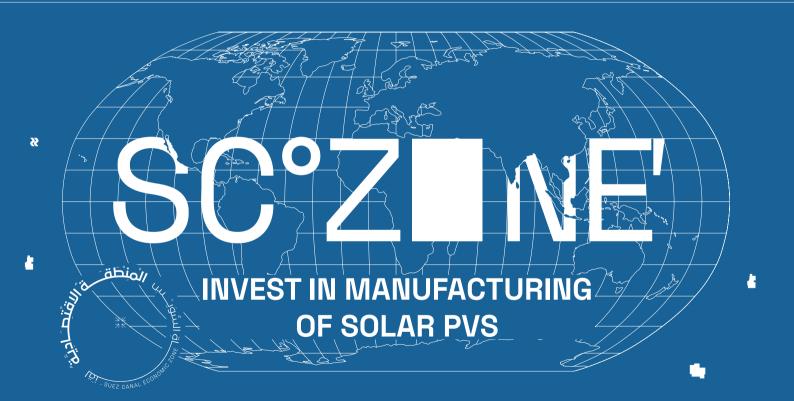
■ INTEGRATED ROUTE ×

ONE DESTINATION

ONE DESTINATION

ONE DESTINATION ■ INTEGRATED ROUTE &



SOLAR PV

SUZ "49'42°29N "17'18°32E

SCZONE.EG

EXECUTIVE SUMMARY

SOLAR PV AS YOUR INVESTMENT OPPORTUNITY

- Solar PV is forecasted to lead the renewable energy growth with a rate of 8% annually, as it becomes the lowest-cost option for renewable electricity generation
- With Egypt having one of the largest operating solar capacity, as well as $\sim 3000 \text{ kWh/M}^2$ of direct solar radiation annually, Solar PV sees a huge potential to satisfy local market needs
- Aligned with Egypt's Vision, Solar PV Manufacturing is an integral part of SCZONE'S planned green fuel production hub, serving both the local and global markets

FGYPT AS YOUR LONG-TERM BUSINESS PARTNER

- Strong GDP growth outpacing global markets with an average growth forecast of 5.5% (2022-2025)
- EGP2.3tn invested into infrastructural developments over the past 7 years
- A trade and investment hub that is supported by the country's large domestic market, strategic geographic location, and large and educated talent pool
- The country boasts some of the most competitive labor & electricity prices amongst its peers, alongside various free trade agreements that facilitate profitable production & exports

SCZONE AS YOUR UNIOUE INVESTMENT DESTINATION

- Well-connected to the modern. road network of Egypt and enjoys direct connection to the new Suezcanal tunnels
- Offers direct financial incentives. such as a 0% customs tax, a 0% VAT tax, and an export support program among other indirect incentives
- Enjoys a special customs regime and trade regulations on top of being a one-stop shop for registrations, permits, licenses, and bureaucratic processes in general

SC°ZINE' SOLAR PV

ONE DESTINATION ■ INTEGRATED ROUTE &

2022

ONE DESTINATION



WHY INVEST IN SOLAR PV



ONE DESTINATION ■ INTEGRATED ROUTE &

Equpt is considered a "sunbelt" country with 2,000 to 3,000 kWh/m² of direct solar radiation annually.

Solar PV Manufacturing Sees a Huge Potential to Satisfy Market Needs.



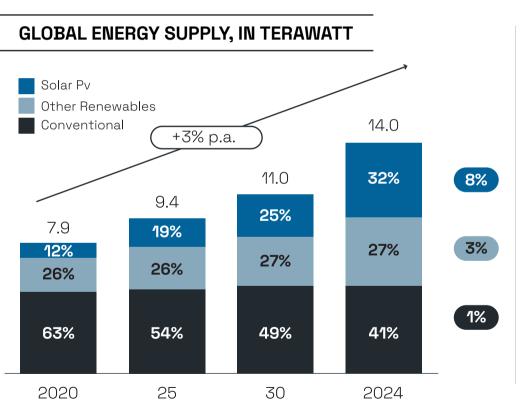


■ HIGHEST QUALITY STANDARDS

■ RESILIENT ECONOMIC GROWTH

2022

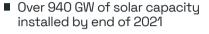
RENEWABLE ENERGY IS EXPECTED TO GROW AT A LARGE SCALE WITH SOLAR ENERGY LEADING THE WAY

