ALPHA SMART

Company Profile

Smart & Sustainable
Industrial Development



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ABOUT THE COMPANY

Alpha Smart UAE is a specialist industrial developer dedicated to designing, building, and operating world-class industrial ecosystems. We translate the proven UAE industrial-zone blueprint into emerging high-growth markets, enabling investors to deploy capital with speed, certainty, and operational confidence.

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Our core capabilities

Four integrated service lines that define the Alpha Smart delivery model

01

Master Planning & Development

Design and development of integrated industrial zones, from land planning through full build out.

02

Plug & Play Factories

Ready made factories built to international specifications for immediate operational readiness.

03

Logistics & Commercial Hubs

Warehousing, logistics, and commercial hub development supporting tenant supply chains.

04

Turnkey Infrastructure

End to end infrastructure and investor-support services covering the full project lifecycle.

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VISION

To become the leading smart industrial developer in the region by creating sustainable, future-ready industrial communities powered by innovation, advanced infrastructure, and environmentally responsible solutions that enable businesses to grow and thrive.

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MISSION

To develop and operate world-class industrial destinations that deliver integrated infrastructure, smart utility solutions, and exceptional value-added services. We are committed to providing a seamless investment experience, empowering manufacturers with efficient, sustainable, and future-focused environments that drive long-term success.

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The first smart industrial developer in SCZONE

Building the Future of Smart Industry

Alpha Smart UAE is pioneering a new generation of industrial development as **the first Smart Industrial Developer in the Suez Canal** Economic Zone, delivering a fully integrated industrial ecosystem driven by innovation, sustainability, and advanced infrastructure



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Our Smart Development Features



SOLAR POWERED



LOWER CARBON FOOTPRINT



SMART INFRASTRUCTURE



WATER EFFICIENT



ESG COMPLIANT

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Solar Powered

First industrial developer to provide solar-powered electricity solutions for common-area utilities and sustainable services.



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Lower Carbon Footprint

Infrastructure is designed from the outset to be environmentally responsible — reducing carbon emissions and improving energy efficiency across common utilities, buildings, and site operations.



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Smart Infrastructure

Smart utility management and digital infrastructure underpin modern industrial operations, giving tenants real-time visibility and control over the systems that support their production lines.



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Water Efficient

Green landscaping, water-efficient systems, and sustainable urban **planning are built into the site design, lowering water consumption across common areas and the wider development.**



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ESG Compliant

The development is ESG-oriented from the ground up, aligning site design, utilities, and operations with global sustainability practices expected by international tenants and investors alike.



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Supporting Green Industries

Alpha Smart welcomes environmentally responsible industries, curating a tenant mix aligned with global sustainability trends and long-term environmental performance.

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Renewable Energy Equipment



Electric Vehicles (EV) & Components



Electronics & Clean Technologies



Energy Efficient Building Materials



Recycling & Circular Economy Industries



Sustainable Packaging



Green Chemicals



Water Treatment Technologies



Medical & Life Science Manufacturing



Low Carbon Industrial Production

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Energy & Mobility

Renewable Energy Equipment

Manufacturers of solar, wind, and other renewable-generation equipment find a natural home within a development built around its own solar-powered common-area utilities.

Electric Vehicles (EV) & Components

The zone is positioned to support EV and component manufacturers seeking export-ready facilities close to Red Sea and Mediterranean shipping lanes.

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Technology & Materials

Electronics & Clean Technologies

Clean-technology and electronics producers benefit from smart utility infrastructure and digital operations support built into every plot.

Energy Efficient Building Materials

Producers of energy-efficient building materials align **naturally with a development whose own construction and utility standards emphasize** efficiency.

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Circularity & Packaging

Recycling & Circular Economy Industries

Circular-economy operators — recycling, materials recovery, and reuse — support the zone's broader carbon-reduction and ESG objectives.

Sustainable Packaging

Sustainable packaging manufacturers gain access to logistics and export infrastructure connecting directly to regional and global markets.

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Chemicals & Water

Green Chemicals

Green chemical producers operate within a framework of environmentally responsible infrastructure and regulatory support tailored to industrial tenants.

