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Future Today

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# Jordan Industrial Estates Company

## Vision

A pioneer and a trusted partner that cradles sustainable investment in Jordan and the Middle East.

## Mission

To evolve and manage the developed zones, using the best international standards in providing services and infrastructure, in order to support investments and keep up developments. Creating partnerships that rely on fair commercial principles and stimulating preferential advantages.

## Jordan Industrial Estates Company (JIEC)

Jordan Industrial Estates Company (JIEC) was established in 1980. It is the main developer of industrial estates and development zones in Jordan. It has been working to develop, manage, and market industrial estates, in which modern infrastructure services were vital for the establishment of industrial projects in various sectors. This includes developed industrial plots of land and standard factory buildings that are ready to serve investors, wishing to establish their industrial projects in the estates and to expand in various regions of the Kingdom. The holistic concept of these Estates combines the provision of basic services and infrastructure services, such as water, electricity, roads, communications and support services that represent the main supporter of industrial production processes and diversify them to include banking, customs, health, security, financial services and others.

The JIEC has nine industrial estates / development zones spread across the various regions of the Kingdom, in addition to a number of future industrial estates that will be built according to the latest global standards in the area of developing industrial estates. These estates have strategic locations in proximity to the main road networks and a number of populations' centers that provide qualified work force, according to the needs of the industrial projects. They also offer a number of incentives and additional benefits under the Jordanian Investment Law.

The industrial estates were able to win the confidence of local, Arab, and foreign investors because of their distinguished locations and the set of incentives offered to industrial investments. The estates have hundreds of industrial companies and international brands where they manufacture their products and export them to various global markets.

## Why Invest in JIEC?

The industrial companies established within the industrial estates enjoy a set of incentives and privileges as follows:

- Developed plots of lands and standard factory buildings, with sale and lease options.
- State-of-the-art infrastructure, road networks and ancillary services
- Competitive selling prices and rental rates for both land and Standard Factory Buildings.
- Streamlined investment and business procedures through the investors' one stop service shop
- Full and permanent exemption from land and building tax
- Reduction and/or reduction on the most municipality and regulatory fees.
- Accessibility to global markets through various trade agreements.
- Qualified and trained local work force with competitive wages. Also, the guest workers are permitted.
- %100 ownership for foreign investors is allowed
- Free transfer of dividends abroad.
- Free transfer of shares and property protection.
- Right to obtain the Jordanian nationality, which qualifies investors to benefit many advantages.

# Incentives and Exemptions

According to the Investment Environment Law and previous investment laws and legislations, which aim to enhance the investment climate in Jordan by unifying investment references, all industrial estates are considered as development zones, where the industrial projects existing in those zones enjoy a number of incentives and exemptions as follows:

## Income tax

**%5** | On income generated from activities within the development zone. (Added Value %30 is required)

## Sales tax

**%0** | On goods and services purchased into or imported for use in economic activities.

## Customs duty

**%0** | On all materials, instruments, machines, and appliances used for establishing, constructing, equipping and furnishing all kinds of projects in the development zone (Industrial Estate)

## Tax on dividends pay out and companies' shares

**%0** | On all income accrued within the development zone or outside the Kingdom.

# Basic and Ancillary Services

JIEC also fulfils all the needs of industrial projects in the various industrial sectors (food, mineral, pharmaceutical, paper and packaging, textile, engineering, electrical, chemical, construction, furniture, and kitchens) in the different industrial estates. The factors encouraging investment, developed infrastructures, and integrated solutions of basic and ancillary services in the industrial estates fulfil all the needs of the industrial companies, the most important of which are:

## Basic Services

- Landscape
- Road lighting
- Water treatment plant
- Rainwater drainage
- Water network
- Sewage network
- Electricity network
- Telecommunications network
- Road network

## Ancillary Services

- Customs Clearance .
- Maintenance Workshops
- Office of Chamber of Industry.
- Banks and bonded.
- Vocational Training entre
- Civil Defence and Security Centre
- transportation companies Offices.
- Office of the Ministry of Industry, Trade and Supply.
- Customs
- Labour Office
- Gas Stations
- Clinic Centres.
- Free zones





## Easy Steps To Join Us:

**First:** Review all the available options for investment (plot of land or standard factory building) and learn about the existing industries and available basic and ancillary services.

**Second:** Fill in the preliminary inquiry form after choosing the appropriate option, while providing the required details.

