

Prime Minister's Decree no. 1670 of 2024

The Prime Minister

Having Perused,

The Constitution;

Law no.21 of 1958 on Regulating Industry and promoting thereof;

Law no.59 of 1979 on Establishing New Urban Communities;

Law no.15 of 2017 on the Facilitation of Licensing Procedure for Industrial Establishments

Law of Investment issued by Law no.72 of 2017;

Law of Industrial Development Authority issued by Law no.95 of 2018 and its executive regulation;

Prime Minister Decree no.816 of 2019 ratifying industrial lands pricing and allocation guidelines;

Prime Minister Decree no.210 of 2021 formulating a committee to unify the rules and regulations governing industrial lands under the jurisdiction of New Urban Communities Authority;

Prime Minister Decree no.211 of 2021 formulating a committee to take the legal measures for withdrawing lands allocated for unserious investors in industrial and investment zones, replanning vacant areas in investment and industrial zones and implementing infrastructure thereof and releasing it for investment in light of the actual requirements of each governorate in addition to making procedures facilitation system for investors;

Prime Minister Decree no.2100 of 2021 formulating a committee to determine a unified entity for dealing with investor to obtain concerned entities approvals related to establishment of factories, studying investors' applications for obtaining industrial lands and setting procedures that can accelerate decision making in such applications;

Prime Minister Decree no.3265 of 2021 formulating The executive council for deepening local product and localizing industry;

Prime Minister Decree no.1669 of 2022 amended by Decree no.1767 of 2022 formulating a permanent unit in the Cabinet to solve investors' problems;

Prime Minister Decree no.2067 of 2022 formulating a committee to allocate infrastructural industrial lands by means of ownership or usufruct;

Prime Minister Decree no.3308 of 2022 regulating rules of industrial lands disposal and pricing thereof;

And after the approval of the Cabinet;

Has Decreed,

(Article I)

The Committee formulated in accordance with Prime Minister's decree no. 2067 of 2022 shall collect, study and take measures necessary for immediate allocation of infrastructural industrial lands for investors upon completing required documents.

Land disposal shall be through (Ownership – Usufruct) in accordance with the following controls:

First: Ownership:

Industrial Lands ownership shall be for the prices illustrated in (Article II) thereof. Such prices were determined guided by square meter share in infrastructure cost, provided that land price shall be paid by one of the following schemes:

First Scheme:

Paying a contractual payment of 25% of land price, and the rest shall be paid on three equal installments in addition to (10%) annual payable interest. In case of delay to pay an installment in the respective date, interest shall be counted as of the due date of the installment up to payment date in accordance with the interest rate announced by the Central Bank. Furthermore, the project shall be implemented and obtain operation license within three years as of the date of land receipt in accordance with project schedule.

Second Scheme:

- 1. Paying a contractual payment of 10% of land price with a grace period of two years as of the date of payment, and the rest shall be paid on quarterly-based equal installments for four consecutive years in addition to (10%) annual payable interest, provided that the factory is established and obtained operation license within the aforementioned grace period.**
- 2. In case of delay to pay an installment in the respective date, interest shall be counted as of the due date of the installment up to payment date in accordance with the interest rate announced by the Central Bank.**
- 3. In case of failure to pay two consecutive installments, the entity of jurisdiction shall have the right to terminate the contract with all relevant implications in accordance with the applicable regulations thereof.**
- 4. The concerned person for whom the land is allocated shall comply with all applicable allocation controls and conditions, and the governing regulations of jurisdiction entity shall be applied in case of violation thereof.**
- 5. In case of failure of the concerned person for whom the land is allocated to implement the project and obtain operation license within the grace period (two years as of the date of contractual**

payment), interest shall be imposed on unpaid amounts in accordance with the interest rate announced by the Central Bank.

The concerned persons for whom industrial lands are allocated and paid (25%) of land total price in accordance with the applicable rules, may submit an application to the entity of jurisdiction to adopt the affordable payment scheme (Second scheme) in accordance with the stipulated controls. In such case, (15%) extra of the already-paid contractual payment shall be deducted from the subsequent payable installments and the project schedule shall be modified in accordance with the new scheme (Two years as the date of contractual payment).