Water Treatment Technologies

Water-treatment technology providers benefit from a site designed around water-efficient systems and sustainable urban planning.

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Health & Low Carbon Production

Medical & Life Science Manufacturing

Medical and life-science manufacturers gain access to a fully serviced, ESG-compliant industrial environment supported by turnkey infrastructure.

Low Carbon Industrial Production

Producers focused on low-carbon industrial processes are well suited to a development engineered from the outset to lower its overall carbon footprint.

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Our Commitment

“Alpha Smart UAE is committed to developing the next generation of sustainable industrial communities by combining smart infrastructure, renewable energy, environmental responsibility, and world class industrial services creating a future-ready destination for global investment.”

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WHY EGYPT?

Egypt has emerged as one of the world's most compelling industrial gateways, underpinned by a unique combination of geographic, economic, and policy advantages:

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Circularity & Packaging

A Strategic Crossroads

Egypt sits at the crossroads of Africa, Asia, and Europe, giving tenants a single base from which to serve three continents without duplicating manufacturing footprints.

Direct Access to the Suez Canal

Direct access to the Suez Canal, the world's most critical maritime trade artery — places tenants on one of the busiest and most strategically important shipping corridors on the planet.

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Trade & Policy Environment

Expanding Trade Agreements

An expanding portfolio of bilateral and multilateral trade agreements opens preferential access to markets across Africa, the Arab world, and Europe.

Government Incentives & Protections

Robust government incentives and investor protections reduce risk and improve the economics of establishing new industrial operations in Egypt.

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Cost & Workforce

Competitive Costs

Highly competitive production and operating costs give tenants a structural cost advantage relative to many alternative manufacturing locations.

A Skilled Industrial Workforce

A large, technically skilled, and cost-competitive industrial workforce supports manufacturing operations across a wide range of sectors.

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STRATEGIC LOCATION: AIN SOKHNA – RED SEA

The Ain Sokhna site combines proximity to Egypt's political and economic centers with direct frontage on one of the region's most important maritime corridors.



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1. Proximity to Cairo and the New Administrative Capital
2. Positioned as a primary export gateway to global markets
3. Immediate connectivity to Sokhna Port, one of Egypt's most advanced deep-water ports
4. Direct frontage on the Red Sea coastline

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Regional Connectivity

Ain Sokhna sits within a network of ports and industrial zones along Egypt's Mediterranean and Red Sea coastlines, linking the site to Cairo and the wider SCZone.

- Ain Sokhna Industrial Zone (site)
- Sokhna Port — deep-water port
- Adabeya Port
- Ismailia East (Tech Valley)
- East Port Said Industrial Zone
- Cairo & New Administrative Capital

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SCZONE OVERVIEW



The Suez Canal Economic Zone (SCZone) represents one of the most ambitious industrial and logistics platforms in the region.

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What SCZone Delivers

Four pillars of the Suez Canal Economic Zone platform

01

Six International Ports

Ports positioned along the Red Sea and Mediterra-nean coastlines.

02

Four Integrated Zones

Four fully integrated industrial zones within the wider SCZone footprint.

03

World Class Trade Infrastructure

Logistics, customs, and trade infrastructure built to international standards.

04

Global Shipping Connectivity

Direct connectivity to global shipping lanes and trade corridors.

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PROJECT OVERVIEW

The Alpha Smart development at Ain Sokhna combines scale, investment commitment, and room for future growth.