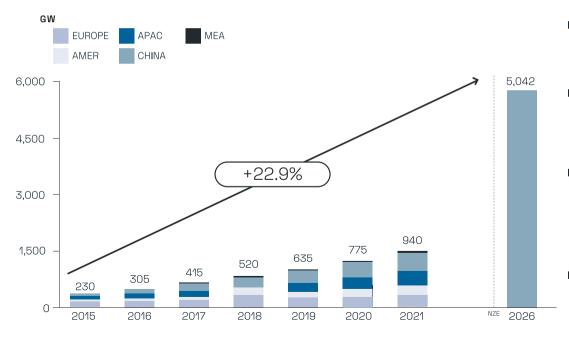


- Global solar PV industry is forecasted to grow at 8% annually; a much higher rate than other renewables
- Solar energy will account for ~32% market share by 2040 compared to 12% today

GROWING GLOBAL DEMAND IS REFLECTED IN THE GROWTH OF SOLAR PV CAPACITY

TOTAL SOLAR PV INSTALLED CAPACITY

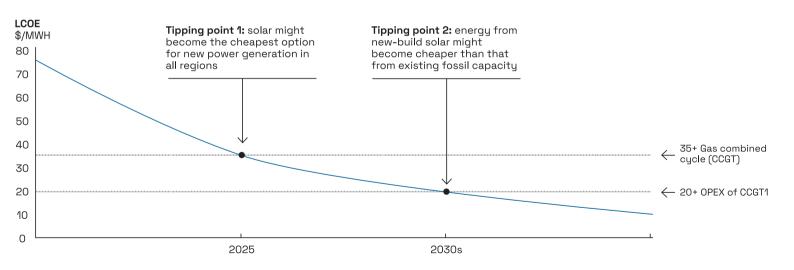




- 2nd largest absolute generation growth of all renewable technologies
- Solar PV is becoming the lowest-cost option for new electricity generation in most of the world
- However, average annual generation growth of 25% in the period 2022-2030 is needed to follow the Net Zero Emissions by 2050 Scenario
- This corresponds to more than a threefold increase in annual capacity deployment until 2030

TWO SIGNIFICANT TIPPING POINTS IN PRICE MIGHT **FURTHER ACCELERATE SOLAR PV ADOPTION**

TIPPING POINTS MAY LEAD TO SIGNIFICANT INCREASE IN SOLAR PV ADOPTION



COSTS OF MANUFACTURING SOLAR PVS ARE DECLINING DUE TO TECHNOLOGICAL IMPROVEMENTS ACROSS THE VALUE CHAIN, INCREASING THE GLOBAL GROWTH POTENTIAL [1/2]

SOLAR UPSTREAM VALUE CHAIN

Initial ramp-up, but still very low volume

SC°Z NF'

Standard solution

Technology evolution will lead to future cost reductions

Crucial to understand and anticipate developments

1		RELEVANT TECH TRENDS	CURRENT STATE	COMM. READINESS	LCOE RED. POTENTIAL
	PRODUCTION	 Shift from relying on std. equipment of ex-ternal vendors towards customized tools, or even captive production equipment 	Business model shifts in evaluation		Medium
	EQUIPMENT	Continuation of productivity & quality enhancement (e.g., throughput, yield)	Ongoing	n/a	Medium
		Shift to larger wafer sizes to lower cost (requires new production equipment)	Ramping at very selective OEMs		Medium
	WAFER LEVEL	■ Wafer thickness & Kerf loss reduction	Ongoing	n/a	Low
		■ Commercialization of Cz n-type	Ramping at very selective OEMs		Low
		Cells with n-type base material including bifacial functionality	Commercially available		Medium
	CELL LEVEL	■ PERC (rear-side passivation) for p-type	Commercially Available		Medium
		■ Continuation of cell eff. increases by process improvements (metallization, doping, texturing) & cell concepts (TopCon)	Ongoing		Low to Medium

Source: Mckinsey INTEGRATED ROUTE ** ONE DESTINATION |

COSTS OF MANUFACTURING SOLAR PVS ARE DECLINING DUE TO TECHNOLOGICAL IMPROVEMENTS ACROSS THE VALUE CHAIN, INCREASING THE GLOBAL GROWTH POTENTIAL (2/2)

SOLAR UPSTREAM VALUE CHAIN

Initial ramp-up, but still very low volume

SC°Z NF'

