

Translation of the Investment Law No. 72 of 2017

ترجمة قانون الاستثمار
رقم ٧٢ لسنة ٢٠١٧

25 June 2025

Law No. 72 of 2017 Concerning the Issuance of the Investment Law

In the name of the people President of the republic

Preamble

The House of Representatives has enacted the following Law, and we hereby promulgate it:

Issuance Provisions

Article (1) – Issuance:

The provisions of the accompanying Law shall apply to investment in the Arab Republic of Egypt.

These provisions shall govern both domestic and foreign investments, regardless of their size. Investment under this Law may be conducted under one of the following systems: the Domestic Investment System, the Investment Zones System, the Technological Zones System, or the Free Zones System.

Article (2) – Issuance:

The provisions of the accompanying Law shall not prejudice any advantages, tax exemptions, guarantees, or incentives granted to existing companies and establishments as of the effective date of this Law.

Such entities shall retain those benefits until the expiration of their respective terms, in accordance with the applicable laws and agreements from which such benefits are derived. The provisions of the accompanying Law shall not derogate from the provisions of Law No. 7 of 1991 concerning State-owned Private Property, the Law on Special Economic Zones promulgated by Law No. 83 of 2002, Law No. 14 of 2012 on Integrated Development in the Sinai Peninsula, or Law No. 15 of 2017 on Facilitating the Licensing Procedures for Industrial Establishments.

Nor shall the provisions of the accompanying Law affect the substantive conditions stipulated for granting approvals, permits, and licenses under any other laws.



Article (3) – Issuance:

The term “Investment Law” shall replace the phrase “Law on Investment Guarantees and Incentives” wherever it appears in existing laws and decrees.

Article (4) – Issuance:

Joint stock companies subject to this Law shall be exempt from the application of Law No. 113 of 1958 regarding the appointment of employees in joint stock companies and public institutions.

Such companies shall also not be subject to the provisions of Law No. 73 of 1973 concerning the election procedures of workers' representatives on the boards of public sector units, joint stock companies, associations, and private foundations.

The company’s internal regulations shall specify the manner in which employees participate in its management.

Article (5) – Issuance:

Disputes arising from the application of this Law and its accompanying provisions shall be excluded from the scope of Law No. 7 of 2000 establishing reconciliation committees for disputes involving ministries and public legal persons.

Article (6) – Issuance:

Complaints and applications currently under review by the Investment Dispute Resolution Committee and the Investment Contract Dispute Settlement Committee shall be referred, upon formation, to the two committees stipulated in Articles 85 and 88 of the accompanying Law, without the need for any additional procedures.

Article (7) – Issuance:

Employees covered by the third paragraph of Article (20) of the Investment Law promulgated by Law No. 230 of 1989 shall continue to enjoy the same conditions granted to them.

The provisions herein shall not prejudice the profit distribution system applied to companies existing at the time this Law enters into force, where such system is more favorable to them.



Article (8) – Issuance:

The Law on Investment Guarantees and Incentives promulgated by Law No. 8 of 1997 shall be repealed, as shall any provision contrary to the provisions of this Law or the accompanying Law.

Article (9) – Issuance:

The Prime Minister shall issue the Executive Regulations of the accompanying Law upon the proposal of the competent Minister and following Cabinet approval, within ninety (90) days from the effective date of this Law.

Until such Regulations are issued, existing regulations and decrees shall remain in force insofar as they do not conflict with the provisions of this Law.

Article (10) – Issuance:

This Law shall be published in the Official Gazette and shall enter into force on the day following its publication.

This Law shall bear the seal of the State and shall be enforced as one of its laws.

Investment Law

Part One: General Provisions – Chapter One: Definitions

Article (1):

For the purposes of applying the provisions of this Law, the following terms and expressions shall have the meanings assigned to each of them:

Investment: The utilization of capital to establish, expand, develop, finance, own, or manage an investment project that contributes to achieving the country's comprehensive and sustainable development.



Investor: Any natural or legal person, whether Egyptian or foreign, regardless of the legal system to which they are subject, who invests in the Arab Republic of Egypt in accordance with the provisions of this Law.

Investment Project: Engagement in any investment activity in the sectors of industry, agriculture, commerce, education, health, transport, tourism, housing, construction, sports, electricity, energy, natural resources, water, communications, and technology. The competent Minister of Investment, in coordination with the relevant ministries, may add other sectors in accordance with the national economic development plan. The Executive Regulations shall determine the conditions, scope, and controls for carrying out these activities.

Special Incentives: The incentives stipulated in Articles 11 and 11-bis of this Law.

Capital: All types of assets involved in an investment project, regardless of their nature, provided they have monetary value. These include, in particular:

- Tangible and movable assets, as well as any other real or in rem rights.
- Shares, founders' shares, and non-government bonds.
- Intellectual property rights and moral rights used in establishing or expanding projects, such as patents, trademarks, and trade names registered in any member state of the World Intellectual Property Organization or under international registration rules provided by applicable international agreements.
- Concessions or contracts granted under public utility laws or similar laws, and all comparable rights granted pursuant to the law.

Supreme Council: The Supreme Council for Investment.

Competent Minister: The Minister responsible for investment affairs.

Competent Ministry: The Ministry responsible for investment affairs.

Authority: The General Authority for Investment and Free Zones (GAFI).

Domestic Investment: A system of investment whereby an investment project is established, operated, or managed outside of Free Zones, in accordance with the provisions of this Law.

Free Zone: A part of the territory of the State, located within its borders and under its administrative authority, in which special customs and tax rules apply.



Investment Zone: A geographically designated area, defined in size and boundaries, allocated for one or more specialized investment activities and their complementary services, developed and managed by a licensed zone developer.

Developer: Any legal person licensed to establish, manage, develop, or promote an investment zone in accordance with this Law.

Competent Authorities: Administrative bodies or public utility companies authorized to issue approvals, permits, or licenses.

Investor Service Center: An administrative unit established at the Authority or its branches, tasked with simplifying and expediting procedures for obtaining all required approvals, permits, and licenses for investment projects within the legally prescribed timeframes, and providing the necessary information and data.

Representative of the Competent Authority: The designated official from the competent administrative authority or public utility company working within the Investor Service Center at the Authority or its branches, empowered under this Law to issue necessary approvals, permits, and licenses in accordance with technical requirements of relevant legislation and the investment procedures manual issued by the Authority.

This representative also exercises all the powers vested in the competent authority regarding land allocation and issuing licenses, in order to facilitate and support investment.

Competent Authority: The relevant minister, governor, chairman of the authority or agency, board of directors, or the chairman or board of a public utility company, as applicable.

Accredited Offices: Offices licensed by the Authority to issue approvals, permits, and licenses, operate in reviewing project procedures and documentation, and issue certification of compliance.



Part One: General Provisions

Chapter Two: Objectives and Principles of Investment

Article (2):

Investment in the Arab Republic of Egypt aims to raise economic growth rates, increase domestic production, create employment opportunities, encourage exports, and enhance competitiveness, thereby contributing to comprehensive and sustainable development.

All relevant State authorities shall endeavor to attract and incentivize both domestic and foreign investments.

Investment shall be governed by the following principles:

- Equal investment opportunities and consideration of equal access, regardless of the size or location of the project and without discrimination based on gender.
- State support for startups, entrepreneurship, and micro, small, and medium enterprises (MSMEs) to empower youth and small investors.
- Consideration of all social dimensions, and the protection of the environment and public health.
- Freedom of competition, prevention of monopolistic practices, and consumer protection.
- Good governance, transparency, sound administration, and the avoidance of conflicts of interest.
- Stability and consistency of investment policies.
- Expedient processing of investor applications and facilitation of procedures to serve their legitimate interests.
- The State's right to safeguard national security and the public interest.

These investment principles shall be binding upon both the investor and the State within the scope of their respective obligations.



Part Two: Investment Guarantees and Incentives

Chapter One: Investment Guarantees

Article (3):

All investments established in the Arab Republic of Egypt shall be treated fairly and equitably. The State shall ensure that foreign investors receive treatment no less favorable than that accorded to national investors.

By exception, preferential treatment may be granted to foreign investors by decision of the Cabinet, based on the principle of reciprocity.

Invested funds shall not be subject to any arbitrary measures or discriminatory decisions.

The State shall grant non-Egyptian investors residency in Egypt for the duration of their projects, without prejudice to applicable laws and as detailed in the Executive Regulations of this Law.

The State is committed to respecting and enforcing contracts it concludes.

Investment projects established through fraud, misrepresentation, or corruption shall not be entitled to any protections, guarantees, advantages, or exemptions under this Law. Such findings must be established by a final judgment of the competent court or arbitral award.

All decisions related to the investment project shall be reasoned and communicated to the concerned parties, as prescribed by the Executive Regulations of this Law.

Article (4):

Investment projects may not be nationalized.

The expropriation of investment property may only occur for public benefit, and shall be subject to the payment of fair compensation in advance without delay.

Compensation must reflect the fair economic value of the expropriated asset on the day preceding the expropriation decision, and shall be freely transferable.

Investment projects may not be placed under administrative custodianship, nor may they be seized except pursuant to a final judicial ruling, and only under circumstances defined by law.



The attachment, confiscation, or freezing of assets of investment projects may only occur by court order or final judgment, except for tax debts and social insurance contributions owed to the State, which may be collected through all types of seizures—without prejudice to any contractual terms between the State or public legal persons and the investor.

No administrative authority may issue general regulatory decisions imposing new financial or procedural burdens related to the establishment or operation of projects governed by this Law, nor may they impose or amend fees or service charges thereon, except following consultation with the Board of the Authority and the approval of both the Cabinet and the Supreme Council.

Article (5):

Administrative bodies may not cancel project licenses, suspend operations, or withdraw allocated lands except after notifying the investor of the alleged violations, hearing their viewpoint, and providing a suitable period to rectify the issue.

In all cases, the opinion of the Investment Authority must be obtained before issuing any such decision. The Authority shall render its opinion within seven days of receiving a complete request.

The investor may file a grievance against such a decision before the committee referenced in Article 83 of this Law.

The Executive Regulations shall govern the rules and procedures for implementing this Article.

Article (6):

The investor shall have the right to establish, expand, and finance investment projects from abroad without restrictions and in foreign currency. The investor shall also have the right to own, manage, utilize, dispose of, repatriate profits, and liquidate the project and transfer all or part of the liquidation proceeds abroad, without prejudice to the rights of third parties.

The State shall permit the free and unrestricted transfer of all monetary transactions related to foreign investment into and out of its territory in freely convertible currency. It shall also permit conversion of local currency into freely usable currency without delay.



In the event of liquidation, the competent administrative authorities must notify the Authority and the company under liquidation of any outstanding obligations within a maximum of 120 days from the date the liquidator submits a formal request with the required documents.

Failure to notify within this period shall constitute a discharge of liability for the company under liquidation—without prejudice to any criminal or disciplinary liability arising from false statements or undue delays.

All procedures shall be conducted in accordance with the Executive Regulations of this Law.

Article (7):

Without prejudice to laws and regulations governing importation, investment projects governed by this Law may import, either directly or through third parties, all necessary raw materials, production inputs, machinery, spare parts, and transportation equipment relevant to their activity, without the need for registration in the Importers Register.

Such projects may also export their products directly or indirectly, without license and without registration in the Exporters Register.

Projects that import or export under this Article must submit a quarterly report to the Authority detailing the types and quantities imported or exported, as applicable.

Article (8):

Investment projects shall have the right to employ foreign workers up to 10% of the total workforce. This percentage may be increased to a maximum of 20% where it is not feasible to recruit qualified local labor, in accordance with rules specified in the Executive Regulations.

For certain strategic projects of particular importance, which shall be designated by a decision of the Supreme Council, exceptions may be made to the above limits, provided that national labor is trained accordingly.

Foreign employees in investment projects shall have the right to repatriate all or part of their earnings abroad.



Part Two: Investment Guarantees and Incentives

Chapter Two: Investment Incentives

Section One: General Incentives

Article (9):

All investment projects governed by this Law, whether established before or after its entry into force and regardless of their legal form, shall enjoy the general incentives provided under this Chapter.

This does not apply to projects established under the Free Zones System.

Article (10):

Contracts for the establishment of companies and establishments, as well as credit facilities and mortgages related to their business, shall be exempt from stamp duty and notarization and registration fees for a period of five years from the date of registration in the commercial register.

The same exemptions apply to contracts for registering land necessary for establishing companies and establishments.

Companies and establishments subject to the provisions of this Law shall also be subject to Article (4) of the Customs Law regarding the imposition of a unified customs duty rate of 2% (two percent) of the value on all imported machinery, equipment, and devices required for establishment.

This unified rate also applies to all such imports by companies and establishments engaged in public utility projects for their establishment or completion.

Without prejudice to the provisions of temporary release under Customs Law No. 66 of 1963, investment projects of an industrial nature may import molds, templates, and similar production inputs free of customs duties for temporary use in manufacturing their products, provided they are re-exported.

Release and re-export shall be based on shipping documents, which must be registered in records maintained by the General Authority for Investment (GAFI) in coordination with the Ministry of Finance.



Article (11):

Investment projects established following the enactment of this Law, in accordance with the investment map, shall be granted a tax deduction from the net taxable profits as follows:

- A deduction of 50% of the investment costs for Sector (A):

This includes the geographic areas most in need of development as per the investment map and data from the Central Agency for Public Mobilization and Statistics (CAPMAS), approved by the national economic and social development plan and in accordance with the distribution of investment activities set out in the Executive Regulations.

- A deduction of 30% of the investment costs for Sector (B):

This includes the rest of the Republic, and applies to the following projects:

- Labor-intensive projects as defined in the Executive Regulations.
- Medium and small enterprises.
- Projects relying on or producing new and renewable energy.
- National and strategic projects as determined by the Supreme Council.
- Tourism projects as determined by the Supreme Council.
- Electricity generation and distribution projects as defined by a Prime Ministerial decree.
- Export-oriented projects.
- Automotive industry and its supporting industries.
- Wood, furniture, printing, packaging, and chemical industries.
- Antibiotics, oncology drugs, and cosmetic manufacturing.
- Food, agricultural products, and recycling of agricultural waste.
- Engineering, metal, textile, and leather industries.



In all cases, the investment incentive shall not exceed 80% of the paid-up capital at the commencement of operations, and the deduction may not exceed seven years from the date of starting the activity.

The Prime Minister shall issue a decree—based on a joint proposal from the competent minister, the Minister of Finance, and the relevant minister—specifying the distribution of sub-sectors in Sectors (A) and (B).

The Executive Regulations shall define the concept of investment cost, the geographic scope of Sectors (A) and (B), and the conditions and rules for granting special incentives, including sub-sector activities listed in the Prime Ministerial decree upon issuance.

Article (11 bis):

Without prejudice to other incentives and exemptions, investment projects engaged in specific industrial activities, as determined under this Article, including their expansions as referred to in the final paragraph of Article (12), shall be granted a cash investment incentive ranging between 35% and 55% of the tax paid with the income tax return from the activity.

The Ministry of Finance must disburse this incentive within 45 days from the deadline for filing the return. Delay incurs a penalty based on the Central Bank's announced credit and discount rate on the preceding January 1st. The incentive shall not be considered taxable income.

To qualify, at least 50% of project financing must come from foreign currency sources by the start of operations. The project must begin operations within six years of this Article's effective date, extendable once for up to six years by Cabinet decision based on a joint proposal from the competent minister, Minister of Industry, and Minister of Finance.

The Cabinet shall, based on a joint proposal, issue a decree specifying the qualifying industries, regions, and durations (not exceeding 10 years), along with the incentive rates and payment mechanisms.



Article (12):

To benefit from the special incentives under Article (11), the following conditions must be met:

- Establishment of a new company or entity for the investment project.
- Incorporation must occur within three years from the date the Executive Regulations come into force; this may be extended by Cabinet decision, based on a proposal from the competent minister, for up to nine additional years.
- The company/entity must maintain regular accounting records. If operating in multiple regions, each region must have independent accounts to benefit from its applicable rate.

None of the shareholders or partners may contribute or use any tangible assets from an existing business at the time this Law takes effect to establish the new project. Also, liquidation of an existing business during the relevant period with the intent to establish a new incentive-eligible business shall void eligibility, and all tax dues must be paid.

Existing projects may benefit from these incentives upon expansion, defined as capital increases through the addition of new assets that raise production capacity, in accordance with rules issued by the Cabinet.

Part Two: Investment Guarantees and Incentives:

Chapter Two: Investment Incentives:

Section Three: Additional Incentives

Article (13):

Additional incentives may be granted by Cabinet decision to projects under Articles (11) and (11 bis), including:

- Establishment of dedicated customs outlets for project imports/exports with the agreement of the Minister of Finance.
- State contribution to all or part of utility connection costs to project property after commencement.



- State contribution to part of the cost of technical training for workers.
- Reimbursement of 50% of land value allocated to industrial projects if production starts within two years of land handover.
- Allocation of land free of charge for strategic projects, subject to applicable legal conditions.
- Exemption from land usufruct fees for up to 10 years from commencement of operations, upon proposal by the competent minister.

The Prime Minister may exempt projects under Articles (11) and (11 bis) from up to 50% of infrastructure and service contributions.

The Treasury may also cover up to 50% of basic utility consumption costs for up to 10 years, according to rules issued by the Supreme Council.

The Cabinet may, upon proposal by the competent minister, introduce new non-tax incentives when necessary. The Executive Regulations shall define the conditions and procedures for these incentives.

Article (14):

The CEO of the General Authority for Investment, or their delegate, is authorized to issue certificates granting the incentives stated in Articles (10), (11), (11 bis), and (13).

These certificates are final and self-executing, and all relevant authorities must act upon them and abide by the data contained therein.



Part Two: Investment Guarantees and Incentives:

Chapter Three: Corporate Social Responsibility of the Investor

Article (15):

To promote comprehensive and sustainable development, investors may allocate a percentage of annual profits to establish a community development system outside their projects. This may include:

- Environmental protection and improvement measures.
- Healthcare, social, or cultural services or programs, or other development initiatives.
- Supporting technical education, or funding studies and awareness campaigns for production improvement, in cooperation with universities or research institutions.
- Training and scientific research.

Spending in these areas—up to 10% of annual net profits—is deductible as per Article 23(8) of the Income Tax Law No. 91 of 2005.

The competent minister, in coordination with relevant ministries, may establish a list of exemplary investment projects engaged in community development, categorized by region, sector, or other criteria.

Under no circumstances may community development activities be used for political, partisan, or religious purposes or to discriminate among citizens.

The Executive Regulations shall outline additional rules for implementing this system.



Part Three: Investment Systems

Chapter One: Domestic Investment System – General Provisions: Section One: Investment Plan and

Article (16):

The competent ministry shall propose the investment plan, which sets forth investment policies, project priorities aligned with national economic and social development strategies, and applicable investment systems.

The plan shall be approved by the Supreme Council.

Part Three: Investment Systems:

Chapter One: Domestic Investment System – General Provisions:

Section Two: Investment Map

Article (17):

The investment plan shall include an investment map defining investment types and systems. The General Authority for Investment shall prepare the draft map in full coordination with all relevant State bodies.

The map must contain all necessary data, including: property nature and location, activity, sector, pricing, disposal mechanism, utilities, granted incentives and guarantees, target market size, export incentives, required licenses and permits, competent authorities, timeframes for issuance, and all applicable fees.

All competent authorities shall provide the Authority with relevant data.

The plan and map must be reviewed at least once every three years or whenever necessary upon the Authority's recommendation.



Article (18):

The procedures and timelines set out in this Law shall apply to investment services. However, any laws or systems offering simpler procedures or shorter timeframes shall remain in effect.

Article (19):

Within 90 days from the Law's entry into force, and after coordination with relevant authorities, the General Authority for Investment shall issue a guide outlining the conditions, procedures, and deadlines for property allocation and issuance of approvals, permits, and licenses for activities under this Law.

The guide shall be made available online and through printed publications.

The Authority shall regularly update this guide in line with any changes to applicable legislation.

All government bodies must, within 60 days of the Law's entry into force, provide the Authority with the necessary data, documents, and forms to prepare the guide.

The Executive Regulations shall define the related rules and requirements.

Article (20):

Without prejudice to the provisions of Article (23) of this Law, the Council of Ministers may, by resolution, grant companies—regardless of their legal form, whether existing or newly established for the purpose of launching new investment projects, strategic or national projects contributing to development in the sectors and according to the criteria defined by a decision issued by the Council of Ministers, or public-private partnership projects involving the State, public sector, or public business sector in public utilities, infrastructure, new and renewable energy, roads, transportation, or ports—a **single approval** for establishing, operating, and managing the project. This approval shall include, among other things, the necessary building permits and allocation of the required real estate and shall be effective ipso jure without the need for any further procedures.