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PROJECT OVERVIEW

Total Investments
USD100M+

Total Land Area
2 Million sqm

Expansion Area
900,000 sqm

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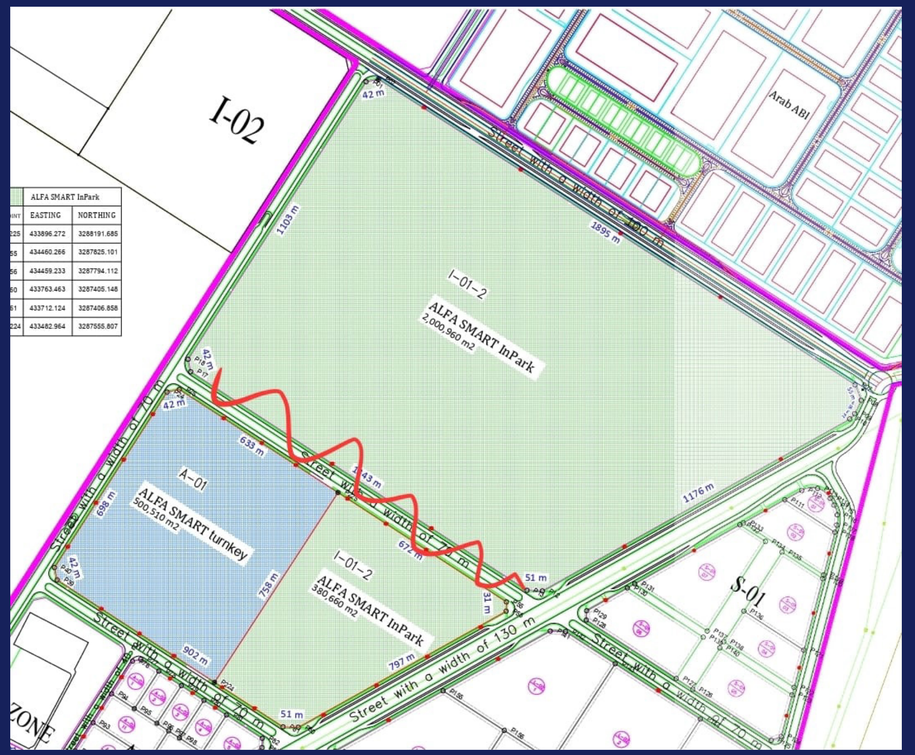
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PROJECT OVERVIEW

Investment Snapshot

2000,000 m²

Expansion area reserved for future growth



USD 400M+

in investments committed within the Ain Sokhna Zone

900,000 sqm

Total land area under master plan

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PROJECT OVERVIEW

What's Included

Integrated Industrial Environment

The development comprises a fully integrated industrial environment, including ready-made factories available under flexible lease terms, customizable industrial land plots, and commercial and service zones supporting tenant operations, alongside a dedicated logistics and distribution hub.

Investment Commitment

Over USD 400 million in investments has been committed within the Ain Sokhna Zone, reflecting the scale of the master-planned development and the depth of investor confidence in the site.

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Projected Industrial Capacity

The 900,000 sqm development is designed to accommodate approximately:

120–180
Ready-Made Factories

80–120
Industrial Land Plots for custom-built manufacturing facilities

More than **250**
Industrial & Commercial Tenants

A diversified industrial ecosystem supporting light, medium, and selected high-value manufacturing sectors.

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Employment Generation

The project is expected to create

01

20,000–30,000

Direct Jobs

02



50,000+

Indirect Jobs

03

Significant opportunities

Across manufacturing, logistics, engineering, maintenance, facility management, technology, and business support services.

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Long Term Economic Contribution

1

USD 1B+ Industrial Investment

Over USD 1 Billion in cumulative industrial investments over the project's lifecycle.

2

USD 500M+ Export Potential

Annual export potential exceeding USD 500 Million once fully operational.

3

Regional Manufacturing Hub

Strengthening Egypt's position as a regional manufacturing and export hub

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THE UAE MODEL TRANSFERRED TO EGYPT

Alpha Smart UAE is the first Emirati developer introducing the proven UAE industrial-zone model into the SCZone.

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Our Approach

Four principles that define the UAE model as applied at Ain Sokhna



Plug & Play Factories enabling immediate production



Fast Track operational readiness **for new investors**



Fully integrated infrastructure systems



A high efficiency industrial management framework

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PROJECT COMPONENTS

Four components combine to form a complete, tenant-ready industrial environment at Ain Sokhna.

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Scalable Industrial Plots

Customizable industrial land plots allow tenants to size their footprint to current needs while retaining room to scale as production grows.



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Ready-Made Factories (Lease Model)

Ready-made factories are available under flexible lease terms, allowing manufacturers to begin production without the time and capital cost of ground-up construction.



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Commercial & Service Areas

Commercial and service zones support day-to-day tenant operations, from administrative functions to supplier and service-partner access.