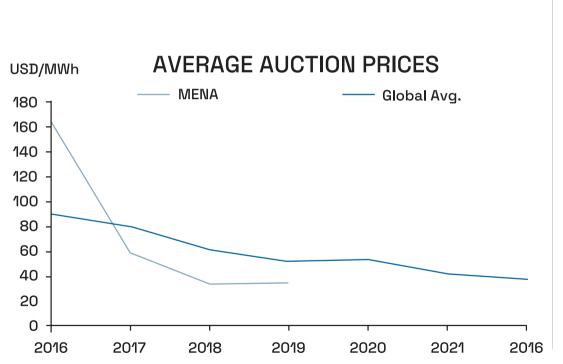
Standard solution

Technology evolution will lead to future cost reductions

Crucial to understand and anticipate developments

	RELEVANT TECH TRENDS	CURRENT STATE	COMM. READINESS	LCOE RED.
SOLARCELL	■ Tandem cell structures based on silicon base with perovskite layer increases cell efficiency up to 28%	Lab-Scale	Unclear	Medium to High
LEVEL	■ Bifacial modules capturing indirect sunlight through albedo effect	Commercially Available		Medium to High
	■ High watt class products (> 500/600W) reducing cost of handling & sub-structure	Ramping at selective OEMs		Medium to High
MODULE LEVEL	■ Module aesthetics becoming more important	Commercially Available		Zero
	■ Product diversification (e.g., flex, color, embedded electronics, form factor) Commercially Available	Commercially Available		Zero
	■ Pre-fabrication of modules – e.g., CEP mobile tracker solutions	Commercially Available		Low
SYSTEM LEVEL	■ Simplified ground-mounting systems – Commercially e.g., PEG east/west system Available	•	Low	
	■ Digital planning & engineering process to increase efficiency	Increasing deployment		Medium

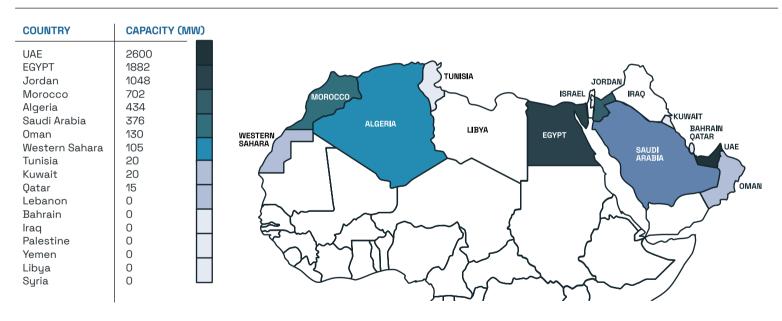
AVERAGE AUCTION PRICES FOR SOLAR PV ARE DECLINING, WITH MENA BEING ONE OF THE MOST COST-EFFICIENT REGIONS



- Recent bid prices for Solar PV technologies for projects to be commissioned by 2023 range from \$20/MWh to \$50/MWh, corresponding to a 45-50% reduction in contract prices since 2017
- Trends in regional average auction prices differ based on tender designs, funding mechanisms, and government policies on auctions
- The average auction prices in the Middle East have fallen below global averages, particularly due to Solar PV projects in the UAE
- All in all, falling auction prices are expected to increase solar PV investments, leading to increasing demand for solar panel installations

EGYPT'S OPERATING SOLAR CAPACITY IS ONE OF THE LARGEST IN THE MENA REGION

OPERATING UTILITY SCALE SOLAR CAPACITY IN ARAB SPEAKING COUNTRIES



Increasing domestic solar energy capacity indicates growing demand, showing large potential for offtake of solar PV manufacturing

EGYPT'S OPERATING SOLAR CAPACITY IS ONE OF THE LARGEST IN THE MENA REGION

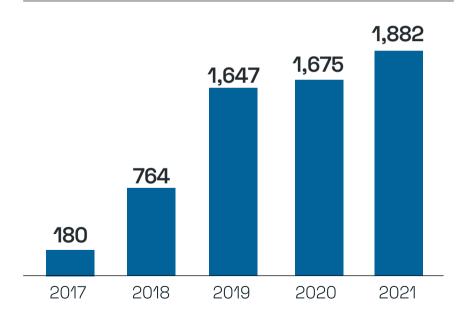
1,882 MW

OPERATING
SOLAR CAPACITY

2nd

LARGEST OPERATING SOLAR CAPACITY IN THE MENA REGION

TOTAL SOLAR ENERGY CAPACITY IN EGYPT, -2017 2021 IN MW



SC°ZINE'

EGYPT'S VISION TO BECOME A GLOBAL ENERGY LEADER BY 2030 SIGNALS HUGE POTENTIAL FOR SOLAR PV MANUFACTURING

2022

SOLAR ENERGY IS INCENTIVIZED BY THE GOVERNMENT'S VISION...