**Third:** Submit the company's registration and authorized signatories certificate and fill in the investment form that states the details related to the company, its purposes, and the nature of the project, to apply for the environmental approval.

**Fourth:** Signing the contracts upon completion of the procedures.

## Licenses and The Necessary Services

The Investor Services Offices (one-stop-shop) are available in each industrial estate to serve investors, provide after-Sales customer services, and assist in obtaining licenses and the necessary services, the most important of which are:

- 1 Application for obtaining a construction license.
- 2 - Industrial activity license (Professional License).
- 3 - Works permit.
- 4 - Power supply application.
- 5 - Water supply application.
- 6 - Telecommunications services application.
- 7 - Maintenance service.
- 8 - Issuance of plans.

## Investment Opportunities


### Abdullah II Industrial Estate (AIE)/Sahab

- Established in 1984, it is the first industrial estate (development zone) and the largest industrial complex in Jordan.
- It is 12 kilometres south-east the capital Amman.
- The total area is about 2,530 dunums.
- The occupancy rate is %100.
- Close to the capital Amman.
- In proximity to the main connection lines with the neighbouring countries(land and air).

### Al-Hasan Industrial Estate (HIE)/Irbid

- Established in 1991, it is the largest, regulated industrial compound in the northern region/Irbid Governorate.
- The total area is 1,178 dunums.
- Located 75 kilometres north of the capital Amman.
- Overlooks the international highway and is close the northern border crossing.
- In proximity to universities and scientific research centres.





## Al Hussein Bin Abdullah II Industrial Estate (HUIE)/Al-Karak

- Lunched in 2000.
- Located in Karak Governorate, south of the capital Amman. The total area is 1,865 dunums.
- Close to the international highway connecting the north of Jordan with the south.
- Designated as a development zone.
- It offers developed plots of land, standard factory buildings, and a bundle of basic and ancillary services, in addition to all the infrastructure services.
- A competitive selling price and rental have been approved with easy payment terms.
- The most important existing sectors (clothing - food - medicine - chemicals - construction).

## Aqaba International Industrial Estate (AIIE)

- The area of the estate is 1,700 dunums.
- Located within the Aqaba Special Economic Zone (ASEZ).
- In proximity to Aqaba International Airport and Aqaba Port.
- Distinguished border location in the middle of a number of countries.

## Muwaqar Industrial Estate (MIE)

- Established in 2010.
- It has a strategic location on the international highway connecting Jordan with Iraq and KSA. It is located 24 kilometres away only from the Abdullah II Industrial Estate (AIE) in Sahab City, 12 kilometres away from Muwaqar City, and 340 kilometres away from Aqaba Port.
- The total area of the estate is 2,500 dunums. It has been equipped with modern infrastructure and hosting the basic services that fulfil the needs of the industrial companies.
- It offers all the infrastructure services, such as internal roads, electricity, road lighting, modern telecommunications, sewage, rain drainage, in addition to water treatment plant, according to the latest designs.
- Encouraging and preferential rates.
- The rent-to-own is one of the available options in the zone.

## Madaba Industrial Estate

- Located within Madaba Governorate, on an area of 500 dunums. The infrastructure of the first phase has been implemented on an area of 330 dunums.
- The estate has developed plots of land and standard factory buildings.
- In proximity to the highway connecting the north of Jordan with the south and Queen Alia International Airport.
- Availability of a trained and qualified workforce.



## Salt Industrial Estate

- The total area of the estate is 465 dunums. The first phase has been launched on an area of 238 dunums.
- Offers developed plots of lands and standard factory buildings.
- In proximity to a network of transportation, mainly Salt Ring Road.
- Availability of a qualified, trained work force.
- The estate's location and nature make it qualified primarily for the food and pharmaceutical industries.

## Tafeileh Industrial Estate

- Located on the road connecting Tafeileh with the Amman-Aqaba road, 22 kilometres away from Tafeileh City.
- The first phase of the estate was developed on an area of 500 dunums out of the total area of 1,000 dunums.
- The estate has developed plots of land and standard factory buildings.
- In proximity to locations rich with natural resources.
- Its importance lies in the potential of it being a point of collection and distribution of goods to the southern governorates in Jordan.