Such approval may include the application of one or more of the incentives stipulated in this Law to the project.

The General Authority, in coordination with the relevant authorities, shall monitor the compliance of the companies referred to in the first paragraph of this Article with the conditions and regulations governing the establishment, operation, and management of the project in accordance with applicable laws and regulations, through a committee formed for this purpose.



In case the company violates the stated conditions and regulations, it shall be formally warned by a registered letter with acknowledgment of receipt, specifying the alleged violations, and shall be given the opportunity to present its defense and a reasonable period to remedy or correct the violation. If the company fails to do so within the specified period, the implementation of the project or its activities may be suspended, or it may be deprived of one or more of the applicable incentives, depending on the gravity of the violation, for a specified period not exceeding one year. If the same violation persists, the single approval granted to the company may be revoked by a decision of the Council of Ministers, upon a joint proposal by the competent minister and the concerned minister.

The Executive Regulations of this Law shall specify the conditions, rules, and procedures for implementing the provisions of this Article.

Part Three: Investment Systems:

Chapter One: Domestic Investment System – General Provisions

Article (21):

An administrative unit shall be established within the General Authority and its branches under the name “Investor Services Center”, with the purpose of simplifying and facilitating investment procedures.

The Center shall be responsible for providing services relating to the incorporation of companies and the establishment of their branches, as well as the authentication of minutes of board and general assembly meetings, capital increases, changes of activity, liquidation procedures, and other company-related matters.

The Center shall also receive investor applications for approvals, permits, allocation of real estate, and various licenses required to establish or operate investment projects, and shall decide on such applications in accordance with the laws and regulations and within the time limits stipulated in this Law.

Services of the Center shall be gradually automated and digitized as soon as possible, in accordance with the provisions of the Executive Regulations, through electronic linkage networks and other required technical means.



The Center shall include representatives from the competent authorities as determined by their respective laws. These representatives shall be under the supervision of the Authority during their time at the Investor Services Center and shall comply with the rules and procedures established by the Authority's Board of Directors for the Center's operations.

By way of exception to any other law, the representatives of the competent authorities, pursuant to the provisions of this Law, shall have the power to issue approvals, permits, and licenses, in accordance with the technical requirements prescribed in their governing laws and the investment procedures manual issued by the Authority. This includes all powers of the competent authority in relation to real estate allocation and the issuance of approvals, permits, and licenses required for investment activities, in accordance with this Law.

The Board of Directors of the Authority shall determine the governmental bodies and public utility companies that form part of the Investor Services Center. The Chief Executive Officer of the Authority shall coordinate with these entities to determine the necessary number of primary and reserve representatives, as well as their job grades, so that they are qualified to perform their duties within the Center. The Executive Regulations shall establish the rules for selecting and assigning these representatives.

Except in cases involving accreditation certificates referenced in the following Articles, the representatives of the authorities at the Investor Services Center and the relevant employees of the administrative entities must request any missing documents required for issuing approvals, permits, or licenses within two business days from the date of submission.

Otherwise, the application shall be deemed complete, and no additional documents may be requested from the investor after this period.

In all cases, the investor shall have the right to fulfill the technical and other requirements and procedures necessary for investment through accreditation offices, or by applying directly to the competent authorities, or through their representatives at the Investor Services Center.

Article (22):

An investor, or their representative, may assign a licensed accreditation office, authorized by the Authority, to review the documents required for obtaining approvals, permits, and licenses necessary for establishing, operating, or expanding the investment project. The office shall determine whether such documents meet the technical, financial, and other procedural requirements stipulated by this Law and other relevant laws.



Accreditation offices shall, in the exercise of their functions, comply with the professional responsibility rules specified in the Executive Regulations, particularly the following:

- Adherence to applicable laws and relevant decisions.
- Exercising due diligence in verification, documentation, and accreditation.
- Avoiding conflicts of interest.
- Maintaining the confidentiality and privacy of applicant information.

Accreditation offices may operate independently or in cooperation with specialized accreditation groups.

The Executive Regulations shall determine the legal form of accreditation offices.

Licenses shall be issued to accreditation offices possessing the necessary expertise to carry out their functions, in accordance with the conditions, rules, and procedures set forth in the Executive Regulations, including the obligation to obtain annual insurance coverage against risks and damages arising from their activities, and the basis for determining service fees.

A special register shall be created at the Authority to record licensed accreditation offices, and the relevant administrative authorities shall be notified.

Licensing of accreditation offices shall be subject to a fee not exceeding EGP 20,000, with categories specified by the Executive Regulations. The license shall be renewed annually, subject to the same fees applicable to initial licensing.

Accreditation offices shall issue an accreditation certificate to the investor under their own responsibility, valid for one year. The certificate shall state whether the project meets all or some of the requirements under the relevant laws and regulations governing the issuance of approvals, permits, and licenses. A copy of the certificate shall be sent to the competent authority in the manner prescribed by the Executive Regulations. Certificates submitted more than one year after their issuance shall not be recognized.

This certificate shall be accepted by the competent authority, its representative at the Investor Services Center, and other administrative entities. This does not preclude the competent authority or its representative from raising a substantiated objection to the certificate within ten business days from the date of submission. If no objection is made within this period, the investor's application shall be deemed accepted, and an approval shall be issued by the Authority's CEO, pursuant to Article (25) of this Law.

The accreditation certificate shall be considered an official document for the purposes of the Penal Code.



Without prejudice to civil or criminal liability, as applicable, the issuance of a false certificate or one that violates the rules specified in Article (25) shall entitle beneficiaries to receive the value of the insurance, and the office responsible shall be struck off the register for a period not exceeding three years by a decision of the Authority's Board of Directors. In case of repeat violations, the removal shall be permanent.

The Executive Regulations shall set out the procedures for implementing this Article.

Article (23):

The investor shall pay to the Authority all fees and other amounts imposed by applicable laws on behalf of the entities providing investment services.

The Authority shall be entitled to collect a service fee for actual services rendered to investors. The Board of Directors of the Authority shall issue a decision specifying the categories, rules, conditions, and procedures for collection.

Article (24):

Without prejudice to the time limits applicable to applications submitted with an accreditation certificate, the competent authorities shall review investment applications submitted through the Investor Services Center and determine whether they meet the requirements set forth in this Law. A decision must be issued within sixty (60) days from the date of submission of a complete application. If no decision is made within this period, the application shall be deemed approved, and an official approval shall be issued by the CEO of the Authority, in accordance with Article (25).

In all cases, the applicant must be notified of the decision—whether approval or rejection—by registered letter with acknowledgment of receipt, within seven (7) days of the expiration of the aforementioned period.

Interested parties may appeal a rejection before the committee provided for in Article (83) of this Law.



Article (25):

The Chief Executive Officer of the Authority shall issue the approvals referenced in Articles (22) and (24) of this Law using the forms prepared for this purpose, in the manner specified by the Executive Regulations.

Article (26):

In alignment with the State's economic development plan or for the purpose of completing the investment map, the Authority may obtain approvals, permits, or licenses necessary for activities on land designated for investment prior to its allocation to investors. In such cases, the value of the applicable fees and other financial obligations owed to the competent authorities for these approvals or permits shall be collected from the investor upon the completion of the land allocation procedures.

The relevant authorities shall facilitate the issuance of such approvals, permits, or licenses in accordance with the procedures and timeframes specified in the Executive Regulations.

Article (27):

All personnel responsible for implementing the provisions of this Law in relevant competent authorities shall adhere to its objectives, principles, procedures, and deadlines, as well as those set out in its Executive Regulations.

Facilitating investor procedures and efficiently fulfilling their legitimate interests shall be key performance indicators for evaluating such personnel and determining their functional responsibility.



Article (28):

The Prime Minister may, upon the proposal of the Board of Directors of the General Authority and presentation by the competent minister and the concerned minister, issue a decision to establish specialized investment zones in various fields, including logistics, agricultural, and industrial zones. The decision must specify the location and coordinates of the zone, the nature of permitted activities, the timeframe for completing the establishment procedures, and any general conditions for conducting such activities.

The developer responsible for the investment zone must undertake the necessary establishment procedures according to the implementation schedule specified in the license; otherwise, the license shall be deemed void.

The Prime Minister, or his delegate, may grant the licensee an additional grace period based on justifications submitted and after approval from the Authority's Board.

Projects operating within investment zones shall be subject to the provisions of Chapters One and Two of this law, provided they do not conflict with the nature of this system.

They shall also be subject to the regulations governing temporary customs admission and duty drawback as stipulated in the relevant laws, regulations, and decisions.

Additional activities may be added by decision of the Prime Minister upon the recommendation of the competent minister.

Article (29):

Each investment zone shall have a Board of Directors formed by decision of the competent minister in coordination with the concerned minister, based on the type and specialization of the zone.

The board is responsible for developing the work plan and the standards for activity practice within the zone, subject to approval by the Authority's Board. It also approves the establishment of investment projects within the zone and submits quarterly reports to the Authority as per the executive regulations. Meeting minutes must be sent to the Authority for ratification.

The Board may license private sector companies to develop, manage, or promote investment in these zones.



Board members must disclose all their assets annually, reviewed by an independent body to ensure no actual or potential conflict of interest, and a report shall be submitted to the Supreme Council via the competent minister.

Article (30):

Each investment zone shall have an Executive Office staffed by Authority employees appointed by the Authority's CEO and approved by the competent minister. The office implements the Board's decisions regarding approvals, permits, and licenses, including building permits within the zone.

The investor shall pay the Authority a service fee for each actual service provided by the Executive Office, not exceeding 0.1% of the investment cost, as specified in the law's executive regulations.

Article (31):

In addition to other duties, the Chairperson of the zone's Board licenses projects within the zone to practice their activities.

The license must include the purposes for which it was issued and its validity period. It may not be wholly or partially transferred without the Board's approval. Any refusal or denial must be justified in writing, and the concerned party may appeal to the committee specified in Article (83) of this law.

This license is sufficient when dealing with government agencies for services, facilitations, benefits, and exemptions, without needing registration in the industrial registry, unless the investor requests otherwise. A copy of the license must be sent to the relevant authority for statistical purposes. No other administrative body may take any action within the investment zones or their projects without prior approval from the Authority.

The licensee only enjoys the guarantees, incentives, and benefits stipulated in this law to the extent specified in the license.



Part Three: Investment Systems:

Chapter Three: Investment System in Technological Zones

Article (32):

The Prime Minister may, based on a proposal from the Authority's Board and a request from the minister responsible for communications and information technology, license the establishment of technological zones in fields such as ICT industries, electronics design and development, data centers, outsourcing, software development, technology education, and related or complementary activities, in accordance with the law's executive regulations.

Additional activities may be added by a Prime Ministerial decision upon a joint proposal from the competent minister and the ICT Minister.

All equipment, tools, and machinery required to practice licensed activities in the tech zones are exempt from taxes and customs duties, under conditions defined by the executive regulations.

Projects in these zones enjoy the special incentives stipulated in Article (11) of this law, according to their sector.

Each tech zone has a Board of Directors formed by decision of the ICT Minister in coordination with the competent minister. The Board sets standards and approves project establishment within the zone.

Board members must disclose all their assets annually, reviewed by an independent body to confirm no conflict of interest, and a report is submitted to the Supreme Council via the competent minister.

Investment in technological zones is subject to the provisions of Chapters One and Two of this law, insofar as they do not conflict with the nature of this system.

The executive regulations specify the operational requirements, controls, and management methods.



Article (33):

Establishing a free zone that encompasses an entire city requires a law.

The Cabinet may, upon proposal by the competent minister and approval from the Authority's Board, establish general free zones for approved projects—regardless of legal form—that primarily aim to export. The establishment decision must specify the location and boundaries.

The general free zone is managed by a Board of Directors appointed by the Authority's CEO and approved by the competent minister. Board members must annually disclose all assets to an independent body to ensure no conflict of interest, with a report submitted to the Supreme Council via the competent minister.

The board is responsible for proposing and implementing regulations for zone management, executing the provisions of this law and its executive regulations.

The Cabinet may also, upon recommendation by the competent minister, approve the creation of private free zones limited to one or more projects of a similar nature, as needed. The executive regulations govern their operations and governance.

Article (34):

Without prejudice to the provisions of Law No. 133 of 2010 regarding the licensing of petroleum refining projects to operate under the free zones system, and while respecting the legal status of companies already licensed to establish free zone projects at the time this law comes into effect, it shall be permissible—upon the approval of the Supreme Council of Energy—to license the establishment of projects under the free zones system in the fields of petroleum manufacturing, fertilizers, iron and steel, natural gas processing, liquefaction and transport, and energy-intensive industries.

However, it is prohibited to license projects in free zones in the fields of alcohol and liquor manufacturing, arms, ammunition, explosives, and other activities related to national security.



Article (35):

Without prejudice to the first paragraph of Article (10) of this law, all projects operating under the free zones system shall be subject to customs and tax supervision according to rules issued by the Board of Directors of the Authority in coordination with the Customs and Tax Authorities.

The Board of Directors of the free zone shall notify the entities designated by the Minister responsible for industry of all data related to industrial production projects established in free zones. The competent minister, in agreement with the Minister of Industry, shall set the rules governing the operation of such industrial production projects, particularly their export obligations.

Article (36):

Subject to the provisions of the Capital Market Law No. 95 of 1992, the Central Bank and Banking Law No. 88 of 2003, and the Non-Banking Financial Instruments Regulatory Law No. 10 of 2009, the Board of Directors of the public free zone shall have final approval authority for establishing projects within the zone or the private free zone under its jurisdiction. The Chairman of the zone's Board shall issue the operational license.

The license must include the purposes for which it is granted, its duration, and the type and amount of the financial guarantee required, which shall not exceed 2% of the investment cost, according to executive regulations. The license may not be wholly or partially transferred without the approval of the Board.

Projects shall enjoy the benefits and exemptions of this law only within the scope of the licensed purposes. This license shall suffice when dealing with state entities to obtain services, facilitations, and advantages, without the need for industrial registration, unless otherwise required. The concerned entity shall be notified with a copy of the license for statistical and record purposes.

Article (37):

Allocation of property for projects operating under the public free zones system shall be by usufruct license, according to rules set by the executive regulations.

The investor must proceed to the zone administration within 30 days of being notified of project approval to take possession of the land, sign the usufruct agreement, and pay the required fees.



If the investor fails to take serious action to implement the project within 90 days from notification to take possession, the approval shall be void. This period may be extended based on justifications accepted by the zone's Board.

The executive regulations shall define the procedures for implementing these provisions.

Article (38):

The investor must return the allocated land to the zone administration when the project is canceled or approval is void, free of any encumbrances. In case of buildings or equipment on the site, the investor must remove them at their own expense within a period set by the Board not exceeding six months from formal notification.

If the investor fails to comply, the Board may issue an administrative decision to reclaim the land along with its constructions. Customs and zone administration shall inventory and hand over any assets to the Customs Authority to either store or sell them according to the Customs Law. The proceeds shall be deposited in an account held by the Authority for the investor after deducting dues owed to the Authority and public debts.

Authority dues under this Article shall have preferential status after judicial expenses and public treasury dues.

Article (39):

Subject to laws and regulations concerning the prohibition of certain goods, goods exported from or imported into free zone projects for their operations shall not be subject to import/export regulations or customs procedures, nor to customs duties, VAT, or other taxes and fees.

Export of production inputs from the domestic market to free zone production projects shall be governed by rules issued by the Minister of Foreign Trade in agreement with the competent Minister and the Minister of Finance.

Except for passenger cars, all tools, equipment, machinery, and transport mean necessary for licensed operations within all types of free zones shall be exempt from customs duties, VAT, and other taxes, even if they temporarily leave the zone for necessary operational reasons.

This is subject to conditions and guarantees defined by a Cabinet decision.

The executive regulations shall govern procedures for the movement and securing of goods to and from free zones.



The Authority may permit the temporary entry of domestic and foreign goods and materials—whether owned by the project or third parties—into the free zone for repair or processing and then re-entry into the country without being subject to standard import rules.

Customs duties shall apply only to the value of the repair.

Article (40):

Imports from free zones into the domestic market shall follow standard import rules.

By exception, materials, waste, and residues generated by free zone projects may enter the country for disposal or recycling at the project owner's expense, provided this is done via safe methods prescribed by the Environment Law No. 4 of 1994 and Waste Management Law No. 202 of 2020.

The provisions of the Waste Management Law apply to the ban on importing hazardous waste. The entry of hazardous waste from free zones into the country shall not be deemed an import from abroad under this Article.

Customs duties shall be paid on goods imported from free zones to the domestic market as if they were imported from abroad.

For goods with both local and foreign components, the customs value shall be calculated based on the value of the foreign components at the prevailing price when they exit the free zone, provided the customs duty does not exceed that applicable to the equivalent fully imported final product.

Foreign components are defined as parts and materials as originally imported into the free zone, excluding local operating costs. For shipping purposes, the free zone shall be considered the country of origin.



Article (41):

Projects and distributed profits within free zones shall not be subject to prevailing Egyptian tax laws.

However, the following fees apply:

First – For public free zone projects:

- A fee of 2% of the CIF value of goods upon entry for storage projects, and 1% of the FOB value upon exit for manufacturing and assembly projects. Transit trade (with a specified destination) is exempt.
- A 1% fee on total revenues for projects whose main activity does not involve the import/export of goods, based on audited financial statements.

Second – For private free zone projects:

- A 1% fee on total revenues for manufacturing/assembly projects upon export, and 2% upon import into the local market. Transit trade is exempt.
- A 2% fee on total revenues for other types of projects.

Fees from public zones go to the Authority. Fees from private zones are split equally between the Ministry of Finance and the Authority.

All projects in both zone types must pay an annual service fee not exceeding 0.1% of capital, with a maximum of EGP 100,000, as set in the executive regulations. It may be paid in a foreign currency specified by the competent minister.

Projects must also submit audited financial statements to both the Ministries of Finance and Investment.

Article (42):

Maritime transport projects established in free zones are exempt from the nationality requirements for shipowners and crews under Law No. 84 of 1949 on ship registration and the Maritime Trade Law No. 8 of 1990.

Such ships are also exempt from the provisions of Law No. 12 of 1964 establishing the Egyptian General Authority for Maritime Transport.



Article (43):

The investor must obtain comprehensive insurance on buildings, machinery, and equipment against all accidents and risks arising from the licensed activity.

The zone's Board may issue a decision to demolish project structures after such an event. The decision must be reasoned and delivered to the investor within a week by registered letter with acknowledgment of receipt. The deadline may be shortened in urgent cases.

The investor shall carry out the removal at their expense and within the period set by the zone administration. If the investor fails to comply, the Board may suspend or cancel the project activity depending on the severity of the violation.

Article (44):

In all cases where shipments are released by customs under the free zone regime, a tripartite committee (from the zone, customs, and the concerned party or their representative) must inspect the goods at the project site. A signed inspection report must be prepared, referencing invoices or packing lists. The goods are then handed to the party concerned, who is fully responsible.

The customs manager must notify the zone head of any unexplained discrepancies between the cargo manifest and the actual goods—whether in number, content, or condition (bulk/loose).

Responsibility and tolerance limits for such discrepancies shall be regulated by a decision of the Authority's Board.

Article (45):

Projects within free zones are not subject to Law No. 113 of 1958 on appointments in joint stock companies and public institutions.

Labor relations, occupational health, and safety in these zones shall be governed by the Labor Law. The labor rights therein shall be considered the minimum standard allowed in employment contracts.

Each project must establish an internal work regulation manual and submit it to the CEO of the Authority or their delegate for approval. This manual shall supplement individual or collective labor contracts.



The CEO may object to provisions that violate public order or offer fewer benefits than those in the Labor Law.

The provisions of Social Insurance Law No. 79 of 1975 apply to employees in free zone

Article (46):

No individual may permanently practice a profession or craft on their own account within a public free zone without first obtaining a permit from the Chairman of the Free Zone's Board of Directors, in accordance with the terms and conditions set out in the Executive Regulations of this Law, and upon payment of an annual fee not exceeding five thousand Egyptian Pounds.

Anyone who violates the provisions of the first paragraph of this article shall be subject to a fine not less than five thousand Egyptian Pounds and not exceeding twenty thousand Egyptian Pounds. A criminal case in this regard may only be initiated with the permission of the competent Minister.

In all cases, establishing projects that provide freelance or consultancy services is prohibited within free zones. Access to the free zones shall be governed by conditions determined by a decision of the Board of Directors of the Authority.