Up to 53%

Of Egypt's electricity could be generated from renewable sources by 2030 22%

Solar PV is set to be reached in the fuel mix for electricity production by 2035

Egypt's Solar Plan

Targets to install 3500 MW of solar power plants by 2027

... AND SUPPORTED BY RENEWABLE ENERGY REGULATIONS

The recent growth of solar capacity in Egypt has been driven by government support

Prime Ministerial Decree no. 104/2022 Revised incentives for feeding industries for new and renewable energy projects such as solar panels and their components, and solar power plants' components

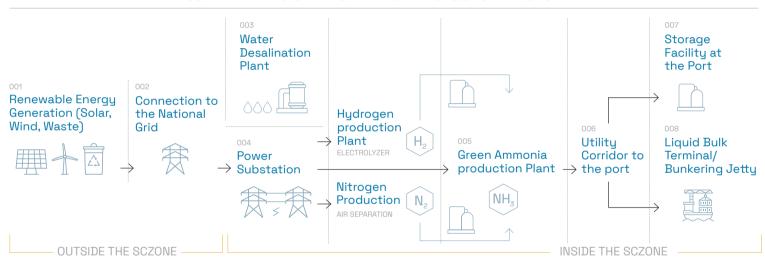
Investment projects established after the entry into force of the law will benefit from a "special investment incentive" by way of deduction from their net taxable income, as follows:

50% deduction from the investment costs

SC°Z NE'

ALIGNED WITH EGYPT'S VISION, RENEWABLE ENERGY IS AN INTEGRAL PART OF SCZONE'S NEW GREEN FUEL CLUSTER WITH PV MANUFACTURING IN FOCUS

CORE ELEMENTS OF THE GREEN FUEL PRODUCTION VALUE CHAIN



FEEDING INDUSTRIES AND SERVICES

Wind turbines manufacturing	Solar PV manufacturing	Water Desalination Membranes Manufacturing	Electrolyzer Manufacturing
Maintenance	Training		

services

SCZONE plans to host a complete green fuel production hub supported the feeding industries, where wind turbines, solar panels, electrolyzers, and water desalination membranes are produced to create efficient gains the value chain and ensure a robust manufacturing process at the global trade routes

center

2022

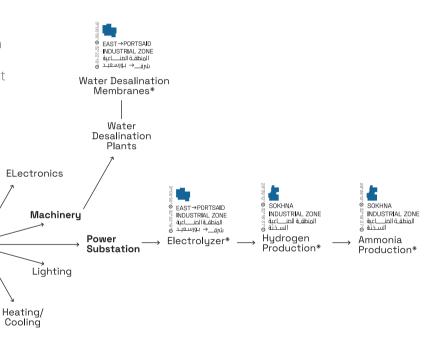
SOLAR PANELS PRODUCED IN THE SCZONE CAN BE EXPORTED OR INSTALLED DOMESTICALLY TO POWER EGYPT'S NATIONAL GRID

The SCZONE aims to build a complete ecosystem, where solar panels, electrolyzers, wind turbines and water desalination membranes are produced and used for green fuel production. SCZONE creates efficient gains along the value chain and ensures a robust manufacturing process at the heart of the global trade routes

##

SOLAR

PV



Export at the

heart of the

global trade

routes

Install on local solar

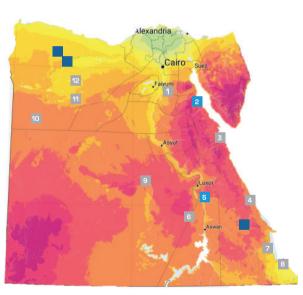
parks

Polusilicon →

INCREASING DOMESTIC RENEWABLE ELECTRICITY DEMAND IN THE INDUSTRY SECTOR SHOWS LARGE POTENTIAL FOR SOLAR PV MANUFACTURING

DDO TECT

PHOTOVOLTAIC POWER POTENTIAL INCREASES ATTRACTIVENESS OF NEW SOLAR PV INSTALLATION, INDICATING DOMESTIC DEMAND FOR SOLAR PV MANUFACTURING



	PROJECT	SIZE
1	Kuraymat	20 MW
2	Zaafarna	*50 MW
3	Hurghada	20 MW
4	Marsa Alam	6 MW
5	Kom Ombo	*200 MW
		*50 MW
		26 MW
6	Benban	1800 MW
7	Shalateen	5 MW
8	Abu Ramad	2 MW
9	Darb al arbaeen	0.5 MW
10	Siwa	10 MW
11	Abu Minqar	0.5 MW
12	Al Farafa	5 MW