## Zarqa Industrial Estate

- Located 30 kilometres east of Zarqa City, in the direction of Azraq, to the right of the Zarqa-Azraq international road and 15 kilometres away from the Zarqa Free Zone. The location can be accessed through a 750-meter long service road that connects it to the international highway.
- The total area is 2,500 dunums.
- The company started the infrastructure work for the first phase of Zarqa Estate on an area of 1,116 dunums.
- The first phase includes 115 investment plots of land of different sizes that cater the needs of various industrial sectors.
- Zarqa Governorate is densely populated and renowned for active commercial activity that will help stimulate this estate and provide it with labor force and expertise.
- The estate shall serve as a base to combine the randomly scattered factories in Zarqa Governorate.



# Future Projects

## Jerash Industrial Estate

- Located in Jerash Governorate, 5 km from Irbid-Amman Road, and about 6 km from the city centre of Jerash.
- The estate's infrastructure works include the water, sewage, electricity, communications network, street lighting, firefighting system, overhead and land water tank, land, roads, administrative and services offices.
- The total area 210 dunums and has been developed in one phase.
- Due to the particularity of the estate, Jerash Industrial estate has been transformed into a development, agricultural, touristic, heritage city, environmentally friendly. the Royal Society for the Conservation of Nature has been identified as a sub-developer to study the reality of the zone and prepare a detailed work plan and a general perception of the zone's new reality.

## Ajloun Tourist City

- The JIEC has a plot of land in Ajloun Development Zone for establishing a specialized area.
- Its location is distinguished out of other company's estates and projects because of its geographical location and the nature of the area, which compels it to be a tourist area that benefits from the advantages of the natural and tourist area with the aim of creating a tourist product.
- The company has developed preliminary visions for many tourist projects presented by several specialized consulting companies. The company is looking forward to attracting a strategic partner interested in investing in the site based on the (BOT) system, in order to benefit from the expertise of specialized companies and provide the necessary financing to establish this type of projects.





# Investment Climate in Jordan

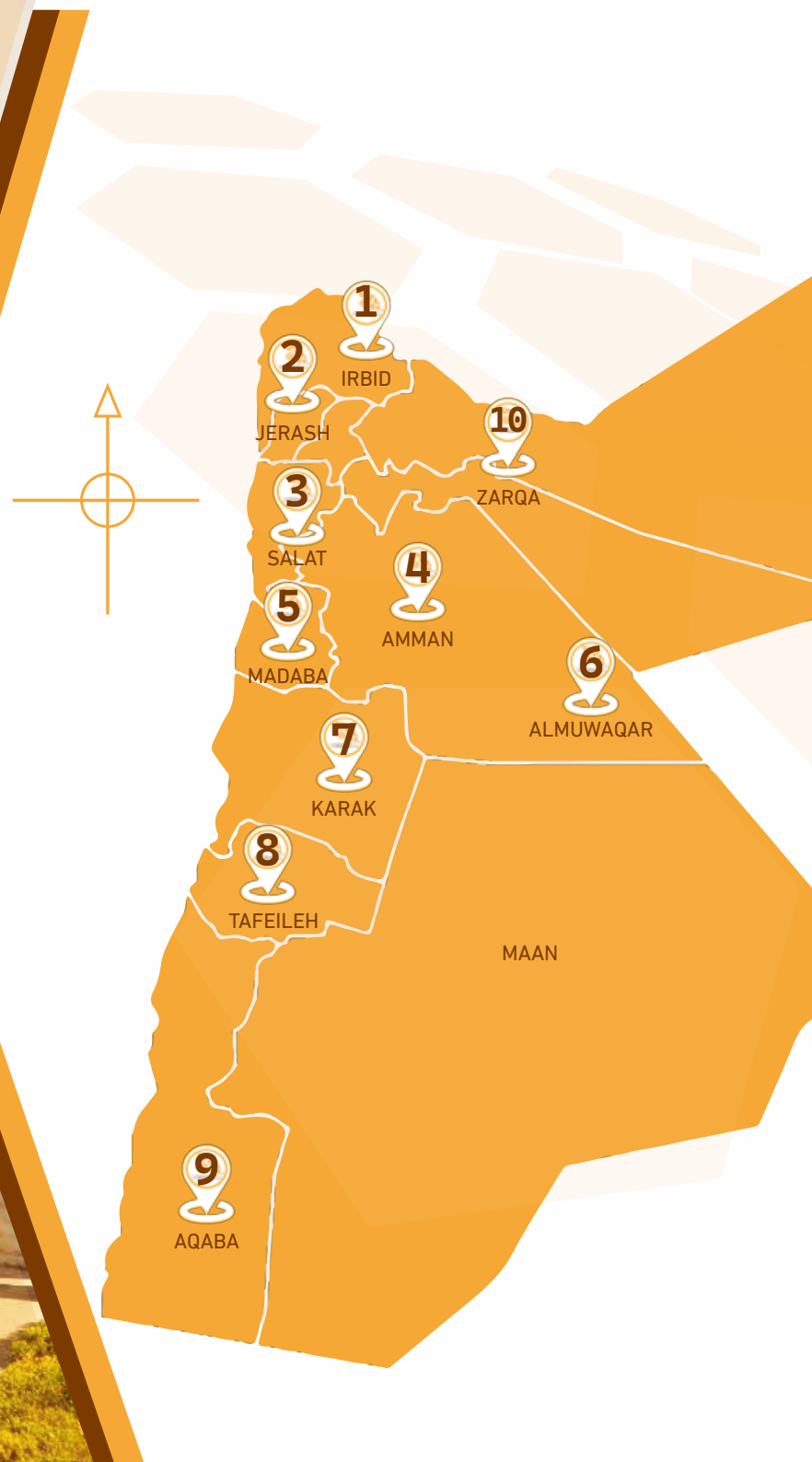
Jordan has a flexible, safe, and stable investment climate. It also enjoys a strategic location at the heart of the Middle East, close to the targeted regional and international markets. This enabled it to achieve economic growth and prosperity and attract investments in various sectors from various countries.

