notifications sent by CID to this address are deemed valid and legally effective. The investor is obliged to notify CID immediately of any amendment or change to their address specified in the allocation request within fifteen days from the date of such amendment or change. Under no circumstances may the investor claim non-receipt of any correspondence, notifications, or warnings, and all shall be legally enforceable against them and produce all their legal effects.**
- 6. The investor must comply with all relevant laws, regulations, decisions, rules, and conditions pertaining to the establishment and operation of industrial projects, as well as the regulations governing RLC approved by CID's Board of Directors and any subsequent amendments thereto.**
- 7. Only 10% of the total reservation security deposit will be deducted if the investor withdraws after the allocation decision is issued or if the investor fails to take delivery of the unit within thirty days from the notification date.**
- 8. The allocated unit owner must commit to paying the monthly consumption fees for the unit (water, sewage, electricity, etc.) to the relevant authorities.**
- 9. No internal or external modifications or changes to unit heights are permitted without obtaining prior written approval from CID. Should this be violated, the allocated unit owner must restore the unit to its original condition at their own expense, in accordance with CID's regulations.**
- 10. The allocated unit owner(s) are prohibited from engaging in industrial activity outside the boundaries of the allocated unit, whether on roads, sidewalks, or other areas outside the unit's defined limits. If such activity results in damage to adjacent units, roads, or sidewalks, the allocated unit owner must restore the affected area to its original condition at their own expense.**
- 11. If there is a desire to increase utility capacities (e.g., electricity), the investor is responsible for arranging this at their own expense, in coordination with the relevant authorities and CID.**
- 12. Upon allocation and unit handover, the investor must implement fire protection requirements within the contracted unit, and provide and equip all necessary provisions for this purpose in accordance with relevant laws and regulations. Should the investor breach this obligation, resulting in damage or destruction to the unit or neighboring units, the allocated unit owner must restore the property to its original condition at their own expense, without prejudice to CID's right to claim full compensation for damages. The investor shall be solely responsible for any civil liability arising from such breach, including injuries, fatalities, damages, or destruction of third-party property, with no liability whatsoever on CID.**
- 13. Compliance with environmental requirements specific to the nature of the industrial activity, as well as adherence to the safe disposal of solid, liquid, and hazardous waste.**



14. If an investor wishes to introduce new partners, amend partners' shares, change the individuals holding shares, or alter the shareholder structure (excluding cases of inheritance), they must obtain approval from CID and pay the standard fees determined by CID.
 15. The allocated unit owner is prohibited from disposing of the unit(s), regardless of its nature, legal entity, or applicable legal system, from the moment the allocation is approved, by any means whatsoever, except after obtaining written approval from CID and in accordance with CID's regulations, rules, and procedures.
 16. The investor must abide by all regulations issued by CID and any subsequent amendments or decisions, including all amounts and costs approved by CID's Board of Directors.
 17. The unit's use cannot be altered, and it must adhere to the industrial purposes for which it was allocated. Furthermore, the industrial activity cannot be changed without prior written approval from CID and the Industrial Development Authority (IDA).
 18. All accompanying documents must be submitted only in Arabic or English.
 19. The lease period is 5 years, renewable for one period with the same financial terms, and the contract will not be renewed thereafter except by agreement between both parties.
 20. In case the allocated party wishes to terminate the lease relationship before the expiry of the lease contract term, compliance with the following is required:
 21. Payment of all outstanding financial amounts due on the unit/units, including consumption charges for the unit/units (electricity, water, sewage, etc.).
 22. Evacuation of the unit from all occupants and restoration to its condition at the time of allocation. CID has the right to obligate the allocated party to undertake all necessary repairs and renovations at their own expense and under the supervision and acceptance of IDA.
 23. In all cases, the submitted request for lease termination shall not be considered accepted except from the date of its approval and acceptance by CID, in accordance with the conditions mentioned above.
- **Financial Amounts Due Upon Reservation Request:**
 - A non-refundable amount of EGP3,000 (three thousand Egyptian Pounds only) / USD75 for the cost of the terms and conditions booklet (plus VAT).
 - Payment of 3 months (of the annual rental value) as a reservation deposit..
 - The due financial amounts are to be paid by deposit into the accounts of CID, as stated in Clause Nine of the tender document.

Declaration

I, the undersigned, _____, in my capacity as _____, hereby declare that I have reviewed all the general conditions stated above. My signature hereto constitutes an undertaking to abide by all provisions contained therein. In the event of any breach of these conditions, Cairo for Investment and Development (CID) reserves the right to take all necessary actions.