Article (47):

Investment under the free zone system shall be subject to the objectives, principles, guarantees, and the provisions of Article (11) of this Law, insofar as they do not conflict with the nature of the free zone system.

Projects operating under this system may convert to the domestic investment system. The Executive Regulations of this Law shall set out the conditions, controls, and customs treatment applicable to equipment, machinery, production devices, production lines, and spare parts necessary for the licensed activity.



Part Three: Investment Systems:

Chapter Five: Provisions for Company and Establishment Formation and Post-Establishment Services

Article (48):

Without prejudice to the provisions of Article (71) of this Law, the Authority shall provide incorporation and post-incorporation services, including Investor Service Centers, for companies subject to this Law, and for companies governed by the Companies Law No. 159 of 1981 (joint-stock companies, partnerships limited by shares, and limited liability companies). These services shall be digitized and procedures standardized.

Electronic incorporation procedures shall be exclusively applied upon activation by the Authority, without being bound by procedures stipulated in other laws.

The Executive Regulations shall regulate the publication and amendment procedures of the company's Articles of Association, the electronic incorporation system, and the services provided to companies subject to this Law and the aforementioned Companies Law.

In all cases, the signatures of partners or their representatives on company contracts, regardless of the investment system, must be notarized against a notarization fee of 0.25% of the paid-up capital, up to a maximum of ten thousand Egyptian Pounds or its equivalent in foreign currency, whether notarization is conducted in Egypt or at Egyptian diplomatic missions abroad. These provisions shall also apply to any amendments to the company's Articles of Association.

Article (49):

The competent Minister shall issue a model contract and Articles of Association for each type of company, as applicable.

The applicant for incorporation shall pay all applicable fees and charges, in a single payment, to the Authority, including those payable to other relevant service-providing entities. The Authority shall collect these amounts on behalf of those entities.

The Authority is entitled to collect fees for actual services rendered to investors. The Authority's Board of Directors shall issue a decision determining the categories of these service fees and the rules, conditions, and procedures for their collection.



Article (50):

Competent entities must align their operations with the Authority's electronic services system within 90 days from the effective date of this Law. This includes submitting all documents, forms, and data, and integrating their systems and databases with those of the Authority.

Competent entities must also recognize electronic signatures, documents, and forms prepared using technological means and accept electronic payments for all their services, as specified by the Executive Regulations of this Law.

Article (51):

The Authority shall decide on incorporation applications within a maximum of one working day from submission, provided the application is complete. The company shall acquire legal personality upon registration in the Commercial Register and will be issued a certificate of incorporation, the content of which shall be specified by the Chief Executive Officer.

All relevant entities, including banks and governmental bodies, must accept this certificate as an official document upon issuance.

Companies incorporated under this Law must submit a certificate evidencing the deposit of the company's securities with a central depository company.

The Authority shall establish a system for issuing certificates to investment projects, as regulated by a decision of the Chief Executive Officer.

Every company or entity, regardless of its legal form, shall have a unified national identification number to be used in all investor dealings with state entities once activated.

All of the above shall be governed by the Executive Regulations.

Article (52):

Companies governed by this Law may set their capital in any convertible currency and prepare and publish their financial statements in that currency, provided the capital is subscribed in the same currency.

For capital companies, the required paid-up portion must be settled in accordance with the Companies Law No. 159 of 1981.



The capital denomination may also be converted from Egyptian Pounds to any convertible currency at the exchange rate announced by the Central Bank on the date of conversion.

The Executive Regulations shall set out the relevant controls and procedures.

Article (53):

By way of exception to Article (45) of the Companies Law No. 159 of 1981, the founding shares and stocks of capital companies governed by this Law may be traded during the first two fiscal years of the company, subject to the approval of the competent Minister.

Article (54):

The Authority shall issue decisions that facilitate procedures for investors and expedite the provision of its services, without being bound by any procedures stipulated in other laws.

To achieve this, and without prejudice to transparency, governance, sound management, and accountability principles, the Authority shall:

- Simplify all procedures related to general assemblies and boards of directors of companies and authenticate their minutes, including through modern technology, within no more than fifteen days from submission.
- Replace traditional books and documents with electronic alternatives consistent with technological advancement.
- Develop, standardize, and simplify procedures for capital increases or decreases, financial evaluation systems, and the verification of the proper valuation of capital, without prejudice to the authority of the Financial Regulatory Authority as stipulated by law.

All of the above shall be regulated by the Executive Regulations.



Article (55):

The investor has the right to obtain the real estate necessary to conduct or expand their activity, regardless of the proportion of their capital participation.

This shall be in accordance with the specific rules applicable to real estate located in geographic areas governed by special laws. The acquisition may occur either through the entity with jurisdiction over the property, under its applicable laws and regulations after public announcement, or through the Authority under the provisions of this Law.

Article (56):

Competent administrative authorities must, within 90 days from the effective date of this Law and after coordination with all relevant bodies and the National Center for State Land Use Planning, provide the Authority with detailed maps identifying all real estate under their jurisdiction available for investment.

They must also submit a comprehensive database including location, area, designated heights, estimated value, suitable investment activities, and methods of disposal.

These authorities are also required to update this information every six months or whenever requested by the Authority.

The President of the Republic, following Cabinet approval, may issue a decree transferring ownership, jurisdiction, or supervision over certain properties from the competent authorities to the Authority if required for the implementation of the investment plan. The Authority shall manage such properties in accordance with the provisions of this Law.

Article (57):

The disposal of state-owned or public legal entity-owned real estate for investment purposes shall be governed by the provisions, controls, and procedures set forth in this Law.

Consideration shall be given to the national investment plan, project size, activity nature, and capital invested.



The provisions of the Tenders and Bids Law No. 89 of 1998 shall not apply to such disposals, except where this Law does not contain specific provisions and provided there is no conflict.

Investors must adhere to the implementation timeline submitted with their approved investment project, provided that the relevant authority fulfills its obligations.

No changes may be made to the project's purpose, scope, or capital size without the written approval of the competent authority, either directly or through its representative at the Investor Services Center.

Article (58):

Without prejudice to Article (37) of this Law, the disposal of real estate for investment projects may take one of the following forms: sale, lease, lease-to-own, or usufruct license.

Such disposal may be initiated either at the request of the investor or through invitation or public announcement by the Authority in accordance with this Law.

Entities with jurisdiction over the real estate may participate in investment projects by contributing real estate as in-kind shares or through partnership, in cases determined by a decision of the Cabinet.

The Executive Regulations shall set out the conditions, procedures, and mechanisms for such participation.

Article (59):

In cases where an investor requests real estate from state-owned private property for the establishment of an investment project, the request must specify the intended purpose, area, and location desired for the project.

The Authority shall present available properties either under its jurisdiction or that of the competent administrative entities which suit the investor's intended activity, along with the property's characteristics, relevant conditions, infrastructure availability, forms of disposal, pricing, and any additional requirements or necessary information.



Article (60):

For development purposes only, and in accordance with the investment map, properties owned by the state as private property may be disposed of free of charge to investors meeting the technical and financial conditions determined by a Cabinet decision, within areas designated by a Presidential Decree issued after Cabinet approval.

This applies to all forms of disposal set forth in Article (58) of this Law.

In all cases involving free-of-charge disposal, the investor must submit a financial guarantee or equivalent security to the disposing authority, not exceeding 5% of the project's investment cost, in accordance with standards and criteria specified by the Executive Regulations.

This guarantee shall be refunded after three years from the start of actual production for production-based projects, or from the start of operations for other projects, provided the investor complies with all disposal conditions.

Article (61):

In cases where the disposal of real estate is made through usufruct licenses for a fee, the license shall be for a period not exceeding fifty (50) years, renewable under the same terms as long as the project remains operational, and without prejudice to the right of the entity holding jurisdiction to revise the fee upon renewal.

Licenses may only be granted to investors who meet the technical and financial criteria determined by the Authority in coordination with the competent administrative body. These provisions also apply to lease arrangements.

Article (62):

In cases where real estate is disposed of by sale, any investor may submit a request to contract for the property for the purpose of establishing or expanding an investment project, provided they meet the technical and financial criteria set by the Authority in coordination with the competent administrative entity.



Ownership of the property shall not be transferred to the investor until the full price is paid and either:

- actual production begins (for production projects),
- construction of real estate or tourism projects is completed, or
- activity begins (for other types of projects).

The contract must explicitly state this requirement.

Upon the investor's request and with the approval of the competent administrative authority, the Authority may agree to defer full or partial payment of the sale price or provide other facilities until after actual operation of the project.

The contract shall specify the required guarantees and procedures.

The same provisions apply to lease-to-own arrangements.

Article (63):

When multiple investors apply for the same property to establish investment projects—whether through sale, lease, lease-to-own, or usufruct license—preference shall be given among those who meet the required technical and financial conditions, using a points-based evaluation system based on criteria such as offer value and other technical or financial factors.

If a points-based comparison is inconclusive, preference may be given to the highest financial offer.

The Executive Regulations shall set out the situations in which competition arises, as well as the criteria and procedures for evaluation.



Article (64):

For the purposes of this Chapter, the valuation of sale prices, lease fees, or usufruct charges shall be conducted by one of the following entities, depending on the nature of the intended investment activity:

- The General Authority for Government Services
- The High Committee for State Land Valuation at the Ministry of Agriculture
- The New Urban Communities Authority
- The General Authority for Tourism Development
- The General Authority for Industrial Development

Each valuation committee must include experienced professionals and complete the valuation process within 30 days of receiving the request.

The Executive Regulations shall define the standards, controls, and procedures for conducting valuations, their validity period, and the fees payable to the valuation body by the competent authority upon completion of the allocation process.

Article (65):

One or more committees shall be formed by a decision of the Chief Executive Officer of the Authority, with approval from the competent Minister. These committees shall include technical, financial, and legal experts appropriate to the importance and nature of the transaction.

The committee shall decide on investor requests for property allocation within 30 days from the date of receiving the technical opinion from the competent authority, which must provide its opinion within one week of receiving the request.

Committee decisions shall be approved by the Chief Executive Officer, and the applicant shall be notified of the decision.

The Executive Regulations shall define the committee's procedures, notification methods, payment terms for the price, rent, or usufruct fee (as applicable), and ensure that all dues are transferred in full to the relevant authorities.



The Regulations shall also define procedures for contract preparation in each case, based on standard contracts approved by the Authority's Board of Directors and reviewed by the State Council.

Article (66):

In all cases involving disposal of state-owned private property or property owned by public legal persons, the investment project must adhere to the purpose for which the property was allocated.

This purpose may not be changed unless the competent authority provides written approval, subject to the suitability of the property's location and nature for the new purpose, and the payment of fees determined based on criteria set out in the Executive Regulations.

The authority must respond to a request to change the purpose within 30 days of submission; failure to respond shall be considered a rejection.

The investor may appeal this decision to the committee specified in Article (83) of this Law.

In all cases, a request to change the purpose shall not be accepted until one year has passed since production or activity commencement.

Article (67):

The competent administrative authority, based on reports from its staff monitoring the implementation of the investment project's construction schedule, and after approval by the Authority's Board of Directors, may terminate the sale, lease, lease-to-own, or usufruct contract and reclaim the property in any of the following cases:

- Failure to take possession of the property within 90 days from notification.
- Failure to commence the project within 90 days of receiving the property free of impediments, without a valid excuse, and continued non-compliance following a written warning for a similar period.
- Violation of financial payment terms and deadlines.
- Changing the property's designated use, mortgaging, or creating any real right without prior written approval from the competent authority or before ownership has transferred under this Law.



- Material breach of contract or usufruct license terms at any project stage, without remedying the breach after written notification.

The Executive Regulations shall define material breaches and the procedures for reclaiming property in cases where the investor fails or refuses to implement the project. In such cases, the property may be reallocated.

Part Four: Entities Responsible for Investment Affairs

Chapter One: The Supreme Council for Investment

Article (68):

A Supreme Council for Investment shall be established under the chairmanship of the President of the Republic, and in addition to its other duties under this Law, it shall be responsible for the following:

- Taking all necessary measures to improve the investment climate and issuing relevant directives.
- Setting the general framework for legislative and administrative reform of the investment environment.
- Approving investment policies and plans, identifying priority investment projects in line with the state's general policy, economic and social development plans, and the applicable investment systems.
- Monitoring state agencies' implementation of investment-related plans and programs, the progress of major economic projects, and public-private partnership projects.
- Overseeing the updating and execution of the investment map across various sectors and geographic regions within the national economic development plan.
- Reviewing available investment opportunities in each sector and addressing related challenges.
- Monitoring Egypt's ranking in international investment indices and reports.



- Overseeing investment dispute resolution mechanisms and the status of international arbitration cases.
- Studying investment obstacles and proposing solutions to remove barriers to the implementation of this Law.
- Enforcing joint responsibility among all ministries, public authorities, and relevant governmental bodies to ensure coordinated performance.
- Resolving disputes and overlaps between state entities in investment-related matters.

The Council's formation and operating system shall be determined by a Presidential Decree. All state bodies are obligated to implement the decisions issued by the Council.

Part Four: Entities Responsible for Investment Affairs

Chapter Two: The General Authority for Investment and Free Zones (GAFI)

Article (69):

The General Authority for Investment and Free Zones (GAFI) is a public economic authority with legal personality reporting to the competent Minister. It is responsible for organizing, promoting, managing, and developing investment in a manner consistent with the national economic development plan.

GAFI's headquarters shall be located in Cairo, and it may establish branches or offices within or outside Egypt by decision of the Board of Directors, including through commercial representation missions.



Article (70):

Without prejudice to the provisions of the Capital Market Law No. 95 of 1992, the Leasing Law No. 95 of 1995, the Real Estate Finance Law No. 148 of 2001, the Central Bank and Banking Law No. 88 of 2003, and Law No. 10 of 2009 regulating non-banking financial markets and instruments:

GAFI shall be the exclusive administrative authority responsible for enforcing the provisions of this Law and Law No. 159 of 1981 on Joint Stock Companies, Partnerships Limited by Shares, and Limited Liability Companies.

GAFI shall not be subject to government rules regarding financial and administrative matters. It may seek the best local and international expertise to fulfill its mission, without prejudice to Law No. 63 of 2014 on the maximum remuneration for public employees. These matters shall be regulated by a decision of GAFI's Board of Directors.

GAFI may enter into contracts and perform legal transactions to achieve its objectives. Real estate owned by the state may be allocated or reallocated to GAFI for administrative use.

Article (71):

To fulfill its mandate, in addition to the powers stated in this Law, GAFI shall have the following functions:

- Preparing the investment plan in coordination with relevant state agencies, including types and systems of investment, geographical areas, investment sectors, publicly owned or public legal entity-owned properties available for investment, and the corresponding disposal methods.
- Developing plans, studies, and systems to attract and encourage domestic and foreign investment in line with the state's investment plan, and taking the necessary measures to implement them.
- Creating and updating a database and map of investment opportunities, projects, and targeted investment activities, and making them accessible to investors.
- Issuing certificates of eligibility for investors to benefit from the incentives and guarantees under this Law.
- Establishing and implementing investment promotion plans, using all available channels both domestically and internationally.



- Standardizing all official investment-related forms, coordinating with relevant authorities, and providing them through the internet and other channels.
- Establishing a system for managing free and investment zones to serve the national economy.
- Studying investment-related legislation and proposing necessary amendments, along with regular reviews.
- Holding and organizing conferences, seminars, training workshops, and exhibitions on investment matters, both domestically and abroad.
- Collaborating with international and foreign organizations involved in investment and its promotion.
- Supervising and inspecting companies subject to this Law, in accordance with rules set by the Executive Regulations and other applicable laws.

Article (72):

To implement its investment promotion plans, GAFI may contract specialized companies, both domestically and internationally, for promotional services without being bound by the Public Tenders and Auctions Law No. 89 of 1998, subject to the rules set by the Executive Regulations.

Article (73):

GAFI shall have a Board of Directors responsible for setting and overseeing its general policy. The Board shall be formed by a Prime Ministerial Decree as follows:

- The competent Minister – Chairperson
- The Chief Executive Officer of GAFI
- The Deputy CEOs of GAFI
- Three representatives from relevant authorities
- Two experts – one from the private investment sector and one from the legal field



The term of membership is three years, renewable.

The Board shall meet at least once per month, and meetings shall be valid only with a quorum of two-thirds of members.

It may establish subcommittees and invite experts as needed.

Decisions are passed by majority vote of attendees; in the event of a tie, the Chairperson has the casting vote.

The Executive Regulations shall define the Board's working procedures.

Board members must disclose all assets, to be reviewed annually by an independent body to verify absence of conflicts of interest. This report shall be submitted to the Supreme Council through the competent Minister.

Article (74):

The Board of Directors is the highest authority responsible for overseeing GAFI's affairs and shall take all necessary decisions to fulfill its objectives under this Law and its Executive Regulations. Its main responsibilities include:

- Setting GAFI's activity plans and programs within the state's investment strategy.
- Establishing mechanisms to activate the Investor Services Center and monitoring their implementation.
- Determining the fees for services provided by GAFI.
- Approving internal regulations and decisions relating to financial, administrative, and technical affairs, and setting the organizational structure.
- Approving the annual budget and final accounts.
- Setting the regulations and mandates for the boards of directors of free and investment zones, with the CEO issuing their formation and jurisdiction.
- Approving systems and templates for establishing, developing, and managing free and investment zones, including rules for cancellation of projects and expiration of previously granted approvals.
- Approving licensing conditions, property use and repossession regulations, especially for investment zones.



- Defining customs-related procedures for the entry and exit of goods in free zones, including storage regulations, inspection systems, and fee collection in coordination with the Customs Authority.
- Approving the establishment of branches and offices for GAFI to activate the Investor Services Center and improve service delivery.
- Developing a system for digitizing investment services provided by GAFI.
- Creating rules for corporate governance and post-establishment supervision and inspection of companies, with relevant procedures set by the Executive Regulations.
- Establishing a system to provide statistics and data necessary for investment project operations without compromising national security, privacy, confidentiality, or third-party rights. All relevant entities must supply the required data.
- Requesting data needed to calculate direct and indirect foreign investment assets, from public and private entities, in line with international statistical practices, while maintaining security, privacy, and third-party rights.

GAFI may prepare forms and questionnaires for this purpose, including digital means, subject to approval by the Prime Minister, and relevant entities must provide the requested information within the time specified in the Executive Regulations.

Article (75):

The resources of the Authority shall consist of the following:

- Financial allocations from the state.
- Fees and service charges collected by the Authority, excluding those collected on behalf of other entities.
- Local and foreign grants, donations, and loans approved by the Authority's Board of Directors in accordance with applicable rules.
- Proceeds from the occupancy of properties owned by or allocated to the Authority.
- Any other resources as approved by the Board of Directors with the approval of the Council of Ministers.



Article (76):

The Authority shall have an independent budget, prepared in the same manner as economic authorities. Its fiscal year shall coincide with the state's fiscal year.

Its accounts, balances, and funds shall be subject to the supervision of the Central Auditing Organization (CAO).

All resources shall be deposited into a special account under the Unified Treasury Account at the Central Bank of Egypt.

Budget surpluses shall be carried over from year to year into this account, and expenditures from it shall be authorized by decision of the Board of Directors.

Article (77):

The Chief Executive Officer (CEO) of the Authority and their deputies shall be appointed by a Prime Ministerial Decree based on a recommendation from the competent minister.

Their term is three years, renewable once.

The number of deputy CEOs shall not exceed five, and their responsibilities shall be determined by the competent minister.

The CEO shall represent the Authority before courts and third parties and manage its affairs, including implementing decisions of the Board of Directors.

They may take necessary measures to facilitate investment-related services and enhance oversight, transparency, governance, and sound management.

The CEO may delegate some responsibilities to a deputy, excluding representation before courts or third parties.

The Executive Regulations shall specify additional powers and duties of the CEO.

Article (78):

The CEO shall prepare an annual plan and a five-year sustainable strategy for the Authority, as well as a semi-annual report outlining results, achievements in facilitating and promoting investment, to be submitted to the Board of Directors.



The competent minister shall present the annual plan and the above report, including achievements and key obstacles to investment, to both the Supreme Council for Investment and the Council of Ministers, along with proposed policy or legislative amendments to improve the investment climate.

When necessary, and upon approval of the Board of Directors, the CEO may approve the completion or development of infrastructure in general free zones not owned by the Authority. The cost shall be recovered from utilization fees paid by projects in these zones to the land-owning entity.

The Executive Regulations shall detail the rules and valuation methods for such infrastructure investments and how they are recovered.

Article (79):

The Authority shall annually publish a list of companies benefiting from incentives under this Law, on its website. The report shall include the type and location of activity, the incentives granted, and the names of partners, shareholders, or owners.