SELECTIVE MARKET PLAYERS

- Daily totals 4.8 5.0 5.2 5.4 5.6

 Vearly Totals 1753 1826 1899 1972 2045

 Vearly Totals 1753 1826 1899 1972 2045

 Vearly Totals 1753 1826 1899 1972 2045
 - Long term average of PVOUT, period from 1994 (1999 in the Northeast) to 2018



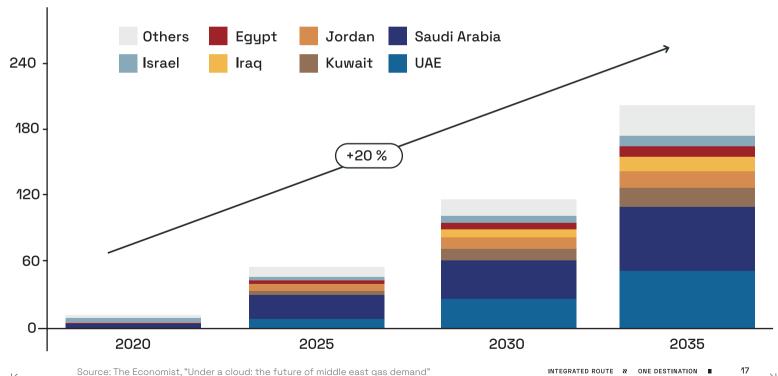
TCWA POWER?

- New solar PV projects were launched in recent years with Benban (2018) being one of the largest operating solar parks worldwide
- Potential solar projects see large opportunities due to increasing investments in renewable energy generation with large areas of high PVOUT still untapped
- There are \$37bn+ investments in the SCZONE in renewable energy generation
- Renewable electricity demand for the industry sector is increasing
- In the SCZONE specifically, renewable energy demand is increasing to power electrolyzers

Egypt has a negative trade value of Photosensitive /photovoltaic/LED semiconductor devices of -\$70 M indicating a domestic demand gap that needs to be filled

IN ADDITION TO THE DOMESTIC EFFORTS, PLANNED INSTALLATIONS IN THE MIDDLE EAST ARE GROWING AT A FAST PACE

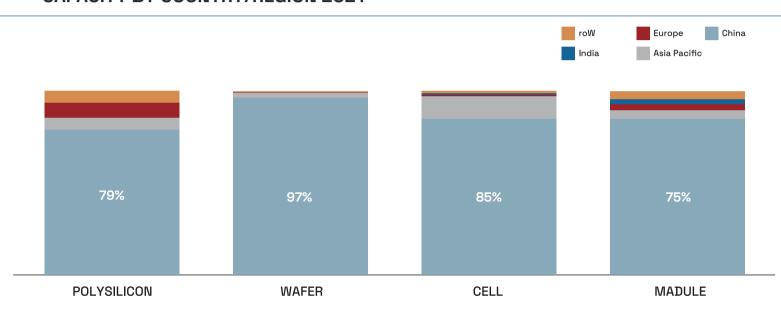
MIDDLE EAST, PROJECTED SOLAR CAPACITY IN GW



ــــــــاة الشونــــس SUEZ CANAL ECONOMIC ZONE

EVEN THOUGH CHINA CURRENTLY DOMINATES THROUGHOUT THE PV VALUE CHAIN...

SHARE OF MANUFACTURING **CAPACITY BY COUNTRY/REGION 2021**



■ The total value of global solar PV related trade increased by more than 70% YOY to reach \$40B in 2021.

■ China made up 55% of global solar panel manufacturing capacity in 2010, increasing to a share of 84% in 202.1

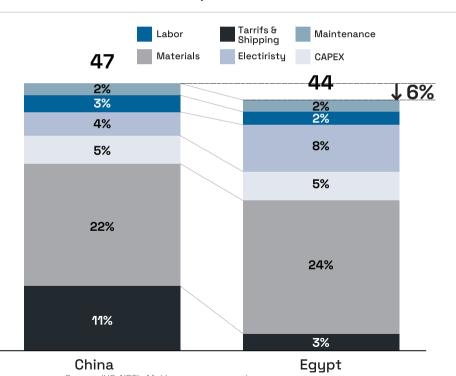
Source: IEA 2022 INTEGRATED ROUTE

ROUTE

ONE DESTINATION

EGYPT IS ~6% MORE COST COMPETITIVE THAN CHINA IN SOLAR PV MANUFACTURING, GIVEN 0 IMPORT TARIFFS FOR EGYPT AND REDUCED LOGISTICS COST