Economy and investment in Jordan enjoy a royal patronage, which has been translated into royal directives to successive governments to exert more efforts and develop more plans aimed at improving the business climate and investment environment in the Kingdom. The aim is to encourage investors to benefit from the advantages of investment in Jordan, especially its distinguished geographical location and its political and security stability. In addition to the laws and legislations regulating the investment process, which are characterized by stability and offer many advantages and tax cuts in various economic sectors, which attract more investments in various fields, especially the industrial sector and advance the Kingdom's rank in international business reports issued by the bodies concerned with economic affairs. Jordan has a modern infrastructure and is remarkably developed in various vital sectors. It is also distinguished for its abundant qualified, trained work force. It is also open to international markets through agreements signed on the regional and international levels with many global trade and economic agreements, most notably:

- Membership in the World Trade Organization (WTO).
- Greater Arab Free Trade Area agreement (GAFTA).
- Free Trade Agreement (FTA) with USA.
- Partnership agreement between Jordan and the EU.
- Trade Agreement between Jordan and European Free Trade Association.
- Privileges Trade Agreement between Member Countries of the Organization of the Islamic Conference.
- Free Trade Agreement with Singapore.
- Agadir Agreement – the cumulation of origin.
- Free Trade Agreement with Canada.
- Relaxed Rules of Origin Agreement with the EU.

Jordan has become a destination for regional and international investments, looking to invest and launch their vital projects and reach the local, Arab, and international markets, as the products manufactured in Jordan reach more than 70 countries, and benefiting from the advantages of investing in Jordan, which have formed success stories representing many local and international companies.









شركة المدن الصناعية الأردنية  
Jordan Industrial Estates Company

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## المدن الصناعية INDUSTRIAL ESTATES

MAFARQ

1 مدينة الحسن الصناعية  
Al-Hasan Industrial Estate

2 مدينة جرش الصناعية  
Jerash Industrial Estate

3 مدينة السلط الصناعية  
Salt Industrial Estate

4 مدينة الملك عبدالله الثاني ابن الحسين الصناعية  
Abdullah II Ibn Al-Hussein Industrial Estate

5 مدينة مادبا الصناعية  
Madaba Industrial Estate

6 مدينة الموقر الصناعية  
Al Muwaqar Industrial Estate

7 مدينة الحسين بن عبدالله الثاني الصناعية  
Al-Hussein Bin Abdullah II Industrial Estate

8 مدينة الطفيلة الصناعية  
Tafeileh Industrial Estate

9 مدينة العقبة الصناعية الدولية  
Aqaba International Industrial Estate

10 مدينة الزرقاء الصناعية / تحت التنفيذ  
Zarqa Industrial Estate/Under Construction