It shall also publish a list of companies utilizing state-owned land, indicating land use purpose, nature, size, location, expert valuation, and the names of stakeholders.

Companies must submit details of their investment size, annual financial statements, number of employees, their roles, nationalities, total wages, and other information as specified in the Executive Regulations.

Article (80):

Employees of the Authority designated by a decision from the Minister of Justice, in coordination with the competent minister, shall have the status of judicial officers (law enforcement officers) for investigating violations of this Law and Law No. 159 of 1981 on joint stock companies and related executive regulations.

They may access the premises and documentation of investment projects under this Law upon decision from the CEO. A report on their findings shall be submitted to the CEO.

Investment projects must facilitate their tasks.



Article (81):

If companies or establishments violate this Law, the Authority shall immediately issue a warning to correct the violation within 15 working days.

If the violation is not corrected within the specified time, the CEO, upon approval of the Board of Directors, may issue a decision to suspend the company's activity for up to 90 days.

If the violation persists or a new violation occurs within one year of the first, one or more of the following measures may be applied:

- Suspend granted incentives and exemptions.
- Shorten the period of granted incentives and exemptions.
- Terminate granted incentives and exemptions, including revoking related decisions and licenses.
- Cancel the business license.

In cases where violations threaten public health, national security, or citizen safety, the CEO may suspend the activity for 90 days without prior Board approval, and cancel the license if violations persist or reoccur within one year.

Part Five: Settlement of Investment Disputes

Article (82):

Without prejudice to the right to litigation, any dispute between an investor and one or more government entities relating to capital investment or the interpretation or application of this Law may be amicably settled through negotiations between the parties, without delay.



Part Five: Settlement of Investment Disputes

Chapter One: Grievances Committee

Article (83):

One or more Grievance Committees shall be established within the Authority to review grievances against decisions issued under this Law by the Authority or other competent bodies responsible for approvals and permits.

The Committee shall be chaired by a judge from one of the judicial authorities, appointed by the respective judicial council, and shall include a representative of the Authority and an expert member.

The formation and procedures of the Committee and its technical secretariat shall be set by a decision from the competent minister.

Article (84):

Grievances must be submitted within 15 working days from the date of notification or knowledge of the decision in question. Submission of a grievance shall suspend any appeal deadlines.

The Committee may contact relevant parties and administrative bodies to request documents and clarifications, and may seek internal or external expertise as needed.

It shall issue a reasoned decision within 30 days from the conclusion of hearings and submissions. The decision shall be final and binding on all competent authorities, without prejudice to the investor's right to resort to the judiciary.

The Executive Regulations shall specify the Committee's meeting location and the notification procedures.



Part Five: Settlement of Investment Disputes

Chapter Two: Ministerial Committee for Investment Dispute Resolution

Article (85):

A ministerial committee named the "Ministerial Committee for Investment Dispute Resolution" shall be established.

It is responsible for reviewing complaints, requests, or disputes submitted to or referred to it, arising between investors and the State or involving any affiliated public entities, authorities, or companies.

The Committee shall be formed by a Prime Ministerial decree, and shall include among its members a Deputy President of the State Council, selected by the State Council's Special Administrative Council.

Its decisions must be approved by the Council of Ministers to become effective. Ministers who are committee members may, when necessary, delegate a representative to attend meetings and vote.

The Committee shall have a technical secretariat, the formation and functioning of which shall be regulated by a decision from the competent minister.

Article (86):

The Committee shall not be validly convened without the presence of its Chairperson and at least half of its original members.

Decisions shall be made by majority vote of those present. In case of a tie, the side with which the Chairperson votes shall prevail.

The concerned administrative body must submit explanatory memoranda and necessary documents upon request.

If the concerned entity is a member of the Committee, it shall not have a counted vote in matters relating to it.

The Committee shall issue a reasoned decision within 30 days after hearing all parties and receiving their views.



Article (87):

Without prejudice to the investor's right to litigation, the Committee's decisions, once approved by the Council of Ministers, shall be binding and enforceable and shall carry the force of an executive deed.

Failure to implement these decisions shall trigger the application of Article 123 of the Penal Code, with penalties imposed accordingly.

Filing a grievance shall not suspend the execution of the Committee's decision.

Part Five: Settlement of Investment Disputes

Chapter Three: Ministerial Committee for Settlement of Investment Contract Disputes

Article (88):

A ministerial committee named the "Ministerial Committee for the Settlement of Investment Contract Disputes" shall be established at the Council of Ministers.

It is tasked with settling disputes arising from investment contracts in which the State or any of its affiliated entities or companies is a party.

The committee shall be formed by a Prime Ministerial decree, and shall include a Deputy President of the State Council, designated by the State Council's Special Administrative Council.

Its decisions must be approved by the Council of Ministers.

No proxy representation is allowed in its meetings.

The Committee's meetings shall be valid only if its Chairperson and at least half of its members are present.

Decisions shall be taken by majority vote, and in the event of a tie, the Chairperson's side shall prevail.

A technical secretariat shall support the Committee, with its formation and procedures defined by a Prime Ministerial decree.



Article (89):

The Committee shall examine and study disputes arising from investment contracts and, with the consent of the contracting parties, seek to restore contractual balance.

This may include extending deadlines, restructuring financial obligations, or rectifying procedures preceding the contract, where appropriate.

The goal is to maintain contract balance, maximize economic outcomes, and protect public funds and investor rights, based on the specific case circumstances.

The Committee shall submit a comprehensive report on the settlement to the Council of Ministers, and upon its approval, the settlement shall be binding and enforceable on all relevant administrative entities.

Part Five: Settlement of Investment Disputes

Chapter Four: Amicable Means of Dispute Resolution and the Arbitration and Mediation Center

Article (90):

Investment disputes relating to the implementation of this Law may be resolved by mutual agreement with the investor, or pursuant to the provisions of the Arbitration Law in Civil and Commercial Matters (Law No. 27 of 1994).

At any stage of the dispute, both parties may also agree to use any recognized method of dispute resolution, including institutional or ad hoc (non-institutional) arbitration.

Article (91) (Bis):

The person responsible for the actual management of a legal entity shall be punished with a fine not exceeding EGP 50,000 for violating item (14) of Article 74 of this Law, if it is proven that they had knowledge of the violation and that their negligence contributed to the offense.



Article (91):

An independent arbitration and mediation center shall be established under the name "The Egyptian Center for Arbitration and Mediation", with its own legal personality and headquarters in Cairo.

The center shall resolve investment disputes between investors or between investors and the State or affiliated public/private entities, where parties agree to settle the dispute via arbitration or mediation before this center, in accordance with Egyptian laws governing arbitration and dispute resolution.

The center shall be managed by a Board of Directors, composed of five reputable experts with relevant experience.

The Board shall be appointed by a Prime Ministerial decree.

Board members shall serve for five years, renewable once.

They may not be dismissed during their term except in cases of medical incapacity, loss of trust, or severe professional misconduct, as defined in the center's bylaws.

The Board shall elect a Chairperson from among its members.

A Chief Executive Officer of the center shall be appointed and remunerated by a decision of the Board.

The center's bylaws, rules of operation, professional standards, procedures, service fees, lists of arbitrators and mediators, and their remuneration shall be issued by the Board and published in the Official Gazette (Al-Waqa'i' Al-Misriyya).

The financial resources of the center shall come from service fees, as specified in its bylaws.

For the first three years, the center shall be funded by the State Treasury.

Thereafter, it shall not receive any state funding or assistance from any of its bodies.



Article (92):

In cases where a crime is committed in the name and for the benefit of a private legal entity, the person responsible for actual management shall not be liable unless it is proven they had knowledge of the crime and their will was directed toward its commission for personal or third-party benefit.

This is without prejudice to civil liability.

If no natural person is found liable, the legal entity itself shall be fined no less than four times and no more than ten times the statutory fine.

In case of repeat offenses, the court may revoke the license or dissolve the legal entity as appropriate, and the judgment shall be published in two widely circulated daily newspapers at the entity's expense.

Article (93):

Except in cases of flagrante delicto, no criminal proceedings may be initiated in offenses under the Customs Law (No. 66 of 1963), the Income Tax Law (No. 91 of 2005), or the Value Added Tax Law (No. 67 of 2016) against an individual working for an investment project under this Law, without prior opinion from the competent minister.

The minister must issue their opinion within 7 days of receiving the request. If no opinion is received within this period, criminal proceedings may be initiated in accordance with the applicable laws.

Article (94):

Without prejudice to Article 131 of the Central Bank and Banking Law (No. 88 of 2003) and Article 16 of Law No. 10 of 2009 regulating non-bank financial markets, no criminal case or investigative procedure may be initiated against an investor for offenses under Part IV, Book Two of the Penal Code, without the competent minister's opinion, in accordance with Article 93 of this Law and under the same rules.



Translation of

Prime Ministerial Decree No. 2310 of 2017

Concerning the Issuance of the Investment Law

ترجمة قرار رئيس مجلس الوزراء رقم
٢٣١٠ لسنة ٢٠١٧

25 June 2025

Prime Ministerial Decree No. 2310 of 2017
Concerning the Issuance of the Executive Regulations of the Investment
Law Issued by Law No. 72 of 2017

Preamble

After reviewing the Constitution;

And the Penal Code promulgated by Law No. 58 of 1937;

And the Civil Code promulgated by Law No. 131 of 1948;

And the Code of Criminal Procedure promulgated by Law No. 150 of 1950;

And the Code of Civil and Commercial Procedures promulgated by Law No. 13 of 1968;

And Law No. 95 of 1945 regarding Supply Affairs;

And Law No. 68 of 1947 on Notarization;

And Law No. 84 of 1949 on the Registration of Commercial Ships;

And Law No. 453 of 1954 on Industrial and Commercial Establishments;

And Law No. 308 of 1955 on Administrative Attachment;

And Law No. 21 of 1958 on the Organization and Promotion of Industry in the Egyptian Region;

And Law No. 113 of 1958 on Appointments in Joint Stock Companies and Public Institutions;

And Law No. 173 of 1958 requiring authorization before working for foreign entities;

And Law No. 89 of 1960 on the Entry, Residence, and Exit of Foreigners in the Arab Republic of Egypt;

And the Law on Public Authorities promulgated by Law No. 61 of 1963;

And the Customs Law promulgated by Law No. 66 of 1963;



And Law No. 12 of 1964 establishing the Egyptian Public Maritime Transport Corporation;

And Law No. 70 of 1964 on Documentation and Registration Fees;

And Law No. 100 of 1964 regulating the Lease and Disposal of State-Owned Private Property;

And the Agriculture Law promulgated by Law No. 53 of 1966;

And Law No. 84 of 1968 on Public Roads;

And Law No. 1 of 1973 on Hotel and Tourism Establishments;

And Law No. 2 of 1973 on the Supervision and Utilization of Tourist Areas by the Ministry of Tourism;

And Law No. 73 of 1973 on the Conditions and Procedures for Electing Workers' Representatives to the Boards of Public Sector Units, Joint Stock Companies, Associations, and Private Institutions;

And the Social Insurance Law promulgated by Law No. 79 of 1975;

And Law No. 118 of 1975 on Import and Export;

And Law No. 34 of 1976 on the Commercial Registry;

And Law No. 108 of 1976 on Social Insurance for Business Owners;

And Law No. 43 of 1979 on the Local Administration System;

And Law No. 59 of 1979 on the Establishment of Urban Communities;

And Law No. 111 of 1980 on Stamp Duty;

And the Civil Aviation Law promulgated by Law No. 28 of 1981;

And Law No. 134 of 1981 on Desert Land;

And the Companies Law promulgated by Law No. 159 of 1981 and its Executive Regulations;

And the Public Sector Authorities and Companies Law promulgated by Law No. 97 of 1983;

And the Antiquities Protection Law promulgated by Law No. 117 of 1983;

And the Law on the Regulation of Customs Exemptions promulgated by Law No. 186 of 1986;



And the Maritime Trade Law promulgated by Law No. 8 of 1990;

And Law No. 7 of 1991 on Certain Provisions Related to State-Owned Private Properties;

And the Public Business Sector Companies Law promulgated by Law No. 203 of 1991;

And the Capital Market Law promulgated by Law No. 95 of 1992;

And the Environmental Law promulgated by Law No. 4 of 1994;

And the Arbitration Law in Civil and Commercial Matters promulgated by Law No. 27 of 1994;

And Law No. 95 of 1995 on Financial Leasing;

And Law No. 5 of 1996 on Rules for Gratuitous Disposal or Nominal Lease of State-Owned Desert Lands for Investment Projects;

And Law No. 230 of 1996 on the Regulation of Non-Egyptians' Ownership of Built Real Estate and Vacant Lands;

And Law No. 231 of 1996 on Certain Provisions for Regulating the Work of Egyptians with Foreign Entities;

And Law No. 3 of 1997 on Granting Concessions for Public Utilities to Establish, Manage, and Exploit Airports and Landing Areas;

And the Law on the Organization of Tenders and Bids promulgated by Law No. 89 of 1998;

And the Commercial Law promulgated by Law No. 17 of 1999;

And Law No. 7 of 2000 on the Establishment of Reconciliation Committees for Disputes Involving Ministries and Public Legal Persons;

And the Central Securities Depository and Registry Law promulgated by Law No. 93 of 2000;

And the Real Estate Finance Law promulgated by Law No. 148 of 2001;

And the Intellectual Property Rights Protection Law promulgated by Law No. 82 of 2002;

And the Law on Special Economic Zones promulgated by Law No. 83 of 2002;

And the Telecommunications Regulation Law promulgated by Law No. 10 of 2003;

And the Labor Law promulgated by Law No. 12 of 2003;



And the Central Bank, Banking System, and Monetary Law promulgated by Law No. 88 of 2003;

And the Law on Civil Aviation Fees and Service Charges promulgated by Law No. 93 of 2003;

And Law No. 15 of 2004 on the Regulation of Electronic Signatures and the Establishment of the Information Technology Industry Development Authority;

And the Small Enterprise Development Law promulgated by Law No. 141 of 2004;

And the Law on the Protection of Competition and the Prohibition of Monopolistic Practices promulgated by Law No. 3 of 2005;

And the Income Tax Law promulgated by Law No. 91 of 2005;

And the Building Law promulgated by Law No. 119 of 2008;

And the Law on the Establishment of Economic Courts promulgated by Law No. 120 of 2008;

And the Law on Real Estate Tax on Built Properties promulgated by Law No. 196 of 2008;

And Law No. 10 of 2009 on the Regulation of Non-Banking Financial Markets and Instruments;

And the Law on Regulating Public-Private Partnership in Infrastructure, Services, and Public Utilities Projects promulgated by Law No. 67 of 2010;

And Law No. 133 of 2010 licensing oil refining projects to operate under the free zone system;

And Law No. 14 of 2012 on Integrated Development in the Sinai Peninsula;

And the Sukuk Law promulgated by Law No. 10 of 2013;

And Law No. 32 of 2014 on Regulating Certain Procedures for Challenging State Contracts;

And Law No. 63 of 2014 on the Maximum Limit of Remuneration for State Employees;

And Law No. 141 of 2014 on Regulating Microfinance Activities;

And Law No. 203 of 2014 on Encouraging Electricity Generation from Renewable Energy Sources;



And the Electricity Law promulgated by Law No. 87 of 2015;

And the Law on Secured Transactions promulgated by Law No. 115 of 2015;

And the Value Added Tax Law promulgated by Law No. 67 of 2016;

And Law No. 15 of 2017 on Facilitating the Procedures for Granting Industrial Establishment Licenses;

And the Sports Law promulgated by Law No. 71 of 2017;

And the Investment Law promulgated by Law No. 72 of 2017;

And Prime Ministerial Decree No. 1820 of 2015 issuing the Executive Regulations of the Investment Guarantees and Incentives Law promulgated by Law No. 8 of 1997;

Based on the proposal of the Minister responsible for Investment Affairs;

Following the approval of the Cabinet;

And in accordance with the opinion of the State Council;

It has been decided as follows:

Issuance Articles

Article (1):

Without prejudice to the provisions of Law No. 7 of 1991 concerning State-Owned Private Properties, Law No. 83 of 2002 on Special Economic Zones, Law No. 14 of 2012 on Integrated Development in the Sinai Peninsula, and Law No. 15 of 2017 on Facilitating Procedures for Granting Industrial Establishment Licenses, the provisions of the Executive Regulations of the Investment Law promulgated by Law No. 72 of 2017, annexed to this Decree, shall come into force.

Article (2):

Without prejudice to the provisions of Law No. 83 of 2002 on Special Economic Zones, the provisions of the annexed Regulations shall apply to investment projects established under the domestic investment system within such zones.



Article (3):

The Executive Regulations of the Investment Guarantees and Incentives Law issued by Prime Ministerial Decree No. 1820 of 2015 are hereby repealed, as well as any provision in conflict with the provisions of the annexed Regulations.

Article (4):

This Decree shall be published in the Official Gazette and shall enter into force on the day following its publication.

The Executive Regulation of the Investment Law No. 72 of 2017

Part One: General Provisions

Chapter One: Activities and Sectors Subject to the Provisions of the Investment Law

Article (1):

The following investment activities are subject to the provisions of the Investment Law, without prejudice to the requirements and controls stipulated in the laws and regulations governing such activities:

First – Industrial Sector, including:

Industrial activities involving the transformation of materials and raw inputs by mixing, blending, processing, forming, packaging, assembling components, or manufacturing intermediate or final products. This excludes the manufacture of tobacco, snuff, molasses tobacco, all types of alcoholic beverages, and spirits.

The design or manufacturing of industrial machinery, equipment, production lines, and factory implementation or restructuring, including:

- Engineering designs of equipment, production lines, and factories.
- Preparing and manufacturing prototypes and molds for machinery and products, and promoting them.



- Producing equipment and production lines.
- Executing and managing industrial and utility projects, and technically or administratively restructuring factories.

The cinema industry, including establishing or leasing studios, film laboratories, cinemas, or their operation, encompassing filming, developing, printing, producing, exhibiting, and distributing.

Integrated industrial development of industrial zones, or completing, marketing, or managing such zones, including:

- Economic and planning studies for industrial zones.
- Economic, engineering, and technological feasibility studies for projects.
- Establishing core and external infrastructure for industrial zones.
- Marketing industrial lands to attract capital and industrial projects.
- Constructing ready-built factories in industrial zones.
- Managing the zones and maintaining their facilities and structures.

These activities may be carried out jointly or separately.

Second – Agriculture, Livestock, Poultry, and Fisheries Sector, including:

Reclaiming and cultivating barren or desert lands, including:

- Preparing land with basic infrastructure to make it arable.
- Cultivating reclaimed lands.

Both require the land to be designated for such purposes and the use of modern irrigation systems rather than flood irrigation.

Livestock, poultry, and fish production, including:

- Raising all types of animals for breeding, milk, fattening, or meat production.
- Raising all types of poultry and birds for breeding, hatching, egg production, fattening, or meat.



- Horse breeding.
- Fish farming.

Genetic engineering in plant and animal sectors.

Third – Commercial Sector, including:

Projects investing in the development of domestic trade and promoting investment in commercial activities, such as:

- Shopping centers
- Wholesale and retail trade
- Supply chain businesses

Provided they take the form of an Egyptian joint stock company, except for those operating in remote areas or new urban communities.

Fourth – Education Sector, regardless of type or level, including:

- Establishment, management, or operation of schools.
- Establishment, management, or operation of vocational education institutes.
- Establishment of universities.

Fifth – Health Sector, including:

Establishment of hospitals and medical centers, including:

- Specialized, general, or integrated hospitals, and their internal medical and therapeutic services.
- Diagnostic or therapeutic medical centers.

A minimum of 10% of hospital beds or treated cases in centers must be offered annually free of charge.



Sixth – Transportation Sector, including:

Public transportation within, to, and from cities and new urban communities, under the following conditions:

- Minimum capacity of 300 seats per project.
- Use of new, previously unregistered vehicles.
- Use of natural gas-fueled vehicles (diesel vehicles not allowed).
- Provision of garages and maintenance facilities within new cities.
- Administrative headquarters must be within the new urban area.
- Adherence to approved routes and schedules.
- Display of clear signage indicating route information.
- Compliance with Ministry of Transport requirements and environmental standards.

Inland, maritime, and coastal transport under the Egyptian flag, including:

- River transport of passengers, goods, and materials using various means.
- Coastal and maritime transport of goods and passengers.
- High-seas maritime transport beyond national waters using ships, tankers, and ferries.

Air transport and directly related services, including:

- Scheduled or chartered air transport of passengers and goods
- Construction, operation, and maintenance of airports and landing areas, and related services such as maintenance, refueling, and training.