Declared by: _____

Name of Allocation Applicant:

Duly Authorized Staff Member:

Signature:

Signed in My Presence:



Required Documents

1. Receipt of payment for the Tender Document (non-refundable).
2. Receipt of payment for the reservation security deposit.
3. The Tender Document, stamped and signed on all pages by the applicant, and attached to the reservation request submitted by the investor.
4. Photocopy of a valid National ID card or passport for the investor (sole proprietor or legal representative of the company).
5. Technical and economic feasibility study for the proposed project to be established on the unit under allocation request, as specified in the study template attached to the Tender Document.
6. Valid and recent commercial register extract, issued no more than six months prior, for the entity seeking allocation (upon allocation).
7. Photocopy of the company's articles of association and its amendments, or the companies' statement (upon allocation).
8. If submitting through a power of attorney, a recent and valid special power of attorney must be provided. A photocopy of the principal's National ID card and a photocopy of the agent's National ID card, or a notarized bank authorization, should be attached to the request.
9. Bank statement certified by the bank for the previous year, in the name of the applicant company or the names of the contributing partners mentioned in the company's articles of association, covering 15% of the total investment costs stated in the economic study template. If a statement from a foreign bank outside Egypt is submitted, it must be authenticated by the Egyptian Consulate and the Ministry of Foreign Affairs.
10. Certified bank statement from the bank with the account number for the refund of the reservation security deposit in case of non-allocation.

CID reserves the right to exclude applications that do not meet any of the allocation conditions or fail to provide the required documents specified in the Tender Document

Declaration

I, the undersigned, _____, in my capacity as _____, hereby declare that I will present the original copies of all documents referred to above for inspection upon request by Cairo for Investment and Development (CID). If any of the original documents contradict the photocopies attached to the reservation request, the allocation will be automatically voided. Furthermore, CID reserves the right to exclude applications that do not include any of the documents specified above, or if any data recorded in the aforementioned documents is found to be incorrect.

Declared by: _____

Name of Allocation Applicant:

Duly Authorized Staff Member:

Signature:

Signed in My Presence:



Tender Document Clauses



Article (1): Industrial Unit Allocation Request Form

Project data

Required unit Model: Model 1000 m² Number of Required Units:.....

Model 2000 m² Number of Required Units:.....

Industrial activity:

Product:

Required Allocation Type: Lease

Payment Currency: EGP USD EUR

Allocation Applicant Data

Legal Entity:

Trade Name:

Trademark:

Commercial Register Number (if any):

Issued on:

Office:

Tax Card (if applicable):

Operating License Data (if any): Industrial

Register (if any) :

Contact Information

Applicant Name:

National ID/Passport Number:

Capacity:

Landline Phone:

Mobile Phone:

Fax:

Detailed Correspondence Address:

P.O. Box No.:

Email:

(CID is not responsible for any returned correspondence sent to the mailing address recorded in the application. All announcements and communications made to this address remain valid, effective, and legally binding.)

Declaration

I, the undersigned, _____, in my capacity as _____, hereby declare that I have reviewed the data provided above. My signature here constitutes an undertaking to abide by all its provisions, and confirms that the data is correct. If the data provided above is proven to be incorrect, the allocation request will be automatically voided, with no liability whatsoever on Cairo for Investment and Development (CID).

Declared by: _____

Name of Allocation Applicant:

Duly Authorized Staff Member:

Signature:

Signed in My Presence:



Article (2): Project Facilities

- The project benefits from the availability of bank financing, provided through protocols signed between CID and various banks, including the National Bank of Egypt (NBE), Banque Misr (BM), Qatar National Bank (QNB), and the Export Development Bank of Egypt (EBE).

Article (3): Evaluation Criteria in Case of Multiple Applicants

- The priority of allocation and evaluation will be determined based on the project's total percentage score, according to the following:
 1. Direct Foreign Investment (30%).
 2. Rental value payments shall prioritize those remitted in USD or EUR (30%).
 3. Expansion for existing projects within or outside RLC (20%).
 4. Financial Solvency - the highest coverage ratio for the project's investment costs (20%).

(In case of a tie in evaluation scores, CID reserves the right to conduct a lottery among the tied applicants)

Article (4): Timeline for Reviewing Allocation Requests

1. Withdrawal and submission of applications with the required documents: 15 days from the date of announcement.
2. Timeframe for examining and studying submitted applications and personal interviews by the designated committee (if the committee deems it necessary): 15 days, starting from the end of the application submission period.
3. Announcement and publication of results for submitted applications: within two weeks from the end of the application examination and study period.

A technical and economic feasibility study for the project must be prepared using the template provided in the Tender Document

Name of Allocation Applicant:

Duly Authorized Staff Member:

Signature:

Signed in My Presence:



Article (5): Industrial Unit Handover

- The allocated unit shall be delivered to the investor within 30 days from the date of issuing the allocation letter.

