

Selling Prices & Rental Rates for Developed Land

| Industrial Estate | Selling Price for Developed Land/ m2 | Rental Rate for Developed Land/ m2/ |
|---|---|--|
| | \$ | annually \$ |
| | New prices / minimum | |
| Abdullah II Ibn Al Hussein Industrial Estate (AIE)(Sahab-Amman) | 113 | 7 |
| Al Hassan Industrial Estate (Irbid) | 92 | 5 |
| Al Hussein Bin Abdullah II industrial Estate (Karak) | 35 | 3,5 |
| **Al Muwaqar Industrial Estate (Amman) | *71 package of incentives | 6 |
| Al Mafraq Industrial Estate/Development Zone | 35 | - |

* Price Scheme for Al-Muwaqar Industrial Estate

| Area(Segments) | Price/ \$ /m2 |
|------------------------------|---------------|
| (1 - 5000 m2) | 71 |
| (5001 - 10000 m2) | 68 |
| (10001 - 20000 m2) | 65 |
| (Above 20000 m2 / Developed) | 56,5 |

- Down payment 30% upon contract signing, and remain amount to be on Installment Plan basis for three years by postdated cheques and interest free.
- Rental rate for the developed land: 6 \$ / m2 / Annually.
- Lease with the option to purchase in Muwaqar Industrial Estate, during the lease period and not exceeding three years, 50% of the paid rental will go toward the purchase price once the investor decide to change the contract from lease to sale.

Selling Prices & Rental Rates for Standard & Service Buildings

| Industrial Estate | Phase | Selling Price for Standard Building /m2 annually \$ | | Rental Price for Standard Building /m2 annually \$ | |
|--|-------------------------------|---|-------------------|--|-------------------|
| | | Standard Buildings | Service Buildings | Standard Buildings | Service Buildings |
| Abdullah II Ibn Al Hussein Industrial Estate (Sahab) | | 212 | - | 34 | 85 |
| Al Hassan Industrial Estate (Irbid) | Phase 1 /2/3 Suits Building | 163 | - | 28 | 35 |
| | Phase 4 /5/6 /7 New Buildings | 191 | - | - | - |
| | | 240 | - | - | - |
| Al Hussein Bin Abdullah II industrial Estate (Karak) | | 141 | - | 21 | 21 |
| **Al Muwaqar Industrial Estate (Muwaqar-Amman) | | 240 | - | 30 | 42 |
| Al Mafrag Industrial Estate/Development Zone | | - | - | 28 | - |

| | Total Area / m2 | Price / Per m2 |
|--|-------------------------|----------------|
| Aqaba International Industrial Estate Prices | Lots up to 5-9 dunam | \$60-85/m2 |
| | Lots 10-19 dunam | \$56-70/ m2 |
| | Lots 20-39 dunam | \$50-63/ m2 |
| | Lots 40 dunam and above | \$45-55/ m2 |

Note

Discounts may be given to manufacturing plants that may make a substantial contribution to ASEZ Economy and to investors who will invest in site development

Land lease: \$5.50 - \$7.00/ m2 / year depending on lot size

Building lease: \$32 - \$37/ m2 / year, depending on investor requirements.

Sale of building: depending on finish required by investor, starting at \$320 / m2/ including price of land

The company decided facilitating, and providing a discounted offer on the sales of lands, and buildings for Investors who are interested in operating from Almuawqar Industrial Estate in Amman Governorate and Al Hussein Industrial Estate in Al Karak Governorate, this offer is made up of the following:

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Al Hussein Industrial Estate in Al Karak Governorate

| Lands JOD / m ² | |
|----------------------------|----------------------|
| Price before Discount | Price after Discount |
| 25 | 22.5 |

Almuawqar Industrial Estate

| Lands JOD / m ² | | |
|----------------------------|-----------------------|---|
| Price after Discount | Price before Discount | Segmentation by size (m ²) |
| 45 | 50 | (5000 - 1) |
| 43,2 | 48 | (10000 - 5001) |
| 41,4 | 46 | (20000 - 10001) |
| 36 | 40 | (above 20000) |
| 36 | 36 | (above 2000) (undeveloped) |

- A down payment of (20%) instead of (30%), and the remaining amount will be with (0% interest) and collected by an equal monthly instalment for five years by providing 60 post poned payment checks.
- This offer expires on 11/8/2017.
- These Incentives apply for factories that are operating outside the Industrial Estates.
- Terms and Conditions of the company will be applied.

Services List

Owning the Property

land & buildings ownership

- The investor pays 5% of total land value upon land title transferee
- In case the investor started the building construction and the land values still not settled (Installments), 5% of total land value only paid and fees on the building.