Second: Usufruct:

1. Usufruct shall be annual and the compensation shall be determined as (5%) of value of the ownership price per meter.
2. Annual compensation shall be fixed for the first four years of contract in accordance with cabinet's decree no (1/22/07/10). An annual accumulative increase shall be counted as (7%) for the fifth and sixth year to be mounted to (10%) annually for the rest of usufruct period.
3. Annual usufruct period shall be determined by entity of jurisdiction with a maximum of fifty years renewable (in accordance with the provisions of Article 11 of Law no.59 of 1979 on the Establishment of New Urban Communities Authority, Article 61 of Investment Law issued by Law no.72 of 2017 and Article 27 of Industrial Development Authority Law issued by Law no.95 of 2018) with the agreed upon conditions as long as the activity is ongoing and seriousness thereof is proofed through obtaining operating license and industrial register and without prejudice to the entity of jurisdiction's right to modify the compensation value of usufruct upon renewal in light of the laws, decrees and ratified regulations at such time.
4. In case of investor's delay in paying usufruct compensation in due date, due interest shall be added based on interest rate announced from the Central Bank and cancellation rules shall be applied in accordance with the governing regulations' if jurisdiction entity.
5. In case investor failed to pay two consequent installments, the entity of jurisdiction shall have the right to terminate the contract.
6. The ownership of land and facilities thereon shall be transferred to the jurisdiction entity at the end of usufruct period.

In all cases, the concerned person to the land is allocated shall be bind by all allocation controls including project implementation and operation within the maximum of three years as of the date of land receipt in accordance with set schedule, otherwise, land shall be withdrawn in addition to paying usufruct compensation during land occupation thereby.

(Article II)

Disposal on industrial lands through (ownership – usufruct) shall be in accordance with the following prices:

Ser.	Governorate	Industrial Zone	Entity of Jurisdiction	Square Meter Price (EGP)	
				Ownership	Annual Usufruct (5% of ownership price)
1	Cairo	New Cairo	New Urban Communities Authority (NUCA)	4680 (Lands)	235
				5160 (Youth Workshops)	260
		6 th October		2340 (Lands)	120
				2440 (Youth Workshops)	125
		New October		1120 (Lands)	60
		Al Shorook		2440 (Youth Workshops)	125
		Badr		1340 (Lands)	70
				2440 (Youth Workshops)	125
		15 th May		1340 (Lands)	70
				2100 (Youth Workshops)	105
		Katameya	Governorate	6400	320

Ser.	Governorate	Industrial Zone	Entity of Jurisdiction	Square Meter Price (EGP)	
				Ownership	Annual Usufruct (5% of ownership price)
2	Al Sharqia	10 th Ramadan	New Urban Communities Authority (NUCA)	1340 (Lands)	70
				2440 (Youth Workshops)	125
		New Salhyia		720 (Lands)	40
				1470 (Youth Workshops)	75
3	Damietta	New Damietta	New Urban Communities Authority (NUCA)	3340 (Lands)	170
				4880 (Youth Workshops)	245
4	Al Menoufia	Al Sadat	New Urban Communities Authority (NUCA)	1230 (Lands)	65
				1470 (Youth Workshops)	75
		Qesna Industrial		1740 (Seventh Axis)	90
			Governorate	5000 (Phases 1-2-3)	250
				4200 (phase 4)	210
5	Al Qalyubia	Obour	New Urban Communities Authority (NUCA)	2340	120
		AlSafa	Governorate	990	50
		Al Shorook		1210	65
				1335 (Comparative advantage)	70

				1515 (Comparative advantage)	80
6	Alexandria	New Borg Al Arab	New Urban Communities Authority (NUCA)	1220 (Lands)	65
				1640 (Youth Workshops)	85
7	Al Beheira	New Nubaria	New Urban Communities Authority (NUCA)	720 (Lands)	40
				1470 (Youth Workshops)	75
		Hosh Eissa	Governorate	1500	75
		Wadi Al Natron		1480 (Phase 3- 4)	75
				1530 (Phase 1- 2)	80
		Southern Part of plot no.5 Al Harir Al Senaey	Industrial and Mining Projects Authority (IMPA)	2830	145
		Northern Part of plot no.5 Al Harir Al Senaey		5310	270
8	Matrouh	New Alamin	New Urban Communities Authority (NUCA)	1540 (Lands)	80
				2920 (Youth Workshops)	150
9	Dakahlia	108 Feddan Gamasa	Governorate	1700	85
				1760 (Comparative advantage)	90
10	Suez	New Suez	New Urban Communities	1040 (Lands)	55
				2070 (Youth Workshops)	110