Land freight, including cross-border and rail transport.

Refrigerated transport of goods, agricultural products, industrial products, and food, and operation of container stations and grain silos, including loading/unloading services.



Seventh – Tourism Sector, including:

Hotels, safari yachts, motels, hotel apartments, resorts, tourist camps, and tourism transport, including:

- Fixed or floating hotels, safari yachts, motels, serviced apartments, resorts, and their associated services (recreational, commercial, cultural), provided they meet a minimum 3-star rating and that sold units do not exceed 50% of built accommodation capacity.
- Tourist camps (minimum 3-star rating), with exceptions for promising areas like New Valley Governorate.
- All types of tourist transport (land, river, sea, air).
- Integrated tourism development projects (must be Egyptian joint stock companies).

Management and marketing of hotels, motels, serviced apartments, and resorts.

Establishment and operation of fully serviced Nile marinas for floating hotels (minimum 24 units).

Establishment and operation of yacht marinas, golf courses, diving centers, and related activities.

Medical tourism, including coordination of bookings for medical facilities and other services defined by the Minister of Health and the Minister of Tourism.

Ecotourism, including eco-lodges and birdwatching and coral reef sites.

Tourism service companies operating at archaeological sites and museums (per regulations of the competent authority).

Eighth – Housing, Construction, and Urban Development Sector, including:

Housing projects with units rented entirely for residential (non-administrative) purposes, minimum of 50 units.

Social housing and housing for low-income groups.

Real estate investment in new urban communities, remote areas, and regions outside the Nile Valley.

Infrastructure projects, including water, wastewater, electricity, roads, telecommunications, parking structures, metro systems, tunnels, and irrigation stations:



- Establishment and operation of wastewater and industrial sewage treatment facilities.
- Construction and management of expressways and main roads.
- Design, construction, and operation of metro lines and tunnels.
- Parking facilities and smart meters under B.O.T. contracts.
- Technical and economic feasibility studies for infrastructure projects.
- Railway and metro projects, including their operation and maintenance domestically or abroad.
- Operation and maintenance of rolling stock.
- Establishment and operation of irrigation stations and networks.

Planning and development of urban areas (industrial zones, new communities, remote areas, and areas outside the old valley).

Ninth – Sports Sector, including:

All services delivered through sports, such as management, marketing, operations, sports administration, establishment of private clubs, academies, fitness centers, and health clubs. Companies must be incorporated as joint stock companies.

Tenth – Electricity and Energy Sector, including:

Design, construction, production, management, operation, and maintenance of power generation stations of all energy sources and their distribution networks and sales.

Eleventh – Petroleum and Natural Resources Sector, including:

Petroleum services supporting drilling and exploration, including:

- Exploration-related services.
- Well maintenance and activation.
- Maintenance of drilling equipment and pumps.



- Drilling shallow wells and water wells for petroleum purposes.
- Civil works related to drilling and maintenance.
- Surface treatment services
- Installation of casing and production pipes.

Establishment and management of natural gas reception and re-gasification stations, distribution networks, or transport via pipelines or specialized vehicles (excluding oil transport).

Activities related to natural or industrial salt production.

Twelfth – Water Sector, including:

Establishment, management, operation, and maintenance of water desalination and purification plants, distribution networks, pipelines, and wastewater treatment and recycling systems, in accordance with technical standards.

Thirteenth – Communications and Information Technology Sector, including:

ICT projects and those related to computing systems, intellectual property development, patents, and industrial models, as follows:

ICT industry, including hardware, electronics design, data centers, outsourcing, software development, and tech education.

Software design and production, including:

- Software analysis and database/application design.
- Software and application development, operation, and training.
- Multimedia content production.
- Data entry by electronic means.

Design and production of computer hardware, including:

- Development of all computer systems.
- Embedded systems development and training.



ICT infrastructure projects:

- Network and data system design.
- Network implementation and management.

Telecommunications and Internet services.

Investment in IP rights, including patents, models, and industrial designs.

Establishment of voice, video, and data transmission networks, including mobile networks, upon licensing.

Establishment and operation of telecom and satellite networks upon licensing, excluding broadcasting and TV.

Scientific R&D for development, including space sciences, remote sensing, and advanced technologies.

Establishment and management of researcher training and IT transfer centers.

Establishment and management of specialized IT and communication consulting centers.

Tech incubators and entrepreneurship support.

Digitization of traditional content (audio, video, data), including scientific, cultural, and artistic archives.

Part One: General Provisions

Chapter Two: Corporate Social Responsibility of the Investor

Article (2):

An investor may allocate a percentage of his net profits to contribute to community development outside the scope of his investment project, through participation in one or more of the following fields:

Environmental Protection and Improvement, including addressing various environmental issues such as:



- Developing waste recycling mechanisms.
- Utilizing treatment plants for water reuse.
- Utilizing new and renewable energy sources.
- Safe disposal of waste.
- Reducing greenhouse gas emissions and projects for climate change adaptation.

Provision of Social, Health, or Cultural Services or Programs, or any other development-related activities, such as:

- Offering employment opportunities for people with disabilities.
- Supporting youth and sports activities.
- Sponsoring talented and innovative individuals (scientifically, artistically, or athletically).
- Participating in poverty alleviation programs and enhancing citizens' living conditions.
- Financing awareness campaigns promoting safe migration and reducing irregular migration, as well as qualification and training programs offering viable alternatives such as entrepreneurship or employment-focused training across various sectors, inside or outside Egypt, especially in regions most affected, in collaboration with the Ministries of Youth and Sports, Manpower, and State for Emigration and Egyptian Expatriates' Affairs.

Support for Technical Education, or financing research, studies, and awareness campaigns aimed at improving productivity, in coordination with universities or research institutions, whether local or international.

Training and Scientific Research that ensures technology upgrades in production and preparation of studies aimed at environmental improvement and avoidance of adverse environmental impacts.

Any amounts spent by the investor in the above areas, not exceeding 10% of the investor's annual net profits, shall be considered deductible expenses under Article 23, Clause (8) of the Income Tax Law.



Article (3):

An investor allocating part of his profits for establishing a corporate social responsibility program must submit an annual report to the Authority, supported by the necessary documentation as specified by the Authority.

Part Two: Facilitations and Incentives for Investors

Chapter One: Regulations Governing Residency of Non-Egyptian Investors and Employment of Foreign Workers

Article (4):

Without prejudice to the laws regulating residency in the Arab Republic of Egypt, a non-Egyptian investor may be granted residency subject to the following conditions:

- The investor must be a founder, shareholder, partner in a company, or the owner of an enterprise.
- The duration of residency must not be less than one year and must not exceed the project's duration.

The Board of Directors of the Authority may stipulate additional conditions upon approval from the Ministry of Interior.

Residency is revoked upon the investor's withdrawal from the company or if the company's registration is canceled due to liquidation, or the business is removed from the commercial register.

Article (5):

Residency applications shall be submitted using the form prepared by the Authority.

Residency is granted according to rules and regulations determined by a decision of the Board of Directors of the Authority, after approval by the Ministry of Interior. These decisions will be based on a weighted evaluation of the project's purpose, capital, employment size, and location.



The initial residency duration shall be one year, renewable for another similar period upon proof of seriousness in commencing the project, and may subsequently be renewed for further periods, each not exceeding five years, provided the total does not exceed the project duration.

Article (6):

An investment project may employ foreign workers up to 10% of its total workforce. This percentage may be increased to a maximum of 20% if it is not feasible to hire Egyptian workers with the required qualifications.

A committee shall be formed by decision of the Chief Executive Officer (CEO) of the Authority, composed of legal, technical experts and representatives from competent bodies, to review requests for exceeding the permissible foreign labor limit. The CEO shall approve the committee's decisions.

The committee shall consider the following criteria:

- The qualifications and experience of the foreign worker in relation to the licensed job.
- Opinions of supervisory bodies relevant to the company's economic activity and security authorities with regard to national security.
- Principle of reciprocity with the foreign worker's home country, if applicable.
- The economic necessity for foreign expertise.
- The company's operational needs for specialists or consultants and the potential impact of approval or denial on production or investment.
- The company's ability to provide employment opportunities for Egyptian workers.
- The company's compliance with previous obligations and legal requirements.
- Preference for foreign workers born and permanently residing in Egypt, in the event of multiple candidates.
- Companies granted permission to employ foreign experts or technicians must assign qualified Egyptian assistants, and the foreign experts must train them and provide periodic progress reports.



Foreign workers in investment projects may transfer their earnings abroad, in full or in part, in accordance with Central Bank of Egypt regulations.

Part Two: Facilitations and Incentives for Investors

Chapter Two: Guarantees

Article (7):

All decisions affecting the investment project made by the Authority or other competent entities must be justified, and the concerned parties must be notified immediately upon issuance, via registered letter with acknowledgment of receipt or through other agreed-upon means such as email or fax, using the designated service request form.

Article (8):

Administrative authorities may not revoke, suspend, or withdraw any licenses or land allocations granted to an investment project without the following procedure:

- Prior notice to the investor via registered letter with acknowledgment of receipt detailing the alleged violations.
- Allowing the investor to present their views.
- Granting a grace period not exceeding 60 days from the date of notification to rectify the violations.

If the investor fails to comply within the deadline, the competent administrative authority must consult the Authority in writing, enclosing all legal steps taken.

The Authority must respond with its opinion within seven days from receipt.

Investors have the right to appeal any decision to revoke or suspend licenses or withdraw land before the Grievance Committee referred to in Article 83 of the Investment Law.



Article (9):

In line with Article 6 of the Investment Law, foreign investment-related financial transfers include:

- Freely transferable foreign currency transferred via banks registered with the Central Bank of Egypt, used to establish or expand a project under the Law.
- Foreign currency transferred via registered banks used for subscription or purchase of Egyptian securities in accordance with regulations issued by the Board of the Authority.
- Egyptian currency paid with approval from relevant authorities in settlement of obligations due in foreign currency, if used to establish or expand a project.
- Imported equipment, machinery, raw materials, and transport means used in establishing or expanding investment projects.
- Intellectual property rights and intangible assets owned by non-residents and used in establishing or expanding projects, such as patents, trademarks, and trade names registered under WIPO or applicable international treaties.
- Repatriated profits, if reinvested or used to increase capital or establish new projects.

Valuation of investments mentioned in items (d) and (e) shall be done in accordance with Egyptian accounting standards and applicable regulations.



Article (10):

The geographical scope of Sectors (A) and (B) under Article (11) of the Investment Law is defined according to the investment map as follows:

First – Sector (A)

Includes:

Suez Canal Economic Zone

Golden Triangle Economic Zone

New Administrative Capital

Ras El Hekma Area

Other underdeveloped areas designated by Cabinet decree, characterized by:

- Low levels of economic development and GDP, and a large informal sector.
- High unemployment and limited job opportunities.
- Social indicators such as:
 - High population density
 - Low education quality and high illiteracy
 - Poor healthcare services
 - High poverty rates

Greater Cairo Governorates are also included in Sector (A) only for tourism investment, subject to further regulation and conditions set out in a Prime Ministerial decree based on a joint proposal by the relevant minister, the Minister of Finance, and the competent authority.



Second – Sector (B)

Comprises other areas of the Republic that have developmental potential and can attract investment to exploit their resources and contribute to surrounding regions' development. This includes the following investment projects:

- Labor-intensive projects, as defined in the regulations.
 - Small and medium enterprises (SMEs).
 - Projects that utilize or produce new and renewable energy.
 - National or strategic projects designated by the Supreme Council.
 - Tourism projects designated by the Supreme Council.
 - Electricity generation and distribution projects designated by Prime Ministerial decree based on joint proposals.
 - Projects that export at least 50% of their production outside Egypt.
 - Automotive industry and related supply chains.
 - Wood, furniture, printing, packaging, and chemical industries.
 - Pharmaceuticals, including antibiotics, oncology drugs, and cosmetics.
 - Food processing and agricultural products, including agricultural waste recycling.
 - Engineering, metal, textile, and leather industries.
 - Industries related to information and communication technology (ICT).
-



Article (14):

The CEO of the Authority shall, in coordination with government bodies and public utility companies, determine the required number of primary and alternate representatives to be stationed at the Investor Service Center.

At least one primary representative must hold a senior job grade, unless otherwise required.

Their assignment shall be for one year, renewable with the Authority's approval.

The Authority may terminate the assignment if deemed necessary, in coordination with the relevant authority.

Article (15):

Representatives of government bodies and public utilities assigned to the Investor Service Center must meet the following criteria:

- No previous disciplinary sanction, unless expunged.
 - No conviction for a felony or crime involving honor or integrity, unless legally rehabilitated.
 - Possession of relevant expertise for their assigned duties.
 - Achieved a "Excellent" performance rating in the last two annual evaluations.
-

Article (16):

Subject to the approval of the Ministry of Defense, all concerned entities must provide the Authority, within 60 days of the effective date of these regulations, with the procedures, deadlines, requirements, documents, and forms related to:

- Land allocation,
- Permits, approvals, and licenses for investment activities governed by the Investment Law.



The CEO shall issue a procedural guide that includes:

- Name and administrative affiliation of the issuing entity.
- Documents required from the investor.
- Steps to obtain investment services.
- Applicable fees and charges.
- Technical requirements and conditions.
- Timeframes for service delivery.
- Legal basis for each service.
- Required documents for social insurance registration, in coordination with the National Organization for Social Insurance.

This guide shall be made available via the Authority's website, publications, and other channels. The Authority must review and update the guide periodically or as needed based on legal changes.

Part Three: Investor Service Center

Chapter Two: Accreditation Offices and Certificates

Article (17):

To obtain a license as an accreditation office, the following requirements must be met:

- The applicant must be a joint-stock company whose sole activity is accreditation services.
- Submit a request using the Authority's official form, signed by the legal representative or their agent and stamped with the company seal, along with all required documents.
- The office must have technical experts whose qualifications match the certifications issued, each with at least 10 years of relevant experience.
- Possess the material resources necessary to conduct certification activities.



- Submit a certified insurance policy valid for one year (renewable), covering risks and damages from office activities.
- Pay licensing/renewal fees as follows (in thousand EGP):

Description	Fee (EGP '000)
Certification for one approval/permit/license	10
Certification for two approvals/permits/licenses	15
For more than two approvals/permits/licenses	20

Article (18):

Licenses are issued for a period of one year by the CEO of the Authority or a delegate and may be renewed upon application at least one month prior to expiration.

Renewal is subject to the office's performance evaluation and fulfillment of licensing conditions.

Article (19):

Accreditation offices must obtain annual insurance coverage of no less than EGP 1 million, issued by a licensed company under the supervision of the Financial Regulatory Authority.

The policy must be issued in favor of the Authority and cover damages to the client or third parties resulting from the office's activities, including errors, negligence, or omissions by staff.

Article (20):

A Permanent Committee for Accreditation Offices shall be established at the Authority, chaired by a Deputy CEO, and composed of:

- Head of Investment Services Sector
- Head of Licensing



- Head of Engineering Affairs
- Head of the Investor Service Center
- Three experts in law, accounting, consultancy, and technical fields
- Representative of the competent entity at the Investor Service Center

The committee may seek external experts as needed.

Its formation, secretariat, and member nominations shall be decided by the Minister of Investment upon recommendation of the CEO.

Article (21):

The Permanent Committee is responsible for:

- Reviewing and recommending licensing or renewal applications.
- Proposing fee structures for accreditation services.
- Monitoring offices to ensure continued compliance.
- Preparing semi-annual performance reports for the CEO, including remedial recommendations.
- Providing a list of licensed offices to relevant administrative entities.
- Investigating violations by offices or staff and referring them to the Board of the Authority for penalties per Article (22) of the Investment Law, if warranted.
- Receiving and reviewing proposals and complaints from accreditation offices.
- Developing performance improvement policies.

Article (22):

Accreditation offices may not transfer their license to third parties in any form.

If this occurs, the Permanent Committee shall refer the case to the CEO for presentation to the Board of Directors to revoke the license.



Article (23):

In addition to the professional responsibility rules under the Investment Law, accreditation offices must:

- Complete evaluations in a timeframe appropriate to the procedure's nature.
- Train personnel involved in inspections.
- Use proper technical methods for verifying document compliance.
- Maintain a database of applications, including outcomes and durations.
- Treat all applicants fairly.
- Comply with the prescribed service pricing criteria.
- Provide insurance coverage for employees.
- Be fully responsible for actions of their staff.
- Refrain from entering into any employment relationship with the Authority, administrative bodies, or clients relating to services the office provides.

The Authority shall establish a performance evaluation system for accreditation offices, including service standards, timelines, fees, and adherence to professional responsibility rules. This system will be approved by the Board of Directors upon recommendation from the CEO.

Article (24):

The investor shall submit a request to the specialized accreditation office licensed by the Authority, along with two copies of all required documents in accordance with the conditions and procedures guide for investment activities referred to in Article (19) of the Investment Law. The purpose is to verify compliance with the necessary requirements for issuing the appropriate accreditation certificate based on the nature and type of each license.

The accreditation office shall have the right to conduct all necessary field inspections, studies, tests, and any other actions required for the issuance of such a certificate.



Article (25):

Licensed accreditation offices shall issue an accreditation certificate to the investor under their own responsibility, in three copies. One copy is delivered to the investor or their legal representative, and the certificate shall be valid for one year.

The certificate shall confirm the project's compliance with all or part of the legal and regulatory conditions required for obtaining approvals, permits, or licenses.

A copy of the certificate, along with all supporting documents upon which it was issued, shall be sent to the Investor Service Center (or its branch) and the competent authority by registered mail with acknowledgment of receipt or delivered by hand in exchange for a signed receipt.

Article (26):

Without prejudice to any criminal or civil liability arising from violations committed by registered accreditation offices, the CEO of the Authority may, upon recommendation of the Permanent Committee for Accreditation Offices, in the event of a breach of license conditions, warn the office via registered letter with acknowledgment of receipt to rectify the violation within 15 days of the warning.

If the office fails to rectify the violation within the given time, the Board of Directors of the Authority may, upon recommendation of the CEO, suspend the office's registration for up to one year.

If the office issues a false accreditation certificate or violates the provisions of the Investment Law or this Regulation, the insurance policy amount shall be claimed and disbursed to the beneficiaries as outlined in Article (19), and the office shall be deregistered for up to three years by decision of the Board.

In the case of repeat violations, the Board shall issue a decision to permanently deregister the office.

In all cases, the Authority shall notify the office of any such decision by registered letter with acknowledgment of receipt.



Article (27):

An accreditation office shall be deregistered from the Authority's register in any of the following cases:

- Dissolution, termination, or liquidation of the joint-stock company.
- Revocation of its license to practice.
- Failure to renew the license within two months from its expiration.
- Suspension or liquidation of operations or expressing intent to permanently or temporarily cease activities, with at least three months' prior notice.

Deregistration is decided by the Board of Directors upon recommendation from the Permanent Committee. In all cases, the office must complete review of all pending accreditation requests prior to deregistration.

Article (28):

The Authority shall publish details of registered accreditation offices, any changes thereto, temporary or permanent deregistration, suspension, or license revocation in the Investment Gazette or by any other means of publication. All publishing costs shall be borne by the accreditation office.

Article (29):

The accreditation certificate submitted by the investor to the competent authority shall be deemed valid and acceptable by that authority, its representatives at the Investor Service Center, and all other concerned bodies.

However, the competent authority or its representative may raise a justified objection to the certificate within ten (10) working days from its submission.

Competent authorities shall review investment applications submitted through the Investor Service Center to ensure they meet the required conditions in accordance with the Investment Law.

Decisions must be made within 60 days of receiving the completed application.



In all cases, the investor and the Authority must be notified of the decision (approval or rejection) by registered mail with acknowledgment of receipt, within seven (7) days from the end of the applicable decision periods.

Applicants may appeal a rejection before the Grievance Committee referred to in Article (83) of the Investment Law.

If the competent authority fails to respond (either approval or rejection) within the legally prescribed periods, this shall be deemed implicit approval. The CEO of the Authority shall issue an official approval certificate accordingly.

This approval shall be binding on all entities to the extent of the information contained therein.

The competent authority shall not hinder the investor or halt the project except in cases specified by the Investment Law and only after consulting the Authority.

Part Three: Investor Service Center

Chapter Three: Company Incorporation – Digitalization – Liquidation

Article (30):

Without prejudice to the provisions of the Capital Market Law and the Special Economic Zones Law, the General Authority for Investment (GAFI) shall be the sole administrative body responsible for providing all incorporation and post-incorporation services for companies and establishments that engage in any of the activities specified in the Investment Law.