Services fees

- JD (150) per 1000 m2 annually as services fee.
- JD (50) as administrative fees only once upon submitting the file.
- JD (1000) as a refundable guarantee fees upon the end of the lease.
 - o The service fee will be applicable on the contracts with Jordan Industrial Estates Company starting from 2017.

Basic Services

Please revert to the link, it takes you to the updated electricity tariff:

www.erc.gov.jo

Transformer

The cost of the electricity transformer and installation paid by the investor, where one Mega costs approximately USD 49,500 / JOD 35,000

Electricity Quota

- **Al Muwaqqar Industrial Estate**
100 amperes for each 1000 sq.
First 100 Amperes is free and each addition Ampere costs USD 42.30
- **Al Hassan Industrial Estate / Irbid**
Investor gets 100 KVA for each 1,000 sq.
Each KVA in the first 100 KVA costs USD (14) and each KVA over the quota costs USD (84.5).

Water

- each One Cubic Meter of water including Fresh Water & Sanitation costs USD 2.90

Telecommunications services

- Installation of telephone service for investors is carried out through telecommunications companies, according to discount offers available

Obtaining Official Documents

Construction

License

- The investor should provide (5) sketches / Schemes certified by Jordan Engineers Association and the civil defense.
- The approved Sketches / schemes should be provided to Jordan Industrial Estates Company (JIEC) , in which it will be endorsed to the Investment Commission to be studied and approved
- Attach the following documents for completing the procedure :
 - 1- Land registration certificate
 - 2- land sketch
 - 3- copy of the lease agreement or the Sales Contract
- The fees for the Construction license will be determined by the Investment Commission
- The Construction license fees should be paid for the Investment Commission to get the official license
- JIEC corresponds to the Industrial Estate where the investor is located for calculating sewage fees which is equivalent to (USD 1.4 / m²)

Professions license

Requirements for this license are the following:

- Membership in the Chamber of Industry and Commerce, or a copy thereof.
- Filling the annual questionnaire attached to the request.
- Company registration issued by ministry of industry & Trade
- Professions license fees are calculated according to the project's capital.

Work Permit

- A cover letter from the JIEC to complete the procedures with all required attachments plus a copy of the obligation clearance.
- Land registration, land sketch
- Building conformity Certificate from the Engineers Association
- Copy of the construction license
- A copy of the latest work permit granted to the applicant
- Report shows the dimensions of the plot , the setback and the dimensions of the building and the status of fences
- Three geometric schemes copies sealed from the civil defense and the Engineers Association.
- Soft copy of the engineering sketch / Schemewith full details.

Membership for the Investment Commission

Requirements for the Membership is as follow :

- Request letter to affiliate for the Investment Commission to JIEC
- Filling the required applications (signed and stamped)
- Company registration certificate (certified and not less than six months)
- Certified and not less than six months showing the authorized person.
- Memorandum of Association of the Company (certified and not less than six months)
- A copy of the contract of sale or lease
- A copy of the passport of the owner of the company
- A new plot registration certificate
- Land scheme / sketch certificate
- Work Permit
- Construction license (if applicable)
- Occupation permit
- The registration fee for the Investment Commission is (1800 JOD) paid for the first time and (600) dinars upon renewal every year.

Technical requirements for construction

- The permitted area for Construction, as instructed by the Jordan Industrial Estates Company, should not exceed 60% of the land total area.
- Front side (10 m), left, right and backside must be (5 m)
- The number of allowable Floors (4) stories
- Permitted height (18 m2)

Payment Methods

- Methods of payments for the sale contract are made in accordance to the recommendation of the Board of directors and the board takes into consideration the location of the investment.
- The rent is paid annually at the beginning of each year and the investor is required to pay for Import stamps which is worth (0.003) of the contractual value upon signing the lease contract and only once

Tariffs for Small Industrialists:

This tariff outlined below apply to subscribers of young Industrialists suppliers for low-voltage networks and not more than (200) kW load

| Segments | Unit Price | From 16/02/2015 to 31/12/2015 |
|-------------------------|----------------------|-------------------------------|
| 1 – 10,000 KW / monthly | One fils for each KW | 71 |
| Above 10,000 KW monthly | One fils for each KW | 81 |

Tariffs for the average industrialists:

This tariff is applied on medium-sized industrial subscribers, suppliers of medium voltage networks subscribers or suppliers of low-voltage networks that their load exceeds (200) kW.

| Tariff | Unit price | From 16/02/2015 to 31/12/2015 |
|-----------------------|--|-------------------------------|
| tariff Maximum Load | JD / KW of the monthly maximum load | 3.79 |
| Tariff Supply Daily | Fils per kW sold during the day period | 89 |
| Nightly Tariff Supply | Fils per kW sold during the night period | 75 |

In case of low power factor , then the subscriber should take all the necessary steps from his own expenses to prevent the decline, and in case of low capacity factor , the subscriber assumes the common tariff in addition to the maximum load tariff fine.