Article (6): Project Implementation Timeline

- The unit will be inspected within 90 days from the date of its handover to ascertain the completion of procedures for installing water and electricity meters.
- The unit shall be inspected within 6 months from the date of its handover to ascertain the completion of interior works and necessary preparations for operation.
- The unit shall be inspected within 9 months from the date of its handover to confirm the completion of equipment installation.
- The project operation must be completed, and an operating license and industrial register must be obtained, within a period not exceeding 12 months from the date of the unit's handover.

CID reserves the right to cancel the allocation of the unit(s), terminate the contract, and reclaim the unit(s) in case of non-compliance with the aforementioned within the stipulated timeframes

- If the investor wishes to extend the deadline for receiving the unit, they must submit a request to CID during the original period. This extension is for a maximum of one additional month only, in accordance with the regulations, rules, and procedures issued by CID.

Name of Allocation Applicant:

Duly Authorized Staff Member:

Signature:

Signed in My Presence:



Article (7): Cases of Allocation Cancellation and Contract Termination

CID reserves the right to cancel the allocation and terminate the lease contract, and repossess the unit, without the need for prior warning, notification, judicial demand, or court order, in any of the following circumstances:

1. Disposing of the allocated unit, or any part thereof, in any manner of disposition without obtaining written approval from CID, in accordance with the conditions stipulated in the Tender Document. This includes leasing, assignment in all its forms, or mortgaging. This excludes the devolution of the unit to legal successors (heirs).
2. Introducing new partners, amending partners' shares, changing the persons of shareholders, or altering the shareholder structure (other than cases where shares devolve to legal successors "heirs") without obtaining written approval from CID.
3. Failure to adhere to the project implementation timeline as stipulated in Article Six of the Tender Document.
4. Failure to pay two consecutive installments of the rental value due on the unit by their due date.
5. Cessation of business activity for a period of one year without obtaining written approval from CID.
6. Investor's failure to receive the unit(s) within the specified handover period, or failure to complete payment of the reservation down payment within the specified dates.
7. Making any modifications to the unit's façade or changing its heights, as well as making any internal modifications without obtaining written approval from CID. This also applies to causing any damage to the unit or neighboring units resulting from violating occupational health and safety requirements, civil defense requirements, negligence, or other causes. CID reserves the right to remove such violations and restore the unit to its original condition at the expense of the allocatee, without prejudice to CID's right to seek full compensation for damages, if any.

In the event of a decision to cancel the allocation of the unit(s), CID reserves the right to repossess the unit in accordance with its established procedures.

Declaration

I, the undersigned, _____, in my capacity as _____, hereby declare that I have reviewed all the terms and regulations in the Tender Document for the current offering. My signature here constitutes an undertaking to abide by all its provisions. Should any of its clauses be violated, Cairo for Investment and Development (CID) reserves the right to take appropriate action.

Declared by: _____

Name of Allocation Applicant:

Duly Authorized Staff Member:

Signature:

Signed in My Presence:



Article (8): General Financial Conditions

- Units are offered for lease at a rental value of EGP400 or USD8 per square meter. This value will be increased by a cumulative 5% annually, starting from the third year from the date of allocation. In the case of allocation to a foreign investor, the increase will be a cumulative 2.5% annually, also starting from the third year. Rent shall be collected quarterly in advance.
- A payment equivalent to 3 months' rental value shall be made as a reservation deposit.
- Upon allocation, an amount equivalent to 3 months' rental value shall be paid in advance within 30 days from the date of availability.
- The lease term is 5 years, renewable for one additional term under the same financial conditions. The contract shall not be renewed thereafter except by mutual agreement between both parties.
- An amount of EGP 5 per square meter (EGP 5/m²) will be collected for maintenance and services in RLC after the first year. This amount will be collected quarterly with a cumulative annual increase of 5%.

A three-month rent exemption shall apply as of the unit handover date

Penalties shall apply for late payments beyond the specified deadlines, in accordance with CID's rules and regulations

Investor's Bank Account Number for re-funding the Reservation Security Deposit in case of non-allocation.

Declaration

I, the undersigned, _____, in my capacity as _____, hereby declare that I've reviewed all the financial conditions. My signature here serves as an undertaking to comply with everything stated within them. If these conditions are violated, Cairo For Investment and Development (CID) reserves the right to take all necessary actions.