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Logistics & Distribution Hub

A dedicated logistics and distribution hub connects tenant production directly to regional and international shipping and trade routes.



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TARGET INDUSTRIES

The development is designed to attract and accommodate a diversified base of industrial tenants.

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1

Logistics and Distribution Services

2

Packaging and Printing Industries

3

Food Processing & Agribusiness

4

Light & Medium Manufacturing

5

Electronics & Electrical Components

6

Engineering & Metalworks

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TARGET INVESTOR MARKETS

- Italy
- India
- China
- Türkiye
- Vitnam
- Germany
- United Arab Emirates
- Kingdom of Saudi Arabia

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INCENTIVES

Tenants operating within the SCZone benefit from a package of tax, customs, ownership, and residency incentives designed to improve investment returns.

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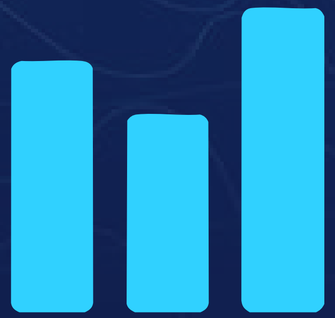
Incentives



0% VALUE ADD TAX

0% VAT applied whether importing from local or foreign markets to SCZONE, on all procurements required for manufacturing, production, operation (raw materials, components, spare parts, etc.)

14% VAT is applied on exporting products from SCZONE to the local market



0% CUSTOM TAX

0% VAT applied whether importing from local or foreign markets to SCZONE, on all procurements required for manufacturing, production, operation (raw materials, components, spare parts, etc.)

14% VAT is applied on exporting products from SCZONE to the local market

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Incentives



CORPORATE TAXREFUND

0% Customs on all project's components imported from abroad under the condition of exporting the final products

In the case of exporting to the local market: custom tax will be applied on the import-ed components only



NEW CUSTOMS GUIDE & MANUAL

- Creating an integrated industrial community
- Establishing a logistic platform to serving international trade and SCZONE
- Reducing time of release of shipments

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Incentives

CORPORATE TAXREFUND

- Discount on Corporate Tax (net profit) equivalent to 50% of project investment costsE-ducing cost & time of regulatory examination of shipments
- Discount shall be attributed maximum to 80% from the paid-up capital

EXPORT & IMPORT REGULATION

- Special rules governing the import and export from the SCZONE
- Educing cost & time of regulatory examination of shipments
- Treating the end product of SCZONE industrial establishments as local products

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Incentives

100% FOREIGN OWNERSHIP ALLOWED

Foreign companies or foreign branches are allowed to import production inputs or final products from the mother company.



5-YEAR RESIDENCY PERMIT TO FOREIGN INVESTORS

Foreign investors have the right to obtain residency for a period of 5 continuous years, renewable for similar periods throughout the duration of the projec

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INTERNATIONAL TRADE AGREEMENTS

Tenants operating within the SCZone benefit from Egypt's full network of international trade agreements, opening direct access to global markets.

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Trade Agreements in Force

Five trade frameworks connecting SCZone tenants to global markets

1. COMESA — Common Market for Eastern and Southern Africa
2. AfCFTA — African Continental Free Trade Area
3. GAFTA — Greater Arab Free Trade Area
4. Egypt-European Union Association Agreement
5. Bilateral Agreements with Key Global Trade Partners

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ECONOMIC IMPACT

The project is engineered to deliver tangible, measurable contributions to Egypt's economy, including:

Significant job creation across skilled and semi-skilled segmen

Acceleration of national export volumes

Inflow of high-quality foreign direct investment (FDI)

Industrial capacity expansion and supply-chain localization

Knowledge and technology transfer from international tenant



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OUR VISION FOR EGYPT

We are committed to transforming Ain Sokhna into:

A globally competitive industrial hub

A primary manufacturing gateway between three continents

A UAE-standard industrial ecosystem operating on Egyptian soil

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CONCLUSION

Alpha Smart UAE is not merely a developer.
We are a strategic bridge connecting Emirati industrial expertise with Egypt's industrial future

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