This applies regardless of their legal form or governing law, including companies subject to the Joint Stock Companies Law, Limited Partnerships by Shares, and Limited Liability Companies.

All such services shall be provided through the Investor Service Center or its branches.

The Authority shall not be bound by procedures under other laws, and all relevant entities must align their processes to facilitate these services.



Article (31):

Each type of company shall have a standard contract and articles of association, issued by a decision from the Minister in charge of investment affairs.

Each company shall also receive a Certificate of Incorporation, the format of which is determined by decision of the CEO of the Authority.

Establishments shall use a standard incorporation form, also issued by decision of the CEO. All such entities shall be registered in the Commercial Register.

All competent authorities, banks, and relevant entities shall accept these documents as official for all dealings, immediately upon issuance by the Authority.

Article (32):

Individuals seeking to incorporate a company must follow these steps:

- Create an account on the electronic portal of the Authority to access online incorporation services.
- Complete the incorporation form, specifying the legal structure and applicable regulations, and upload all required data and documents.
- Submit the incorporation request electronically or complete any required amendments.
- Pay all incorporation fees electronically in a single transaction, allocated to the relevant service providers.
- Electronically sign all forms.

The Authority shall review and provide an opinion on the proposed company name upon submission of the incorporation request.

Article (33):

Required Documents for Company Incorporation (Except for Pre-Approval Cases)
Except for incorporation cases that require the applicant to obtain prior approval for the project, the applicant must submit, along with the incorporation request, all the necessary documents as per the type of company. In particular, the following documents shall be provided:



First – For Companies of Capital (e.g., Joint-Stock Companies):

- A certificate proving the deposit of the legally required capital percentage with an approved and licensed bank.
- A copy of the personal identification documents of the founders, board members, managers, or partners.
- A copy of the powers of attorney for incorporation.
- Authorization from the competent authority, if the founder or a board member is a public employee or an employee in a public sector or public business sector company (this applies to joint-stock companies).

Second – For Partnerships and Sole Proprietorships:

- A copy of the personal identification documents of the partners or sole proprietor, as applicable.
- A copy of the powers of attorney for incorporation, as applicable.
- A declaration from the general partner, their representative, the non-partner manager, or the sole proprietor, confirming that they are not a public employee or an employee in the public sector or a public business sector company.

Article (34):

The articles of incorporation and bylaws of companies, as well as any amendments thereto, shall be published at the expense of the concerned parties in the Investment Gazette issued by the Authority or via any other electronic means.

Publication may be made in a foreign language upon request by the concerned parties and under their own responsibility.

The Board of Directors of the Authority shall establish the procedural conditions and rules for amending incorporation documents and bylaws.



Article (35):

A certificate for the investment project, or any amendment thereto, shall be issued by decision of the Chief Executive Officer of the Authority and shall include the following data:

- The Unified National ID Number of the company or establishment, regardless of its legal form, in accordance with international standards, along with the licensed activity code. This should be integrated with census data and aligned with the national unified identification system for businesses.
- The project name, investment activity, and geographical scope.
- The investment costs of the project and licenses for conducting its activities.
- The name and information of the responsible manager or the managing director.
- The incentive system granted to the investment project, including its benefits and duration.
- The legal form of the project.
- The authorized, issued, and paid-in capital of the project.
- The headquarters and location of activity.

Article (36):

Companies may denominate their capital at incorporation in any freely convertible foreign currency, provided the following conditions are met:

- For joint-stock companies and partnerships limited by shares, the legally required percentage of the capital must be deposited in foreign currency accounts at banks licensed by the Central Bank of Egypt (CBE).
- For other legal forms of companies, the full capital must be deposited in foreign currency accounts at banks licensed by the CBE.

In all cases, the deposit must be made in the same currency specified by the investor or their representative in the investment application. Companies must prepare their financial statements in accordance with Egyptian Accounting Standards, using the same currency in which the company was incorporated. This does not affect the obligation of companies of capital to publish their financial statements.



Existing companies may request to convert their capital denomination from the Egyptian Pound (EGP) to any freely convertible foreign currency, subject to the following conditions:

- A resolution must be issued by the Extraordinary General Assembly (or partners' group) with the majority required by the company's Articles of Association or incorporation contract, approving the conversion.
- The issued capital of the company before conversion must be no less than EGP 250 million, fully paid.
- The conversion must be carried out based on the exchange rate announced by the CBE on the date of the General Assembly's approval, and the process must be completed within a maximum of 120 days from that date.
- Proof must be provided that the founders/shareholders/partners deposited 100% of the paid capital in the desired foreign currency, transferred from abroad at the time of incorporation, and that shareholders paid the remaining capital in foreign currency transferred from abroad or from retained earnings prior to the conversion.

The Prime Minister, upon a joint proposal from the competent minister and the relevant minister, and after approval by the Board of Directors of the General Authority for Investment (GAFI), and in consultation with the CBE, may exempt companies referred to in Article (20) of the Investment Law from this requirement for reasons of public interest.

The financial statements for the fiscal year preceding the conversion must be restated in the foreign currency to which the company is converting, in accordance with Egyptian Accounting Standards.

The company must prepare and publish its financial statements in the same foreign currency it has converted to.

These rules also apply in the event of a change in legal form, merger, demerger, or when converting between Free Zone and Domestic Investment System if the result is a company with capital denominated in a foreign currency — including the new entity resulting from the change or merger.



Article (37):

The Authority shall establish a unified automated system containing the required data, forms, and documents for providing incorporation and post-incorporation services for companies and establishments, regardless of their legal form. This system shall be made available via secure access on the Internet.

The Authority may also enable access via mobile phones or tablets once technically feasible. This system shall be the sole authoritative reference for all relevant government bodies.

Article (38):

All relevant government entities must develop and update their technological infrastructure, information systems, and electronic databases to ensure secure data exchange and integration with the Authority's electronic systems.

The competent minister, in coordination with other relevant ministers, shall take necessary measures to activate the electronic service system, link their systems and databases with those of the Authority, and follow up on the entities' compliance.

Entities must also provide the Authority with all necessary documents, templates, and data required for the delivery of services.

Until full compliance is achieved, government representatives at the Authority may continue to provide their respective services using the Authority's electronic systems.

Without prejudice to Article (50) of the Investment Law, entities are required to accept electronic payments for all fees and charges mandated by law.



Article (39):

Procedures for Voluntary Liquidation of Companies

First – Appointment of Liquidator and Commercial Register Update

The liquidator shall be appointed by a resolution of the partners' group or the General Assembly, as applicable, and shall be registered in the commercial register with a clear definition of their scope of duties and liquidation period. The company name must be updated to include the phrase "under liquidation".

The Authority must publish a notice in the Investment Gazette and a widely circulated daily newspaper (or electronically) within one week of the registration of liquidation, at the company's expense. The notice must include:

- The liquidator's name, a summary of their duties, and the liquidation period.
- The company's name with the phrase "under liquidation."
- The start date for receiving debt claims from creditors, which must be at least one month after the publication date.

Administrative bodies shall be notified of the liquidation status and must respond to the Authority and the liquidator within 120 days of notification, detailing any financial obligations owed by the company.

Failure to respond within this period shall be deemed a release of the company's liability, without prejudice to criminal or disciplinary liability for any false statements or unjustified delays.

Second – Completion of Liquidation

The liquidator must submit to the Authority:

- A copy of the General Assembly minutes or partners' meeting minutes approving the liquidation report.
- The final liquidation accounts, certified by the liquidator, prepared in accordance with Egyptian accounting standards.
- A declaration by the liquidator confirming all debts have been paid and any remaining assets distributed.
- Proof of publication.



- A joint declaration from the liquidator and the partners/shareholders accepting responsibility for the liquidation.

The Authority shall issue an official letter, at the liquidator's responsibility, addressed to the Commercial Registry, approving the liquidation.

The Commercial Registry shall then proceed to strike off the company based on this letter.

Part Three: Investors Service Center

Chapter Four: Prior Approval and Single Approval

Article (40):

The Authority may, in alignment with the State's economic development plan, obtain the necessary approvals, permits, or licenses for establishing investment activities on lands designated for investment prior to their allocation to investors.

The relevant entities must provide such approvals, permits, or licenses to the Authority within 60 days from the date of the Authority's request.

The Authority shall announce these lands, which have obtained all necessary clearances, and receive applications from investors. Fees and financial obligations due to the competent entities shall be collected from investors at the time of land allocation procedures.

In all cases, investors remain responsible for obtaining the approvals or permits required to commence production or activity, and for adhering to the implementation timeline they submitted to the Authority.

Article (41):

The Cabinet may grant companies referred to in Article (20) of the Investment Law a Single Approval for establishing, operating, and managing the project, including building permits and allocation of required real estate.

This approval shall be self-executing without the need for any further procedures.



The Cabinet shall issue a decision defining the criteria and sectors for strategic and national projects based on a joint proposal from the competent minister and the relevant minister, and these criteria shall be updated periodically in line with the State's development plan.

Article (42):

Applications for the Single Approval shall be submitted on the form prepared by the Authority, accompanied by the following documents and declarations:

- Evidence of the company's financial solvency, as per the standards set by the Authority's Board of Directors.
- A preliminary feasibility study prepared by a licensed national or international consulting firm.
- A project implementation timeline.
- A declaration committing to provide all necessary infrastructure utilities (roads, water, sewage, electricity, telecommunications, waste treatment).
- A declaration of compliance with all legal and regulatory requirements for the company's activity.
- A declaration to pay to the Authority all applicable fees and charges within 30 days of being notified.

The Authority will review the application and attachments for completeness. The CEO of the Authority shall present the application to the competent minister, who will coordinate with the relevant minister to present it to the Cabinet for decision.

Article (43):

One or more committees shall be formed at the Authority, headed by a representative of the Authority and including members from relevant entities. The committees are tasked with monitoring the company's compliance with the terms and conditions of the Single Approval, implementation of declarations, and adherence to the project timeline.

The committee's composition and remuneration shall be determined by a decision from the Authority's CEO, approved by the competent minister.



The committee may conduct site inspections and document reviews, and coordinate with relevant administrative bodies.

If the committee finds violations of the project's regulations, it must notify the company by registered letter with acknowledgment, and provide a grace period not exceeding 60 days, extendable once, to rectify the issues. If the company fails to comply, the committee may recommend suspension of operations or withdrawal of incentives, depending on the severity, for a maximum of one year.

The committee shall prepare a detailed report with justifications and submit it to the Authority's CEO, who issues a final decision. The company and concerned entities shall be notified, and the company may appeal to the grievance committee as per Article (83) of the Law.

Part Three: Investors Service Center

Chapter Five: Allocation of Real Estate for Investment

Article (44):

Administrative bodies holding jurisdiction over land, after coordination with relevant entities and the National Center for State Land Use Planning, must provide the Authority with detailed maps showing all available investment properties, along with a comprehensive database including:

- Location
- Area
- Construction conditions
- Estimated price
- Infrastructure status
- Suitable investment activities
- Method of disposition



These bodies must update the data every six months or upon request. The Authority shall coordinate with them to build an electronic integration infrastructure to facilitate real-time data exchange.

The President of the Republic, upon Cabinet approval and based on a proposal by the competent minister, may issue a decree to transfer ownership or supervision of state-owned land to the Authority for investment purposes, after approval by the Supreme Investment Council.

Article (45):

The Investment Map shall specify the type, system, conditions, geographic regions, and sectors of investment, and list available state-owned properties. The Authority shall prepare the map in collaboration with relevant entities and provide an online portal for data exchange.

The map shall be reviewed at least once every three years or whenever deemed necessary.

Article (46):

Allocation of state-owned land or land owned by other public legal entities shall follow the Investment Law and its Executive Regulations, ensuring there are no legal disputes.

The allocation shall consider:

- The state's investment plan
- Project size and capital
- Nature of the investment activity

Allocation is carried out through the Authority in coordination with administrative bodies and is exempt from the Public Tenders and Auctions Law, unless otherwise stated.

Administrative bodies and the Authority must notify each other of serious applications for listed properties within three working days.

Investors must adhere to the approved timeline, and may not make changes (expansion, purpose, etc.) without prior written approval.



Article (47):

Real estate may be disposed of via:

- Sale
- Lease
- Lease-to-own
- Right of usufruct

Disposition may be:

- Based on investor request
- Through investment offers announced by the Authority
- Based on public announcements

Announcements must include all details, and the application period must be at least 15 days.

Article (48):

Administrative entities may contribute real estate as in-kind shares in investment companies if:

- The project is formed as a joint-stock company.
- The share is valued by an authorized valuation entity per Article (64) of the Law.

Participation may take other forms:

- Public-Private Partnerships (PPP)
- Long-term usufruct partnerships
- BOT / BOOT
- Revenue-sharing models



All such participation requires Cabinet approval, and announcements must specify terms.

Article (49):

Free-of-charge allocation of state-owned land may be permitted in specific regions (by Presidential Decree and Cabinet approval) based on the Investment Map and provided that investors meet technical and financial criteria.

A guarantee must be submitted within 15 working days from notification:

- 1% of project cost (productive activities)
- 3% (services)
- 5% (storage)

The guarantee is refundable after three years of operation, and in case of failure by the investor, administrative costs may be deducted.

Article (50):

Investor competition (as per Article 63 of the Law) arises in the following cases:

- Requests exceed available plots for a particular activity.
 - Requests exceed announced projects or licenses.
 - Identical project proposals exceed available land in the investment zone.
-

Article (51):

If multiple investors meet requirements, preference shall be determined via a points-based system, including:

- Technical specs, especially use of advanced tech
- Experience and global reputation



- Foreign exchange generation
- Projected investment cost
- Financial offer and payment method

If tie persists, the highest price shall be preferred.

Announcements must clearly state evaluation criteria.

Article (52):

Applications for estimating the sale price, lease value, or usufruct fee must include:

- Prices of adjacent properties
 - Infrastructure costs and utility availability
 - Potential investment uses
 - Other relevant technical elements
-

Article (53):

Valuations remain valid for one year, unless impacted by economic changes. The pricing entity is entitled to a fee of no less than 0.5% of the property value, capped at EGP 100,000, payable upon final allocation.

Article (54):

The competent administrative body must review investor applications and submit its technical opinion to the Authority within one week from the request date or the end of the application period, stating reasons for approval or rejection.



Article (55):

The committees formed pursuant to the provisions of Article (65) of the Investment Law shall review investor applications that have been duly completed in accordance with the designated application form. These committees shall verify whether the technical and financial requirements—previously established by the Authority in coordination with the competent administrative authority—are met; in order to decide on the applications within a maximum period of thirty (30) days from the date the technical opinion is received from the relevant authority.

The recommendations of these committees shall be approved by the Chief Executive Officer (CEO) of the Authority. The administrative authority and the investor shall be notified of the decision via registered mail with acknowledgment of receipt or by any other communication method agreed upon with the investor at the time of submitting the service request—such as the email address specified by the investor in the property allocation request form. The notification must include the necessary steps for completing the contracting process.

The names of the investors to whom properties have been allocated shall be published on the official website of the Authority on the World Wide Web, in addition to the aforementioned means of communication.

The Authority shall collect the sale price, rental value, or usufruct fee, as applicable, on behalf of the competent administrative authority, in accordance with the payment methods and procedures in force.

The Authority's Board of Directors shall determine the fees due for services related to property disposition within thirty (30) days from the effective date of this Regulation.

Article (56):

A committee shall be formed by a decision of the Chief Executive Officer (CEO) of the General Authority for Investment (GAFI), chaired by a specialist from the Authority and including representatives from the relevant administrative authorities. This committee shall be responsible for preparing and drafting standard contract templates for the various forms of property disposal.

The CEO shall present these templates, or any amendments thereto, to the Board of Directors of the Authority for approval after being reviewed by the State Council. These templates shall serve as the basis for contracting between the investor and the competent administrative authority over the land.



Article (57):

For the application of the Investment Law, the investor must adhere to the purpose for which the property was allocated. Changing this purpose shall not be permitted without prior written approval from the competent administrative authority, and only when the nature and location of the property allow for such change. This is conditional upon one year having elapsed since the start of production or commencement of activity, and the investor obtaining approval from all relevant entities.

The investor must also pay no less than 50% of the difference between the original acquisition value and the market value of the property at the time the request is submitted. The competent administrative authority must respond to the investor's request—either with approval or rejection, stating reasons—within 30 days of submission. The Authority and the investor shall be notified accordingly. Failure to respond within the deadline shall be deemed a rejection.

The investor may appeal this decision before the committee stipulated in Article 83 of the Investment Law.

Article (58):

Competent administrative authorities may not terminate a contract with an investor without prior approval from the Authority's Board of Directors. The CEO shall submit follow-up reports, as provided in Article 67 of the Investment Law, to the Board, which must include detailed violations by the investor and whether they qualify as grounds for termination under the law. Supporting documents must be attached.

The Board shall decide within 30 days of receiving the report whether to approve the termination or reject it on the basis of insufficient grounds. If the competent authority insists on termination despite the Board's refusal, it must refer the matter to the **Ministerial Committee for the Settlement of Investment Contract Disputes**, as per Article 88 of the law, within 15 days. Failure to do so shall be deemed a waiver of the right to terminate. The Ministerial Committee shall issue a decision within 60 days.



Article (59):

For the purposes of Article 67 of the Investment Law, the following are considered material breaches justifying contract termination, provided the investor unjustifiably fails to:

- Pay the due installments or usufruct fees on time despite receiving a formal notice.
- Remove buildings constructed in violation of the approved technical specifications or drawings.
- Commence actual production or activity within the contractual timeframe or adhere to the agreed schedule.

Recovery of the property shall be executed by a reasoned decision of the Authority's CEO, who shall notify the investor via registered mail with acknowledgment of receipt. The investor has the right to appeal in accordance with procedures outlined in the Investment Law and its executive regulations.

Part Four: Investment, Technological, and Free Zones

Chapter One: Investment Zones

Article (60):

Investment zones in various sectors shall be established by a decision of the Prime Minister upon a joint proposal from the competent minister and the concerned minister, based on a recommendation from the Authority's Board in light of a request submitted by the entity seeking to establish the zone.

The decision must include location, coordinates, area, authorized activities, implementation and operation timeline, and any general conditions relating to these activities.

Additional activities may be added within the zone by a further decision from the Prime Minister upon the competent minister's proposal.

Each investment zone shall have a **developer** responsible for its construction, management, development, and promotion according to the approved timeline, failing which the decision establishing the zone shall be nullified.

The Prime Minister or his delegate may extend the implementation timeline upon the Authority Board's approval and justification provided by the developer.



Article (61):

Requests for establishing investment zones must be submitted by the concerned minister or requesting entity, along with the following documents:

- Description of the proposed site (area, location, coordinates), updated cadastral map, and legal status of land ownership.
- Details of existing infrastructure and utilities needed, with estimates for water and energy requirements at each operational stage.
- Development and marketing strategy for the zone, including target project types, expected numbers, required capital, and employment projections.
- Proposed master plan including investor services.
- Data on the company assigned to develop, manage, and promote the zone, including experience, shareholders, capital structure, and data on other licensing applicants.
- Proposed implementation and operation schedule.
- Statement of compliance with environmental, health, occupational safety, and civil defense standards applicable in Egypt and those set out in the establishment decision.
- Draft contract template for prospective investors, confirming adherence to the above standards and to Authority regulations on property reversion in case of non-utilization.

Article (62):

A committee shall be formed by decision of the Authority's CEO to review investment zone establishment requests. It shall include representatives from relevant authorities pertaining to the main activities proposed in the zone, as well as representatives from the Ministry of Finance, the land-owning entity, and others as necessary.

The committee shall review the request and secure approvals from all concerned entities, including the Ministry of Defense, National Center for State Land Use Planning, Supreme Council of Antiquities, Environmental Affairs Agency, and Civil Aviation Authority.

The committee shall submit its recommendations to the Authority's Board in line with established criteria, including justification for approval or rejection. The Board shall then issue a decision accordingly. In case of approval, the competent minister and the concerned minister shall submit the request to the Prime Minister for a final decision to establish the zone.



Article (63):

Each investment zone shall have a Board of Directors appointed for a three-year term by the competent minister in coordination with the minister responsible for the zone's sector.

The Board shall include representatives from relevant regulatory bodies, the land-owning entity, the Ministry of Finance, licensed developers, and zone investors.

The Board may also include experts, funding/support entities, or other stakeholders as deemed appropriate.

The appointment decision shall specify the Board's meeting procedures, allowances, and compensations. It must meet at least once a month or as needed for business continuity.