TOTAL MANUFACTURING COST, US CENTS/WATT



EGYPT'S COMPETITIVE ADVANTAGE

- No tariffs combined with lower shipping costs offsets the other (energy, materials) advantages that China has vs Egypt
- This is primarily driven by 0 import tariffs for Egyptian goods, compared to ~15-20% tariffs on Chinese products in Africa
- Potential to offer country diversification opportunity for manufacturers
- Creating export opportunities

HENCE LOCAL MANUFACTURING IN EGYPT PROVIDES THE OPPORTUNITY TO SATISFY THE GLOBAL MARKET NEEDS (1/2)



HENCE LOCAL MANUFACTURING IN EGYPT PROVIDES THE OPPORTUNITY TO SATISFY THE GLOBAL MARKET NEEDS [2/2]



- The US imported Photosensitive/ photovoltaic/LED semiconductor devices in 2020 worth \$10 bn
- Duty-free entry into the USA



- The European Union imported Photosensitive/ photovoltaic/LED semiconductor devices in 2020 with an import value of more than \$13 bn
- Egypt is one of 4 countries in Africa and 8 in the MEA region that have FTA with EU
- Elimination of customs duties on almost all industrial products



- GAFTA countries imported Photosensitive/ photovoltaic/LED semiconductor devices worth \$940 mn in 2020*
- Elimination of tariffs



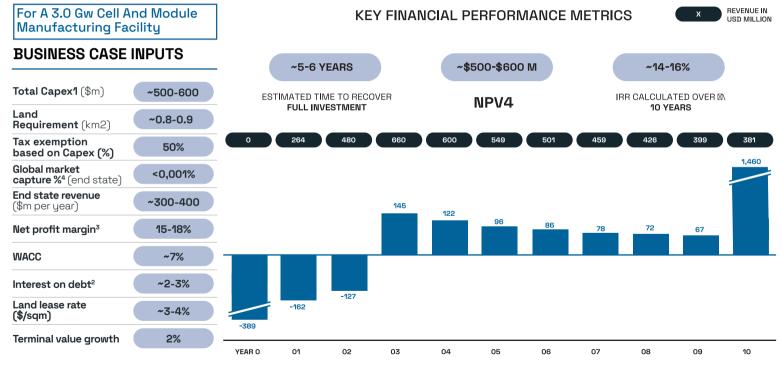
- Brazil alone imported more than \$1.1 bn worth of Photosensitive/ photovoltaic/LED semiconductor devices
- Egypt is one of only 2 countries in the MEA region that has an FTA with Mercosur countries
- Reduction of customs duties on agricultural commodities

SC°Z NE'

2022

ILLUSTRATIVE BUSINESS CASE FOR INDIVIDUAL COMPANIES INDICATES NPV OF ~ \$550M WITH CAPEX OF ~\$500-\$600M OVER A 10 YEAR INVESTMENT SCHEDULE

INVESTMENT PROFITABILITY PROFILE, NET CASH FLOW OVER 10 YEARS (\$M)



Based on a Capex requirement at a range of \$600 and \$1000 per square meter and Capex spending split 33%, 33% and 33% in the first three years respectively 50% debt to equitu ratio

Aligned with financial incentives offered by the SCZone
 Assumed full capacity of the plant delivered equal to approx. 0,0003% of global market share

SC°Z NE'

SOLAR PV

2022

ONE DESTINATION

■ INTEGRATED ROUTE ※

ONE DESTINATION

■ INTEGRATED ROUTE ※

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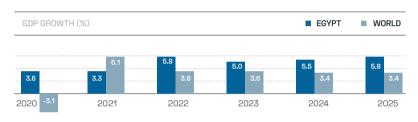
002 **CHAPTER TWO** WHY EGYPT



2022

EGYPT IS ONE OF THE LEADING ECONOMIES AND GROWING INVESTMENT HUBS IN AFRICA AND THE MIDDLE EAST

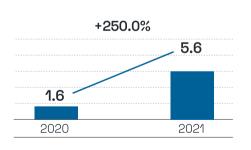
GROWTH RATE EXCEEDING GLOBAL AVERAGES

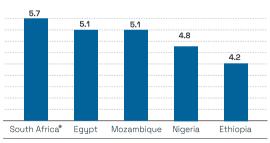


 Strong GDP growth outpacing global markets with an average growth forecast of 5.5% until 2025