			Authority (NUCA)		
11	Al Faiyum	New Al Fayoum	New Urban Communities Authority (NUCA)	920 (Lands)	50
				1590 (Youth Workshops)	80
		Kom Oshim	Governorate	1430 Sector 8	75
				1625 sector (4- 6-7)	85
				1000	50
12	Beni Suef	New Bany Suef	New Urban Communities Authority (NUCA)	620 (Lands)	35
			Governorate	1425 (Youth Workshops)	75
		New Al Fashn		1080 (Lands)	55
		Kom Abo Rady		420	25
		Bayad Al Arab		420	25
		2/31		40 (without Infrastructure)	2
13	Al Minya	New Al Menia	New Urban Communities Authority (NUCA)	620 (Lands)	25
				1185 (Youth Workshops)	60
		New Malawy		920 (Lands)	50
		Al Motahra Shark	Governorate	415	25
		Wady al Saryraia	Ministry of Trade and Industry (MTI)	40 (without Infrastructure)	2

14	Sohag	New Sohag	New Urban Communities Authority (NUCA)	760 (Lands)	40
		New Akhmim		520 (Lands)	30
				1175 (Youth Workshops)	60
		Al Kawthar	Industrial Development Authority (IDA)	300	15
		West Tahta		300	15
		West Gerga		285	15
		Al Ahaywa		150 (incomplete infrastructure)	705
15	Asyut	New Assiut	New Urban Communities Authority (NUCA)	620 (Lands)	35
				1425 (Youth Workshops)	75
		Arab Al Awamer	Governorate	300	15
		Al Safa Bay Ghaleb		300	15
		Dashlot		300	15
16	Qena	New Qena	New Urban Communities Authority (NUCA)	680 (Lands)	35
		Qeft	Governorate	335	20
		Hou	Industrial Development Authority (IDA)	320	20
17	Luxor	New Tiba	New Urban Communities Authority (NUCA)	680 (Lands)	40
				1185 (Youth Workshops)	60
		Al Baghdadi	Governorate	160	10

18	Aswan	New Aswan	New Urban Communities Authority (NUCA)	620 (Lands)	35
				1250 (Youth Workshops)	65
		New Toshka		525 (Lands)	27
		Al Alaky	Governorate	180	10
		Wadi Helal Al Sebaeya		30 (without infrastructure)	105
19	Ismailia	1 st Industrial	Governorate	700	35
		2 nd Industrial			
		Al Qantara Sharq		Usufruct	67 (Phase one &two)
				Usufruct	63 (Small Industries)
20	South Sinai	Abo Redis (hand Crafts)	Governorate	Usufruct	35
21	Red Sea	Al Hamraween Al Qasdeer Center	The General Authority for the Economic Zone of The Golden Triangle	Usufruct	2
22	Port Said	Al Hod Al Samaki	Governorate	1800	90
		Ganob El Rawsa	Industrial Development Authority (IDA)	1190	60
23	New Valley	Al Kharga	Governorate	110	10
		Al Dakhla		100	5
24	Kafr El Sheikh	Metobas	Governorate	Usufruct	18

(Article III)

The concerned person to whom the land is allocated may transfer from usufruct to ownership during usufruct period with the following conditions:

- At least five years should have passed on project establishment, having operation license and industrial register and starting operation.
- Land price should have been paid, after being fully evaluated in terms of commercial price, and usufruct already paid compensation shall be deducted of such.

(Article IV)

Prices set forth in Article II thereof shall apply to contracts signed withing one year as of 23/9/2023.

As an exception of the provision of the preceding Article, prices set in decree no.3308 of 2022 shall apply to land allocations made prior to the effectiveness of the provisions of such decree and to allocation applications submitted through investment map (fifth release) with no decision made thereon.

(Article V)

Any provision contrary to the provisions of this decree shall be annulled.

(Article VI)

This decree shall be published in the Official Gazette, and competent entities shall implement thereof

Issued in The Cabinet on 13 Zi Al Qeda 1445 AH

(Corresponding to May 21, 2024).

Prime Minister

Dr. Mostafa Kamal Madbouly