Article (64):

The Board of the investment zone shall develop the business plan, activity requirements, and operational standards, subject to approval by the Authority's Board. It may:

- Set general and specific planning and construction standards to ensure competitiveness and compliance with global specifications, without violating building laws.
- Define licensing requirements for industrial, service, or commercial projects, including suspensions and cancellations, without prejudice to relevant laws.
- Establish criteria for environmental, occupational safety, and civil defense approvals in line with applicable legislation and in coordination with relevant bodies.
- Approve projects based on criteria ratified by the Authority.
- Issue licenses for utility infrastructure and other permits through executive offices.
- Resolve internal and external obstacles facing zone developers and investors.
- Monitor progress of the zone and ongoing projects.

The Board may license private companies for development, management, and promotion, without affecting the obligations of the main developer.

It may also form committees composed of board members, Authority staff, or external experts to undertake specific tasks.



Article (65):

The investment zone Board must submit quarterly reports to the Authority's CEO, who shall present them to the Authority's Board and the relevant minister.

Reports shall cover the implementation status, the developer's adherence to the approved timeline, challenges facing the zone or its projects, remedial actions taken, and compliance with the Authority's approved standards and regulations.

Article (66):

The Chairman of the Investment Zone's Board of Directors is responsible for issuing licenses for projects to conduct their activities. Each license shall state the purposes for which it is granted and its duration, which shall not exceed five years.

A temporary license valid for one year may be issued pending the project's completion of approvals from the relevant authorities; it may be renewed only once, for an additional six months, at the responsibility of the project.

The license may not be transferred, wholly or partially, without the approval of the Investment Zone's Board. Refusal to grant or approve the transfer of a license must be justified by a reasoned decision. The concerned party may appeal such a decision before the Grievances Committee referred to in Article 83 of the Investment Law.

This license shall suffice for dealing with all government bodies to obtain services, facilitations, and benefits related to the project, without the need to register it in the Industrial Registry.

No other administrative body may undertake any procedures within investment zones established by a decision of the Prime Minister or with respect to projects operating therein, except after consulting the Authority.



Article (67):

Each investment zone shall have an executive office composed of Authority staff, formed by a decision from the CEO of the Authority, after approval by the competent minister.

The office shall be responsible for the following:

- Implementing decisions of the zone's Board of Directors, particularly regarding the issuance of all licenses required by approved projects, in accordance with the standards and criteria adopted by the Authority's Board, within no more than one month from the date of submission of a complete license application. Any rejection must be justified.
- Following up on the implementation of Board decisions and communicating with all relevant bodies concerning the projects in the zone.
- Monitoring and inspecting projects within the zone to ensure compliance with the activity-related conditions, standards, and procedures.

The office shall charge fees for the actual services provided to investors, based on the type of service and as determined by the Authority's Board, especially for:

- Project establishment approval
- Building permits
- Activity operation licenses
- Any other approved services provided by the office

All such service fees shall not exceed 0.1% (one per thousand) of the total investment cost of the project.

Projects operating within the investment zone must annually submit documentation confirming their investment costs, certified by the project's statutory auditor, within the first month of the fiscal year. This enables adjustment of service fees already paid. If no documentation is submitted within this period, the project shall be deemed to have agreed that the service fees paid shall not exceed 0.1% of its declared investment cost.

Article (68):

The CEO of the Authority may form a committee from the executive office management and representatives of the relevant authorities. The committee shall offer guidance, follow-up, and support to investment zone projects and facilitate obtaining or renewing the necessary approvals, in accordance with the procedures and requirements of each authority.



Article (69):

The Prime Minister may, upon a joint proposal from the competent minister and the concerned minister, cancel the license for establishing an investment zone upon a request submitted by the developer explaining the justification for the cancellation.

The proposal must include:

- Approval of the Investment Zone's Board for the cancellation
- Developer's settlement of all financial dues owed to the Authority by projects operating within the zone up to the date of cancellation

Once the cancellation decision is issued, all relevant authorities must be notified.

Exceptionally, if the Authority determines that an investment zone is not viable, not serious, or operating in violation of authorized activities, it may propose cancellation of the zone.

Such a proposal must be approved by the Authority's Board and submitted by the competent and concerned ministers to the Prime Minister for a final decision.

Part Four: Investment, Technological, and Free Zones

Chapter Two: Technological Zones

Article (70):

Technological zones shall be established by decision of the Prime Minister upon a proposal by the Authority's Board, based on a request submitted by the Minister responsible for Communications and Information Technology.

The decision must include details on the location, coordinates, area, authorized activities, and the implementation and operation timeline, along with any additional requirements deemed necessary by the Board of Directors regarding permissible activities. These may include industrial operations, electronics design and development, data centers, outsourcing, software development, technology education, and any other associated or complementary activities.

Additional activities may be authorized by a decision of the Prime Minister, based on a joint proposal from the competent and concerned ministers.



Each technological zone shall have a developer responsible for construction, management, development, and promotion in line with the timeline established in the creation decision. Failure to meet this timeline renders the creation decision null.

The Prime Minister may, with the Authority's Board approval, extend the implementation schedule based on justifications presented by the developer.

Article (71):

Articles 66 and 67 of these Regulations shall apply to technological zones.

Additionally, machines, equipment, tools, and supplies necessary for carrying out licensed activities in the technological zones shall be exempt from taxes and customs duties.

Customs clearance of these items shall be in accordance with procedures set by the Minister of Finance.

These items are defined as complete production lines with all their components, even if imported separately, until full project establishment.

Projects shall bear full responsibility for such equipment and must submit an insurance policy covering all risks related to the machinery and equipment before proceeding with activity licensing.

Projects must carry out annual inventories of the mentioned equipment, and import invoices must be approved by the executive office of the zone in accordance with the standards set by the Authority's Board.

Article (72):

Each technological zone shall have a Board of Directors appointed for a three-year term by the Minister responsible for Communications and Information Technology, in agreement with the competent minister.

The Board shall include representatives of regulatory bodies overseeing the licensed activities within the zone, the land-owning authority, the Ministry of Finance, and representatives of licensed developers and investors.

It may also include experts, funding/support institutions, and any other entities deemed necessary by the ministers.



Article (73):

The Board of Directors of the technological zone shall have full authority to take all necessary decisions and actions for managing the zone, regulating operations, and approving project establishment, including:

- Setting general and specific planning and construction standards to meet global specifications and enhance competitiveness, without violating the Building Law.
- Defining licensing requirements for establishing, suspending, or canceling projects.
- Setting standards for environmental, occupational health and safety, and civil defense approvals, consistent with applicable laws and in coordination with the relevant entities.
- Approving projects in accordance with standards adopted by the Authority's Board.
- Issuing licenses for public utility and infrastructure development and other required permits.
- Resolving internal and external obstacles facing zone developers and investors.
- Monitoring the implementation progress of the technological zone and its projects.

The Board shall submit **quarterly reports** to the Authority's Board, detailing the zone's implementation status, the developer's adherence to the timeline, encountered challenges and how they were addressed, and the Board's compliance with approved regulations and standards.



Part Four: Investment, Technological, and Free Zones

Chapter Three: Free Zones

Article (74):

A permanent technical committee for free zones shall be established at the General Authority for Investment and Free Zones by decision of the CEO of the Authority. The decision shall define the committee's structure and responsibilities.

The committee shall consider all matters referred to it, particularly:

- Proposing policies for free zones to be presented to the Authority's Board.
- Reviewing applications for establishing public free zone projects.
- Approving amendments to company bylaws, legal structures, duration extensions, activity license renewals, and other matters prior to submission to the zone's Board.
- Proposing solutions to problems faced by free zone projects and facilitating operations in line with the Authority's investment promotion strategy.

The committee shall meet weekly, and its decisions shall be communicated to investors by the relevant zone office within three days of approval.

Article (75):

The Council of Ministers, upon a proposal from the competent minister, shall issue a decision approving the establishment of private free zones.

The Authority's Board shall issue a decision outlining procedures for obtaining and renewing activity licenses and applying modifications.

The Chairman of the relevant Free Zone Board shall issue the activity license and approve the project site. The license shall include the project's objectives, validity period, geographical boundaries, and the amount of guarantee required to cover potential obligations to the Authority.

The Chairman shall also be responsible for license renewal and amendments.



Article (76):

The Council of Ministers may approve the establishment of private free zones projects, based on a proposal by the competent Minister and following study and evaluation by the General Authority for Investment, in accordance with the following terms and conditions:

- The project must take the form of a joint stock company or a limited liability company.
- The local component must not be less than 30% within a maximum period of three years from the commencement of operations.
- At least 80% of the production must be exported outside the country; this percentage may be waived in the case of strategic projects of particular significance.
- Private free zone projects must comply with industrial safety, civil defense, and fire prevention regulations as per the applicable Egyptian code, or the regulations issued by the Minister responsible for industrial affairs in relation to industrial establishments. The project must also secure its premises and boundaries through watchtowers, surveillance cameras, and the presence of personnel from the Authority's security and port security at its own expense.
- The Authority shall monitor the activities of private free zone projects to ensure proper operations and the validity of procedures, in accordance with mechanisms set by the Authority's Board of Directors and approved by the Council of Ministers. The administration of the respective zone shall submit periodic reports to its board to evaluate the continued feasibility of the project operating under the private free zone system. All private free zone projects shall make their records and books available to the Authority during inspection and monitoring. The Authority may seek assistance from relevant entities. The final approval of the project shall lapse if the investor fails

to undertake serious implementation steps, including initiating incorporation procedures, submitting engineering drawings, obtaining necessary approvals from relevant authorities, and submitting a timeline for commencing operations within six months from the date of notification of the approval decision. This period may be extended for one or more additional terms based on justifications presented by the concerned parties and accepted by the board of the free zone.

The Council of Ministers may, in consideration of specific cases, based on a proposal by the competent Minister and the approval of the Authority's Board of Directors, exempt a project from one or more of the aforementioned conditions.



Article (76 Bis):

By way of exception to the terms and conditions set out in Article (76) of these Regulations, except for item (5) thereof, the Council of Ministers may, based on a proposal by the competent Minister and following study and evaluation by the Authority, approve the establishment of a Private Free Service Zone, consisting of a main service project responsible for the establishment, development, management, and allocation of space to several subordinate service projects operating similar activities, within any of the sectors listed in Article (1) of these Regulations, under the private free zone system, subject to the following conditions:

- The main project within the private free service zone must take the form of a joint stock company or a limited liability company.
- The main project must comply with civil defense and fire prevention requirements according to the applicable Egyptian code.
- The Authority's Board of Directors shall issue decisions setting out the procedures and requirements for the establishment of the subordinate service projects within the zone, subject to approval by the Council of Ministers based on a proposal by the competent Minister.
- The board of the public free zone within whose geographic scope the private free service zone falls shall be responsible for approving or cancelling subordinate service projects within the private zone. The Chairman of the board of such public free zone shall issue licenses for these projects to commence their activities, and shall have authority over license renewals or amendments. Each license must include the project objectives, duration, boundaries, and the value of the financial guarantee required to cover potential liabilities.

Where a private free service zone is established pursuant to a partnership or investment contract entered into between a government entity and an investor (with the prior approval of the Council of Ministers) for the purpose of developing major national projects, the zone may include one or more subordinate industrial projects, but only in the field of light industries, provided that the area of the main private free service zone is not less than one million square meters, and in accordance with the terms of the relevant contract and the procedures and controls set by the Authority's Board of Directors in coordination with the Ministry of Finance, as appropriate to the nature and objectives of the project.



Article (77):

Activities under the free zone regime shall be exercised only in accordance with the licenses granted by the Board of Directors of the competent Public Free Zone, following the review of the project establishment request and the opinion of the Permanent Technical Committee for Free Zone Affairs.

Article (78):

The Board of Directors of the Public Free Zone shall hold the authority to grant or cancel final approval for projects. The Chairman of the Board shall issue the license for activity commencement in accordance with rules set by the Authority's Board. The license must specify the project's purposes, duration, site boundaries, and the amount and type of financial guarantee to cover potential liabilities, not exceeding 2% of the investment cost, as follows:

- For industrial and assembly projects: 1% of investment costs, capped at USD 75,000 (or equivalent).
- For storage projects and those not involving import/export of goods as main activity: 2% of investment costs, capped at USD 125,000 (or equivalent).

The value of the guarantee shall be recalculated every three years based on the project's investment costs as reflected in the latest financial statements submitted to the relevant free zone authority or upon project application affecting investment cost.

Article (79):

The Authority shall undertake valuation of assets, liabilities, and in-kind contributions from capital increases or at merger or legal-form change into a capital company. The free zone internal regulations shall specify procedures, required documents, objection mechanisms, and valuation committee fees.

Article (80):

The Free Zone Administration must announce available spaces and investment opportunities and present them to investors. Investors submit requests stating intended purpose and area using prescribed forms. Allotment of plots shall be based on:

- Project purpose and nature of activity.



- Project capital and investment cost.
- Intended workforce size.
- Compatibility of requested area with the planned activity.

Article (81):

Following preliminary approval and payment of 10% of the use fee, with a minimum of USD 1,000 as earnest money (non-refundable if the project fails to proceed), the Free Zone Board reviews the project request. The earnest money is credited towards the use fee upon handover and is forfeited if the project does not proceed.

Article (82):

The investor must apply to the Free Zone Administration within 30 days of notification of approval to take possession of the allocated land, sign handover minutes, and usage agreements after payment. The date of signing constitutes official handover notice.

Failure to take possession within this period voids the approval unless justified to and accepted by the Free Zone Board.

The licensee must initiate legal incorporation procedures and begin construction within 90 days of the handover; otherwise, approval is forfeited. This period may be extended by the Board upon justification.

The Authority's Board shall determine annual ground-use fees per square meter based on activity type and economic considerations, subject to periodic review.

Article (83):

If necessary, and upon the Authority's and Free Zone Board's approval, the CEO may authorize completion or development of infrastructure in public Free Zones not owned by the Authority. The expenditures shall be recovered by deducting from the use fees collected from projects in those zones, payable to the landowner authority, subject to:

- Preparation of cost estimates and determination of repayment terms per zone.
- Approval by the Board of the relevant public Free Zone for the works, value, and repayment methods.



Article (84):

Licensed projects must confine activities and storage within allocated premises, keep the Free Zone's appearance pristine, and shall not store goods or erect structures beyond their allocated area. Violations must be rectified within a deadline; failure to do so will result in removal at the violator's expense and double-use fees for unauthorized occupation, unless exempted by the Board. Repeat violations may lead to further doubling of fees, which must be paid without prejudice to claims for damages.

Unauthorized use of premises allocated to others incurs double-use fees, and subletting requires rent to be charged, as governed by Authority rules.

Article (85):

Upon forfeiture or cancellation of approval, the project must vacate the site and remove any buildings or assets at its expense within six months of registered notification. The project may transfer rights together with buildings to another approved project (with 1% transfer fee based on Authority valuation), or revert them to the Free Zone in exchange for value credited to the investor's account after deducting transfer fees or other dues. All inventory must be removed prior to transfer.

Failure to comply will result in administrative evacuation and site recovery. Remaining assets will be inventoried by the Authority and Customs, handed to Customs for temporary storage or sale under Customs law, with proceeds deposited with the Authority on behalf of the investor.

Article (86):

Goods imported under the free zone regime must be listed on shipping and airway bills and invoices as "for Free Zone." The Free Zone Administration may waive this requirement for goods imported in the project's name, for its account or on behalf of a third party, provided no domestic activity for the project or third party exists.



Article (87):

Procedures for transit goods and goods imported for free zones within customs jurisdictions:

- The project submits a declaration to the Free Zone Administration stating that goods are imported for the Free Zone, with original plus copy and attached shipping delivery order.
- The Administration certifies the declaration's authenticity and that goods match licensed activities, then forwards it to Customs for document review and transit authorization to the Free Zone under direct transit, using maritime agent at full responsibility.
- Upon arrival, the Administration inspects goods by spot or detailed exam and informs Customs. The goods are then delivered to the project under its responsibility.
- Use of special machinery and transport is permitted, excluding released passenger vehicles, for permitted zone activities within the port customs area. Temporary removal and re-entry of goods follow guarantees and procedures set by Cabinet decree upon Ministers of Finance and relevant Minister's proposal.

Article (88):

Procedures for goods arriving under the Free Zone regime at private ports:

- Ship or aircraft masters or their agents must submit a manifest of Free Zone goods to Customs within 24 hours of arrival.
- The Administration must notify consignees to collect goods within 48 hours, failing which it may relocate goods at their expense.
- The project submits an import declaration, endorsed by the Administration and shipping delivery order, to Customs for registration and transit procedures.
- Post-registration, documentation is forwarded to the Administration for inspection; goods are then handed to the project under its responsibility, with Customs receiving inspection results.

Article (89):

Procedures for goods sent under the Free Zone regime within the country:



- The consignee submits to the Free Zone Administration:
 - One original and two copies of the Free Zone import declaration;
 - Commercial invoices and packaging lists.
- The Administration certifies the declaration's authenticity and activity compliance and returns originals and copies to the consignee.
- The consignee submits original and copy to Customs to obtain a customs transit certificate for transferring goods to the Free Zone.
- Once in the Free Zone, goods and customs documents are inspected, and inspection reports are drawn up in duplicate in the consignee's presence.
- One copy of the approved transit request is returned to Customs with inspection documents.

In all cases, the consignee is responsible for any loss, damage, or shortage occurring during transit from Customs to the Free Zone.

Article (90):

The Authority shall, upon the request of the concerned party, provide the Customs Authority with a guarantee covering the value of the applicable customs duties and taxes on goods, as determined by the Customs Authority, during their transfer between customs zones and free zones, or vice versa, or between different free zones.

This guarantee is issued by the Authority in exchange for a fee of 0.1% (one per thousand) of its value, after the project submits an insurance policy covering the full value of the guarantee against the risks of theft, damage, and fire.

Article (91):

In cases of necessity requiring the provision of the country's basic needs, the competent minister, after obtaining the investor's consent and the approval of the Prime Minister, may authorize the entry of goods, materials, equipment, and devices—originally destined for free zones—into the country directly from the customs territory and their release, provided that all customs and import procedures are completed, the applicable customs duties and taxes are collected, and all dues owed to the Authority are paid.



Article (92):

The entry into the country of tobacco products, including manufactured tobacco, tumbak, molasses tobacco (maassel), snuff, cigarettes, cigars, and all types of related products produced within free zones, is strictly prohibited.

Article (93):

The following procedures shall apply to consignments exported from licensed projects operating within free zones that have private ports, are located within customs areas, or are located within the country:

- The concerned party shall submit an export declaration, using the form prepared by the Authority in original and two copies, attached with proof of payment for the guarantee issued by the Authority upon request, and the invoice for the consignment, to the relevant Free Zone Administration for review and approval.
 - A committee composed of customs and Free Zone Administration representatives, in the presence of a representative from the project, shall inspect the consignment and verify it against the submitted documents. The inspection result shall be recorded on the original declaration, which shall then be delivered to the competent customs authority to complete the prescribed customs procedures and issue the export release permit.
 - Packages shall be sealed with lead seals and sent under customs supervision to the port of export.
 - The export customs authority shall annotate the accompanying copy of the export declaration confirming the completion of the export operation. The declaration shall be returned to the concerned party, who must submit it back to the Free Zone within fifteen days.
-

Article (94):

Goods may be exchanged between projects within the same free zone or from one free zone to another whenever such exchange is necessary to fulfill the licensed purposes of the projects.

Such exchange requires approval from the relevant Free Zone Administrations, whether within the same public free zone or between different free zones.



Article (95):

A licensed project or establishment operating in a free zone shall bear full responsibility for any shortage, loss, or alteration in goods or products, whether in type, quantity, or weight, as recorded at the time of storage. Exceptions apply only in cases where such changes are due to the nature of the goods, force majeure, or unforeseen incidents.

The competent Free Zone Administration may request the collection of applicable customs duties and taxes, in addition to penalties, for any discrepancies not approved by the Authority, in accordance with the rules and limits set by a resolution of the Authority's Board of Directors.

These provisions shall not apply to losses resulting from industrial processes, provided such losses fall within the accepted technical ratios.

Article (96):

There is no time limit on the storage duration of goods and products in the free zone, except for prohibited plants and agricultural products or those infected with harmful pests.

By way of exception, the General Free Zone Administration may order the removal and sale—on behalf of the owner—or destruction of certain goods, after deducting the applicable taxes and customs duties, in the following cases:

- If the items are deemed unfit for storage or pose a risk to public health, as determined by the competent public authorities.
- If keeping such items in the zone may harm other consignments.
- If the project or establishment ceases operations for any reason for a period that justifies the removal or disposal of the goods.

In all cases, the Free Zone Administration may not execute such an order at the projects or establishment's expense unless the latter fails to comply with the written order to remove or destroy the goods within the specified period.