GREENFIELD INVESTMENTS (\$BN)

FOREIGN DIRECT INVESTMENT (\$BN)



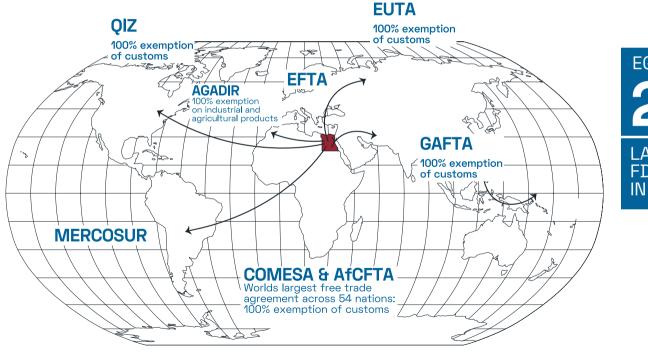


^{*}South Africa FDI excludes Naspers & Prosus \$35 BN deal

A trade and investment hub that is supported by the country's large domestic market, strategic geographic location, and large and educated talent pool

2022

WITH 12% OF GLOBAL TRADE PASSING THROUGH THE SUEZ CANAL. EGYPT IS STRATEGICALLY LOCATED AND SUPPORTED BY REGIONAL FREE TRADE AGREEMENTS





THE GOVERNMENT'S RECENT ECONOMIC AND STRUCTURAL REFORMS ARE BEARING FRUIT

LEGISLATIVE AND INSTITUTIONAL REFORMS

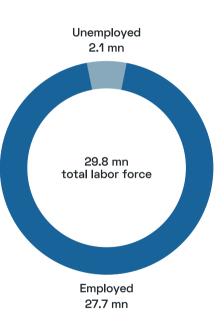
- Facilitating trade by automated customs system "Nafeza" [2021]
- Online system for filing and paying taxes [2020]
- Strengthening minority investors protection [2020]
- One-stop investor shops to obtain necessary approvals and licenses

EASE OF DOING BUSINESS SCORE



LABOR MARKET AND TALENT DEVELOPMENT

- Large and skilled labor force of 29.8 million people
- 85.8K graduates from higher technical institutes
- >150,000 teachers registered in TVET system
- >2 million students enroll in the Technical Education & Vocational Training (TVET) program annually



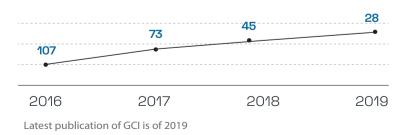
EGYPT HAS ACHIEVED HISTORICAL AND UNPRECEDENTED ACHIEVEMENTS IN THE FIELD OF INFRASTRUCTURE PROJECTS

INFRASTRUCTURE AND CONNECTIVITY

- EGP2.3tn invested into infrastructural developments over the past 7 years
- EGP1.1tn designated for road network development between 2014-2024, resulting in the construction of 7000km of newly developed roads and maintenance of 5000km of existing roads
- EGP387bn invested into the energy sector between 2014-2021, which saw Egypt achieving an electricity production surplus of >25% in 2022
- EGP50bn invested in upgrading existing airports, alongside the construction of 5 new airports in key areas across Egypt
- \$12.4bn allocated to the "National Ports Development Plan" launched in 2017 to increase total cargo tonnage handled per year from 120mn tons to 370mn tons by 2030
- 28% of total government investments allocated to the transportation sector in FY 2022/2023, of which EGP176bn are earmarked for the National Authority for Tunnels
- National high speed electric train spanning 1000 km, connecting sea- and land ports to cities and industrial areas, set to have its first phase completed in early 2023 at an investment cost of about \$8.7bn



QUALITY OF ROADS INFRASTRUCTURE, RANK



SC°Z■NE' SOLAR PV 2022

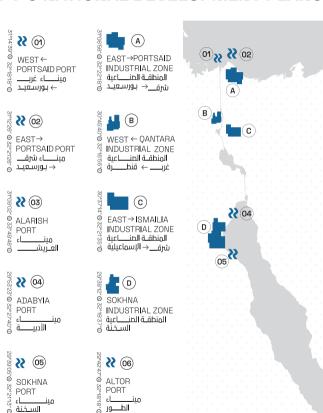




22(03)