Declared by: _____

Name of Allocation Applicant:

Duly Authorized Staff Member:

Signature:

Signed in My Presence:



Article (9): Prices of Industrial Units

Statement	Factory Rental Value		
	EGP	USD	EUR
Factory Unit Area: 2000 M ² (1000m ² Ground Floor + 1000m ² Upper Floor)	800000	16000	14000
Factory Unit Area: 1000 M ² (500m ² Ground Floor + 500m ² Upper Floor)	400000	8000	7000

- An additional 10% of the rental value will be added for premium units (those with two facades).
- All amounts due for the unit/units must be deposited into the following accounts belonging to CID:

Account No.: 0573130431063003037	Account No.: 1103962310010201	Account No.: 0573160431063002023	Account No.: 0573160431063001018	Account No.: 2020352243301010
Bank: National Bank of Egypt (NBE) - Robbiki Branch	Bank: Arab Investment Bank (aiBANK) - Lebanon Square, Mohandessin Branch	Bank: National Bank of Egypt (NBE) - Robbiki Branch	Bank: National Bank of Egypt (NBE) - Robbiki Branch	Bank: Export Development Bank of Egypt - Tenth of Ramadan
Currency: EGP	Currency: EGP	Currency: USD	Currency: EUR	Currency: EGP

Name of Allocation Applicant:

Duly Authorized Staff Member:

Signature:

Signed in My Presence:



Technical Study Template

1- Products to be produced and their annual production capacity

Product name	Production unit	Annual production capacity	Production Value in thousands EGP / USD / EUR

2- Raw Materials and Production Inputs Required Annually for the Project

S	Raw Material Name	Raw Material Quantity	Unit	Consumption Value (in Thousands - EGP / USD / EUR)	Local / Imported
1-1					
1-2					
1-3					
1-4					
1-5					
1-6					
1-7					
1-8					
Hazardous Chemicals					
2-1					
2-2					
2-3					
2-4					
2-5					



3. Statement of Production Lines Used in the Project

Machinery and Equipment	Quantity	Motive Power (KW) (HP) of Machinery and Equipment	Value of Machinery and Equipment (in Thousands - EGP / USD / EUR)	Local / Imported

4- Required Workforce for the Project

Position	No.	Annual Wage	Remarks



- **Sketch of the production hall (shed) dimensions, showing the location and dimensions of machinery. (To be attached to the study)**
- **Operating hours per day according to the nature of this industry: () hours, and annual working days: () days**
- **Description of the Manufacturing Process:**
.....
.....
.....
.....
.....
.....
.....
.....

Name of Allocation Applicant:

Signature:

Duly Authorized Staff Member:

Signed in My Presence:



Economic Study Template

1- Project's Investment Costs

Statement	Value (in Thousands - EGP / USD / EUR)
Fixed Assets	
Utilities & Finishing Works	
Machinery and Equipment	
Transportation Means	
Furniture	
Pre-Operating Expenses	
Total Fixed Assets (1)	
Working Capital for a (..... months) Operating Cycle	
Total Working Capital (2)	
General Contingency (3)	
Total Project Investment Costs (1+2+3)	

2. Proposed Financing Structure for Project Investment Costs

Financing Type	Percentage	vValue (in Thousands - EGP / USD / EUR)	Remarks
Self-Financed%		
Bank Loan%		
Total	100%		

- Number of loan years..... Loan Interest Rate..... % (in case of borrowing)

Name of Allocation Applicant:

Duly Authorized Staff Member:

Signature:

Signed in My Presence:



3. Annual Production Costs List

Values in Thousands - EGP / USD / EUR

Relative Production Growth%%%%%
Statement	Year 1	Year 2	Year 3	Year 4	Year 5
Unit rent					
Raw Materials					
Wages					
Energy Sources (electricity -water -gas, etc.)					
Maintenance and Spare Parts Expenses					
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 for each item in the annual production costs list must be taken into consideration annually

Name of Allocation Applicant:

Duly Authorized Staff Member:

Signature:

Signed in My Presence:



4-Projected Income Statement for at Least Five Years from Project Inception

- Annual Inflation And Growth Rates Must Be Considered For Each Item in the List

Values in Thousands - EGP / USD / EUR

Relative Production Growth%%%%%
Statement	Year 1	Year 2	Year 3	Year 4	Year 5
Net Sales					
Industrial Costs					
Gross Operating Profit					
(General and Administrative Expenses)					
(Selling and Marketing Expenses)					
(Annual Depreciation Installment)					
Net Operating Profit					
Other Revenue – If Any					
(Other Expenses – Interest If Any)					
Net Profit Before Tax					
Income Tax					
Annual Net Profit					

Name of Allocation Applicant:

Duly Authorized Staff Member:

Signature:

Signed in My Presence:



5- Projected Cash Flow Statement for at Least Five Years from Project Inception

Values in Thousands - EGP / USD / EUR

Statement	Construction Year	Year 1	Year 2	Year 3	Year 4	Year 5
Net Profit						
(+) Annual Depreciation						
Total (1)						
(Investment Costs)						
(Loan Installments - If Any)						
Total						
Net Cash Flow (1-2)						
Cumulative Annual Net Cash Flow						

Name of Allocation Applicant:

Signature:

Duly Authorized Staff Member:

Signed in My Presence:





Exclusive Bank Sponsor for the Second Phase Offering

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 info@cid-eg.com
 cid-egypt.com