Article (97):

The General Free Zone Administration may authorize the destruction of stored goods or products upon the request of the project or establishment.

The destruction request must state the justification, the type, description, quantity, weight, value of the goods, and their date of arrival.

The Chairman of the Free Zone Board shall decide on the request after evaluating the reasons and reviewing the details. A designated committee shall inspect the items, prepare a report indicating what should be destroyed, and determine the time, location, and method of destruction, in a manner that ensures safety and does not endanger public health.

If necessary, specialized technical expertise may be sought to participate in the inspection committee and verify the request's data and advise on the destruction procedure.

Article (98):

The destruction of authorized goods and products shall take place at the designated time and location, using the approved method, in the presence of representatives from the competent authorities and the project or establishment. The destroyed quantities shall be deducted from the project's or establishment's inventory, and a record shall be made of the procedures taken.

Article (99):

The Authority may, upon a written request from the concerned party, authorize the temporary entry of goods, materials, parts, and raw materials—whether locally or foreign-owned and whether belonging to the project or others—from within the country into the free zone for repair or industrial processing, with subsequent return to the country without being subject to standard import regulations.

However, goods that have undergone transformation shall be subject to import rules upon re-entry.

The request must be accompanied by a declaration listing the items, their quantities, the type of work to be performed (repair or industrial process), the estimated value, expected loss or waste percentages in line with standard industry practices, and a breakdown of the foreign materials involved in processing. It must also specify the deadline for the return of such items. The original declaration shall be approved by the relevant Free Zone Administration and a copy retained.



The request must also include a commitment from the project to return the items to the country after repair or processing, or to fulfill the applicable customs, export, and monetary procedures if opting for export outside the country.

The Authority shall decide on the request within a maximum period of three days from the date of receiving the complete documentation and performing any necessary inspections.

Article (100):

The request to remove goods from the free zone and reintroduce them into the country shall be submitted by the concerned party to the Authority after the completion of repair or industrial operations. The request must detail the work performed, its value, the value of the foreign materials used, the time taken for completion, and the post-processing form of the items. A copy of the original entry request and a declaration that the items are the same as those previously authorized for entry into the zone must be attached, along with the invoice for the repair or industrial operations. The original declaration must be approved by the Free Zone Administration, which retains a copy.

Article (101):

The items referred to in the previous article shall be inspected by a joint committee from the Free Zone Administration and the Customs Authority in the presence of the concerned party, to verify the accuracy of the information and its conformity with the submitted documents. A release decision shall be issued after payment of the applicable customs duties and taxes.

The project shall submit the approved original declaration to the competent customs office to complete the required customs procedures and shall retain a copy to be submitted along with other documents upon re-entry of the items into the country. The items shall be handed over to the project representative and shall remain under their full responsibility until re-entry is completed.

Article (102):

Projects licensed to carry out repair or industrial operations within the public free zone must allocate separate storage areas within their warehouses for goods, materials, components, and raw materials undergoing repair or processing. They must also maintain a separate account for this activity, distinct from the primary licensed activity, to clearly reflect the results of each activity individually.



Article (103):

The removal of standard packaging, empty containers, and non-exportable products or by-products of manufacturing operations from the free zones into the country requires the approval of the Free Zone Administration.

The project must submit a statement to the competent customs office listing such items, approved by the relevant Free Zone Administration, to complete customs procedures, inspections, and tax and duty collection.

As for materials, waste, and residues resulting from activities within the free zones, they may be allowed entry into the country for disposal or recycling, provided such processes follow safe and environmentally approved methods under the Environmental Law and at the expense of the concerned party.

Article (104):

The Authority may collect its dues from free zone projects in foreign currency acceptable by banks operating in Egypt.

Article (105):

Subject to the provisions of Articles (41) and (44) of the Investment Law, the prescribed fees shall be collected as follows:

First – For projects in public free zones:

- A fee of 2% of the CIF (Cost, Insurance, Freight) value or the customs valuation (whichever is higher) of goods entering under the free zone regime for storage projects, and for direct supply cases involving buying and selling goods.
- A fee of 1% of the FOB (Free on Board) value of goods exiting for manufacturing and assembly projects, and 1% of the processing value for industrial or supplementary operations conducted on behalf of others.
- A fee of 1% of total gross revenue, without deduction of any expenses, for projects whose main activity does not involve the entry or exit of goods. Likewise, 1% of commission value in direct supply cases limited to brokerage commissions. This fee is collected semi-annually based on revenue statements submitted by the project.



Second – For projects in private free zones:

- A fee of 1% of gross revenue for manufacturing and assembly projects when exporting goods abroad, based on supporting customs documents, and 1% of processing value for operations conducted on behalf of others.
- A fee of 2% of total revenue when goods are brought into the country, based on sales invoices.
- A fee of 2% of total revenue for storage projects when goods are exported, based on sales invoices.
- A fee of 2% of total gross revenue, without deductions, for projects whose main activity does not involve the entry or exit of goods, and 2% of revenues in direct supply cases. This fee is collected semi-annually based on revenue statements submitted by the project.

The fees collected under item two of this article shall be distributed equally between the Authority and the Ministry of Finance on a semi-annual basis.

Transit trade (direct transit) of goods entering free zones with private ports shall be exempt from this fee, provided that the final destination is explicitly stated in the shipment documents and that goods are re-exported to another country.

In all cases, final settlement of the due fee shall be made based on the nature of the project's activity and derived from the audited financial statements and accompanying notes, after deducting any previously assessed amounts.

Article (106):

Projects operating under the free zone system must submit copies of their audited financial statements and accompanying notes to the relevant Free Zone Administration, the Ministry of Finance, and the Ministry of Investment within 90 days from the end of the financial year.

The relevant Free Zone Administration has the right to review and audit the financial statements and request detailed analytical data from the project as needed for auditing purposes.



Article (107):

Free zone projects shall pay the Authority a service fee of 0.5‰ (half per thousand) of the issued capital for industrial and assembly projects, and 1‰ (one per thousand) for storage, service, or multi-activity projects, with a maximum of EGP 100,000. This fee shall be paid in convertible foreign currency.

The service fee is calculated on a calendar year basis, except for the first year, in which the fee is prorated according to the remaining period from the date of licensing until the end of the calendar year.

Article (108):

The Free Zone Administration may collect the Authority's dues from the project by deducting them from the financial guarantee provided by the project, if the latter fails to settle the dues within fifteen days from being notified via registered mail with acknowledgment of receipt.

In such cases, the project must replenish the financial guarantee within fifteen days of being notified, also by registered mail with acknowledgment of receipt. Failure to do so shall result in the matter being referred to the Free Zone Board of Directors for appropriate action.

Article (109):

The investor is obligated to obtain comprehensive insurance coverage for buildings, machinery, and equipment against all risks and accidents arising from the licensed activity. The insurance policy must be issued by an insurance company licensed to operate in the Arab Republic of Egypt.

If an insured risk occurs and the insured buildings or facilities pose a danger to people, property, or surrounding projects, the Free Zone Board may issue a reasoned decision obliging the project to demolish such structures. The investor or their representative shall be notified within one week of the decision's issuance via registered mail with acknowledgment of receipt. In urgent cases, the administration may shorten the notification period.

The investor must implement the demolition decision at their own expense within the time specified by the administration. If the investor fails to comply, the Board may suspend or cancel the project's activity depending on the severity of the risk posed by the continued presence of such buildings.



Article (110):

Projects must conduct an annual inventory of their assets in the presence of representatives from the relevant Free Zone Administration and any other competent authorities as designated. The administration may also conduct inventories at any time as circumstances require, whether a full surprise inventory or a partial inventory of a specific item.

If any shortage or surplus is discovered, a report must be prepared, including the item, quantity, weight, and date of inventory, and must be signed by the project's representative, the Free Zone representative, and any other participating authority.

The project is required to make its records and ledgers available for examination and verification by the Free Zone Administration, which shall notify Customs to collect applicable customs duties, taxes, and fines under the Customs Law in cases of unjustified shortage or surplus.

Article (111):

In the event of a project violating the provisions of the Investment Law, this Regulation, the Free Zone Labor Regulations, the terms of its license, or any decisions issued by the Authority, the Authority may suspend the project's activity for a specified period or revoke its license—depending on the seriousness of the violation, the circumstances under which it occurred, and the extent of harm to the national economy—if the project fails to remedy the violation within the period specified by the Authority.

Article (112):

If a project's license is revoked, the investor must undertake the procedures necessary for liquidating the activity and terminating its physical presence, in accordance with the rules stipulated in the Free Zone Labor Regulations.

Article (113):

Any licensee who employs a person within the free zone must execute a labor contract in four copies—each party retains a copy, one is submitted to the Free Zone Administration, and one to the local labor office. If the contract is written in a foreign language, an Arabic translation must be attached to the copies submitted to the administration and labor office.

The licensee must also retain the employee's criminal record and a copy of their identification (national ID or passport), and apply to the Free Zone Administration to obtain an access permit for the worker.



Furthermore, the licensee is obligated to enroll employees in the social insurance system and notify the relevant social insurance office with the required documentation, including a copy of the employment contract. An annual report must be submitted to the National Organization for Social Insurance, listing employees' names, wages, employment start and end dates.

Article (114):

Employees of licensed establishments in free zones are entitled to the protections of the Labor Law regarding social and medical services, without prejudice to any superior benefits offered by their companies' internal regulations.

The Free Zone Labor Regulations shall govern employee affairs, and must include, in particular:

- A requirement that at least 80% of employees be Egyptian nationals.
 - A minimum wage not less than the national minimum wage applicable outside the free zones.
 - Daily working hours and weekly rest periods, provided that total working hours do not exceed 48 hours per week.
 - Overtime hours and corresponding remuneration.
 - Social and medical services provided to employees and necessary occupational safety measures.
-

Article (115):

The Authority is responsible for implementing security and surveillance systems to safeguard individuals, projects, establishments, goods, and commodities within public free zones, as well as to prevent crimes. It must also provide and maintain firefighting equipment.



Article (116):

The Authority, or the Head of the respective Public Free Zone, shall issue entry permits to the free zones for the following individuals:

- Business owners or their representatives, valid for the duration of the activity license.
 - Employees of licensed projects or establishments, valid for **one year**, renewable upon request from the employer.
 - Authority staffs whose job duties require access to the free zone.
 - Visitors needing temporary and irregular access, in accordance with rules issued by the Authority.
-

Article (117):

Entry or residence permits shall be revoked in any of the following cases:

- Conviction of the permit holder for a felony, smuggling, theft, or attempted commission thereof.
 - Termination of the permit holder's employment with the relevant project or establishment.
 - Termination or suspension of the activity for which the permit was issued.
-

Article (118):

A permit may also be revoked in any of the following cases:

- Assaulting or resisting public officials, law enforcement officers, or obstructing the duties of Authority staff.
 - Violation by the permit holder of the law, this Regulation, or any decisions, rules, or instructions issued by the Authority.
-



Article (119):

Anyone wishing to engage in a profession or trade within a public free zone on a permanent, self-employed basis must submit a request to the Chairman of the Free Zone Board to obtain a permit.

A fee of EGP 5,000 per year shall be payable for the permit.

The permit holder must, within 60 days of the permit's issuance, submit to the Authority either the commercial registration number or a license to practice the profession (as applicable), along with a copy of their tax card for the new activity. The permit shall be void if these documents are not submitted within the specified period.

Article (120):

The Authority's CEO may authorize the conversion of projects operating under the public free zone regime to operate under the domestic investment regime, in accordance with the conditions and procedures set by the Authority's Board of Directors, which shall include, in particular:

- The project must have operated under the free zone regime for at least **one year**.
- Following conversion, the activity must be conducted outside the geographical boundaries of the public free zone.
- All dues owed to the Authority and other government entities must be paid.

Projects operating in private free zones may be converted to the domestic investment system under conditions (1) and (3) above, in addition to other conditions and procedures to be set by the Authority's Board and approved by the Cabinet upon the recommendation of the competent minister.



Part Five: Regulating the Investment Environment

Chapter One: Authorities Responsible for Investment Affairs

Article (121):

The Board of Directors of the General Authority for Investment and Free Zones shall convene at least once per month upon invitation from the Chairman. A quorum is met with the presence of two-thirds of the members.

Meetings may be held wholly or partially through modern technology (conference call or video conference). In such cases, members must send their votes via email, ensuring the use of electronic signatures or other approved methods, within 48 hours of the meeting. Failure to do so shall be considered implicit approval of the meeting's minutes.

The Board may form one or more committees from among its members to perform specific tasks.

The Chairman may invite experts to attend meetings when needed; such attendees do not have voting rights.

Decisions of the Board shall be adopted by majority vote of those present. In case of a tie, the Chairman shall have the casting vote. The CEO of the Authority is responsible for implementing the Board's decisions.

Article (122):

The Board shall have a technical secretariat, composed of a head and a sufficient number of Authority staff, appointed and remunerated by a decision from the Board Chairman based on a recommendation from the CEO.

The secretariat is responsible for preparing agenda items, drafting the agenda for approval by the Chairman, issuing meeting invitations, and maintaining accurate records of the Board's minutes and decisions.



Article (123):

The Chairman of the Board shall present the meeting agenda for discussion and for the adoption of appropriate decisions.

The Chairman may also bring up urgent matters not included in the agenda.

While Board decisions are public, member discussions are confidential and may not be disclosed without specific permission from the Chairman or competent judicial authorities.

The technical secretariat shall record a comprehensive summary of the discussions, vote outcomes, and result decisions in a meeting minute, which must be signed by the competent minister.

In urgent cases, the secretariat may—after the Chairman’s approval—send a memorandum on a proposed decision, including justifications and legal grounds, to all members via hand delivery, fax, or email. Members may respond using any of these methods. A decision adopted in this manner shall require unanimous approval and must be presented at the next Board meeting for formal acknowledgment.

Article (124):

The Chief Executive Officer of the Authority, or whomever he delegates, may issue a formal warning to companies or establishments violating the Investment Law, requiring them to rectify the violation within 15 working days from the date of notification.

If the company or establishment fails to comply within the specified timeframe, the CEO—after obtaining the Board of Directors’ approval—may suspend its operations for a period not exceeding 90 days, and the suspension decision must indicate the procedures taken. If the same violation is repeated or other violations occur within one year of the initial warning, the CEO may—subject to Board approval—take one of the following actions based on the severity and recurrence of the violations:

- Suspend entitlement to the prescribed incentives and exemptions.
- Reduce the duration of such incentives and exemptions.
- Terminate the incentives and exemptions, along with all resulting consequences for the company’s decisions and licenses.
- Revoke the activity license.



For violations that pose a threat to public health, citizen safety, or national security, the CEO may, after notifying the Board, suspend the project for 90 days. If violations persist or reoccur within one year, the license may be revoked.

Article (125):

The Authority may assign the implementation of its investment promotion plan—domestically and internationally—to specialized promotion companies. Such companies must be joint-stock companies, and their sole activity shall be limited to marketing and promotion aimed at developing zones and attracting investors.

The Authority shall maintain a register of eligible companies that meet the financial and technical conditions for contracting, as determined by a resolution of the Authority’s Board of Directors.

Article (126):

Companies must submit an annual report, starting from the fiscal year following the commencement of production or operations, which must include:

- Total company investments.
- Financial statements.
- Number, roles, nationalities, and total wages of employees.
- Capital as per the latest financial statements, and total investment cost.
- Headquarters and business location.
- Types of incentives granted to the company.
- Names of shareholders, partners, or owners.
- Commercial and tax registration numbers.
- A statement outlining the company’s corporate social responsibility activities.
- The approved business purpose and the incentive-qualified purpose.



Article (126 bis):

For the purposes of Article 74 of the Investment Law:

- Public entities include ministries, public authorities, governorates, and other public legal persons responsible for issuing licenses or supervising companies or projects, including the Ministry of Petroleum and Mineral Resources, Ministry of Electricity and Renewable Energy, Central Bank of Egypt, Financial Regulatory Authority, Egyptian Exchange, General Authority for Industrial Development, and special economic zone authorities. "Misr for Central Clearing, Depository and Registry" is also considered a public entity.
- Private entities include all companies established or to be established in Egypt, regardless of their legal form, as well as investment projects under the Investment Law that include any foreign ownership, regardless of its share.

Article (126 bis-A):

Without prejudice to the Central Bank and Banking System Law, both public and private entities defined in Article 126 bis must provide the General Authority for Investment with information and data needed to calculate foreign direct and indirect investment assets, using forms defined by a resolution of the Prime Minister, either via an electronic platform established by the Authority or by other means, within the following deadlines:

For Public Entities:

- Submit quarterly reports containing available data on companies with foreign investment (whether by establishment, capital changes, business purpose modifications, or shareholder/board changes), within 30 days of the end of March, June, September, and December.
- Submit quarterly reports on international agreements or contracts signed with foreign investors, within 45 days of the end of the same quarters.

For Private Entities:

- Submit reports within 30 days of establishment or of any capital or business purpose changes, or changes in shareholders or board members.
- Submit quarterly reports within 45 days after each quarter ends (March, June, September, December).



- Submit annual reports within four months of the end of the fiscal year.

Part Five: Investment Environment Regulation

Chapter Two: Post-Investment Supervision, Inspection, and Governance

Article (127):

The Authority shall oversee the enforcement of the Investment Law and these Regulations. It is empowered to investigate complaints from shareholders, partners, or other stakeholders regarding compliance with the Investment Law and company laws.

The Authority may take appropriate actions concerning identified violations, in accordance with legal procedures.

The CEO may issue decisions to streamline investor procedures, including the use of digital records and documentation to expedite service delivery. In particular:

- Set standards and conditions for simplifying procedures related to general assemblies, board meetings, and certification of minutes—including service timelines, required documents, and electronic service delivery methods.
- Develop and unify procedures for capital increases/decreases and financial valuation systems, and verify the correctness of valuation without prejudice to the legal jurisdiction of the Financial Regulatory Authority.
- Establish rules to separate investment procedures from subsequent regulatory oversight.

The Authority's Board shall determine rules and conditions for inspecting and supervising companies, regardless of requirements in other laws.

Article (128):

The Authority shall establish rules to ensure the application of governance principles, legal rights, guarantees, and oversight roles for companies.

These rules, systems, and procedures shall be approved by a decision of the Authority's Board of Directors.



Part Five: Investment Environment Regulation

Chapter Three: Grievance Procedures

Article (129):

One or more committees shall be formed to review grievances regarding administrative decisions issued under the Investment Law and these Regulations, by the Authority or relevant licensing agencies.

Each committee shall be chaired by a judge nominated by the relevant judicial authority, and include a representative of the Authority and an expert.

The Authority shall maintain a register of experts from various fields. One of these experts shall serve on the grievance committee, with specialization relevant to the grievance subject. The Authority's Board shall set the qualifications and rules for expert registration, and the competent minister shall issue the committee's formation and working procedures.

Article (130):

Grievances must be filed within 15 days from the date of notification or awareness of the decision being challenged.

The committee shall meet at the Authority's headquarters at least every 15 days. If the designated expert is unavailable, the CEO shall appoint the next available expert from the register.

The committee may contact involved parties or administrative entities, request explanations, clarifications, and documents as needed, and consult experts from the Authority or other institutions.

The committee shall issue a decision on the grievance within 30 days of hearing the parties, including the reasoning behind its decision. The decision is final and binding on both the Authority and the relevant administrative bodies.

The committee's secretariat shall notify the concerned party via registered mail with acknowledgment of receipt. Failure to issue a decision within the stated timeframe shall be deemed a rejection.



Article (131):

The committee shall have a technical secretariat, formed by decision of the competent minister, composed of qualified, dedicated staff (seconded if necessary).

The secretariat is responsible for:

- Receiving and registering grievances on the designated form and providing a receipt with registration details.
- Preparing the grievance file and presenting it to the committee chair to schedule a hearing.
- Notifying the complainant of the hearing date via one of the notification methods outlined in Article 7.
- Recording committee meeting minutes.
- Managing administrative tasks and maintaining a database of grievances and decisions.
- Notifying the concerned party of the committee's final decision with its rationale.
- Any other tasks assigned by the committee.

Article (132):

A grievance must include the following:

- Name, capacity, and address of the complainant.
- Identification of the decision being challenged, including its date and the date of notification or awareness.
- A memorandum explaining the subject and grounds of the grievance.
- Supporting documents.



- Receipt confirming payment of the grievance service fee as determined by the Authority's Board.
-

Article (133):

The Authority shall maintain an electronic grievance register containing:

- Date and subject of the grievance
- The decision being contested
- Name and status of the complainant
- Hearing date and any postponements

This register shall be linked to the Authority's official website.