THE SCZONE PROVIDES AN INVESTOR-FRIENDLY BUSINESS ENVIRONMENT THAT IS A CORNERSTONE FOR EGYPT'S NATIONAL DEVELOPMENT PLANS





88 (06)

SCZONE IS A PROMISING INVESTMENT ZONE LOCATED AROUND THE GLOBAL TRADE ROUTE (SUEZ CANAL) WITH

REGIONAL CONTEXT

1.3 BN

GROSS CARGO TRAFFIC/YEAR

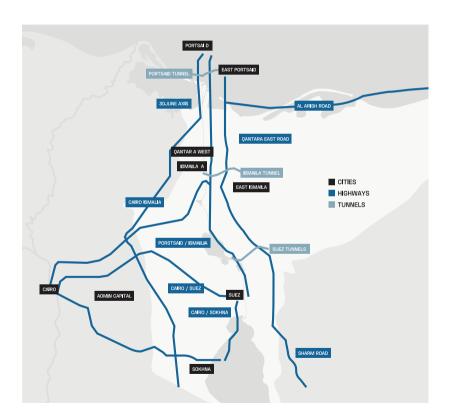
12%
INTERNATIONAL
TRADE/YEAR

>20K



THE SCZONE IS WELL CONNECTED TO EGYPT'S MODERN ROADS, RAIL AND AIRPORT NETWORK

SCZONE IS WELL CONNECTED TO THE MODERN ROADS NETWORK OF EGYPT AND ENJOYS DIRECT CONNECTION TO THE NEW SUEZ CANAL TUNNELS, FACILITATING TRANSPORTATION BETWEEN ITS TWO BANKS



THE SCZONE'S SERVICES FACILITATE KEY PROCEDURES FOR INVESTORS



SPECIAL CUSTOMS REGIME AND TRADE REGULATIONS

- Create an integrated industrial community
- Establish a logistic platform to serve international trade
- Reduce costs and time of shipments release
- Simplify and ease import/export regulations

ONE-STOP SHOP

Providing convenient integrated services under one ceiling

2022

- New Establishments & Companies registrations
- Issuing all Licenses (construction & operation... etc)
- Extracting the work permits
- Issuing residency permits for the foreign investors

ATTRACTIVE INCENTIVES AND BENEFITS FOR GLOBAL INVESTORS BUILD A CONDUCIVE BUSINESS ENVIRONMENT IN THE SCZONE [1/2]

DIRECT FINANCIAL INCENTIVES

0% CUSTOM TAX



• 0% customs on all projects' components imported from abroad under the condition of exporting the final products

Custom tax applied on imported components only

when exporting to the local market

0% VALUE ADD TAX



- 0% VAT applied on all local and foreign imports required for manufacturing, production and operation
- 14% VAT is only applied when exporting final products from SCZONE to the domestic market

CORPORATE TAX REFUND (INCENTIVES FOR 7 YEARS)



 Discount on Tax (net profit) equivalent to 50% of the project investment costs such that the incentive does not exceed 80% of the paid-in capital

EXPORT SUPPORT PROGRAM



- Industrial manufacturers for export purposes at SCZONE will benefit from the program
- Enhancing the price competitiveness at foreign markets

ATTRACTIVE INCENTIVES AND BENEFITS FOR GLOBAL INVESTORS BUILD A CONDUCIVE BUSINESS ENVIRONMENT IN THE SCZONE [2/2]

INDIRECT INCENTIVES

"THE LEGAL FRAMEWORK"



 SCZONE established and empowered by the special economic zones Law No. 83/2002 which gave a legal framework that reinforces; Flexible, Autonomous and Decision in a single place

"ONE-STOP-SHOP SERVICES"



- New Establishments & Companies registrations
- Issuing all Licenses (construction & operation.. etc)
- Extracting work permits
- Issuing residency permits for foreign investors

EXPORT & IMPORT REGULATION



- Special rules governing imports and exports from the SCZONE
- Reduced cost & time of regulatory examination of shipments
- Treating end industrial products as local products

NEW CUSTOMS GUIDE 2020 & DIGITAL TRANSFORMATION



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

5-YEAR RESIDENCY PERMIT FOR THE 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 project

CONTACT US TO LEARN MORE ABOUT INVESTMENT OPPORTUNITIES

WE WILL SUPPORT YOU EVERY STEP IN THE WAY, FROM CONCEPTUALIZATION TO IMPLEMENTATION

OO1 CONSIDER

SC°ZNE'

002 EXPLORE

OO3 PLAN

CONTACT US INVEST@SCZONE.EG

