



east london idz
business streamlined

A WORLD-CLASS INDUSTRIAL COMPLEX FOR GROWTH ORIENTED MANUFACTURERS



Part of the **Special Economic Zone (SEZ)** Programme

THE SPECIAL ECONOMIC ZONE PROGRAMME

The East London Industrial Development Zone is an initiative under the South African Government's Special Economic Zones (SEZ) Programme.

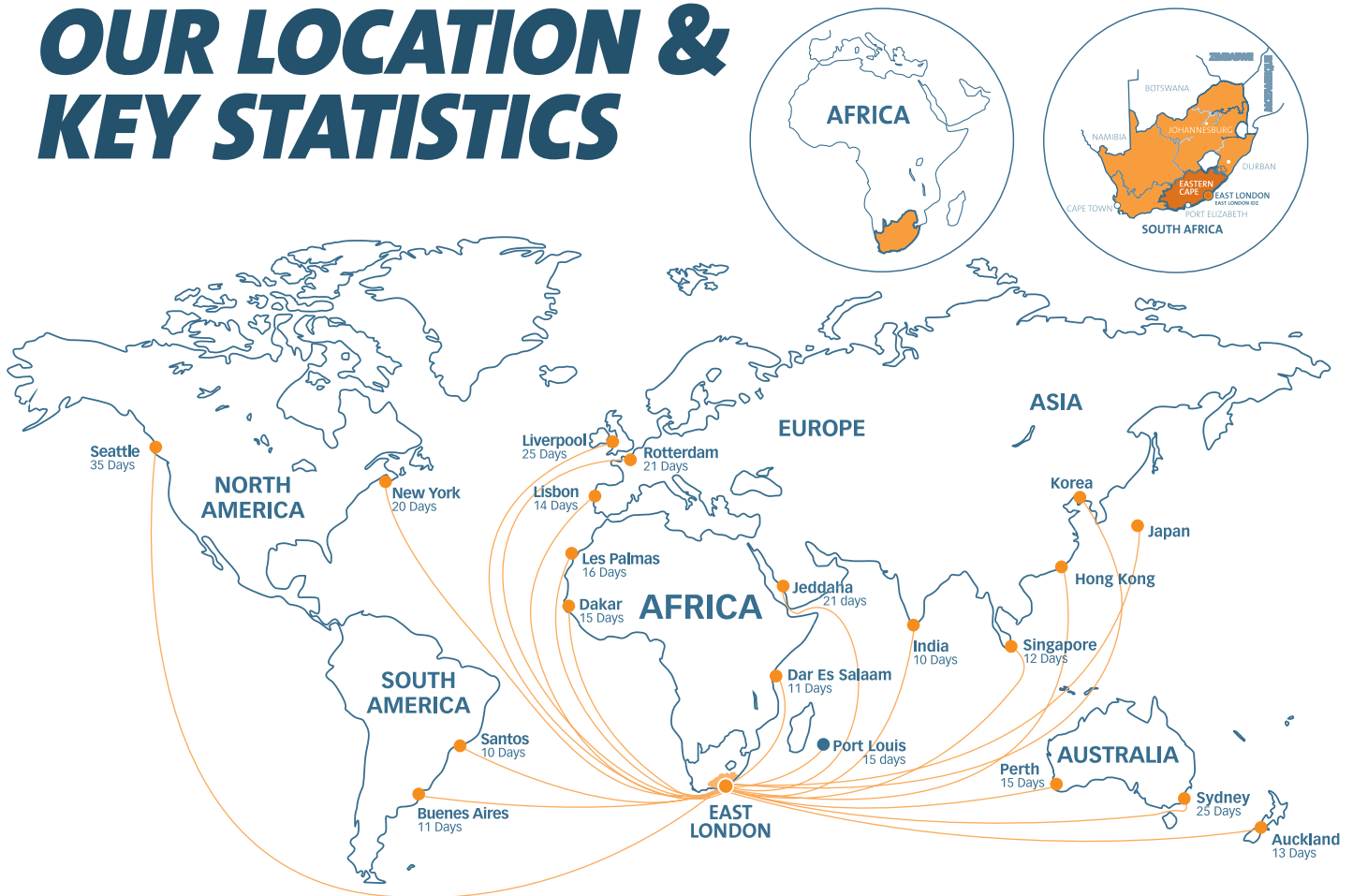
Special Economic Zones (SEZs), are geographically designated areas of a country set aside for specifically targeted economic activities, supported through special arrangements (that may include laws) and systems.

SEZs are designed to be conduits for the creation of an appropriate environment for foreign direct and domestic investment and the development of strategic industrial capabilities. Companies that locate in the SEZ have access the following incentives:

- + VAT and customs relief, if located within a Customs-Controlled Area (CCA);
- + Employment tax incentive;
- + Reduced corporate income tax rate.



OUR LOCATION & KEY STATISTICS



EASTERN CAPE



An abundant **Skilled and Productive Workforce**



Access to **Global Markets**



Entrenched industry sectors with strong value chains



Excellent **transport infrastructure** (Three Ports, National Roads and International Airport)



Great **Work-life balance** (good quality lifestyle, ideal climate, rich & diverse cultures and natural endowments)



A resilient economy, with a **strong growth potential**

The Eastern Cape Province has **Approximately 7.2 million people**

Approximately 50% of South Africa's **motor exports originate from the Eastern Cape**

The Eastern Cape province is home to **five of the country's seven Original Equipment Manufacturers (OEMs)**

Three ports: East London, Gqeberha, and Ngqura

INTERNATIONAL FOOTPRINT AND ***CUSTOMERS IN THE ZONE***



2KM
FROM AIRPORT



6KM
FROM EL PORT



ACCESS
TO NATIONAL ROADS





ABOUT THE ELIDZ

The East London Industrial Development Zone SOC Ltd is the operator of the East London Industrial Development Zone (ELIDZ), an entity which exists to help **manufacturers to become globally competitive** through the development and efficient management of a **modern, purpose built industrial location**, which offers investing industries a **streamlined business environment** enhanced by a range of **supporting services**.

The Zone is already operational and currently houses a number of manufacturers that supply products for the local and international markets.

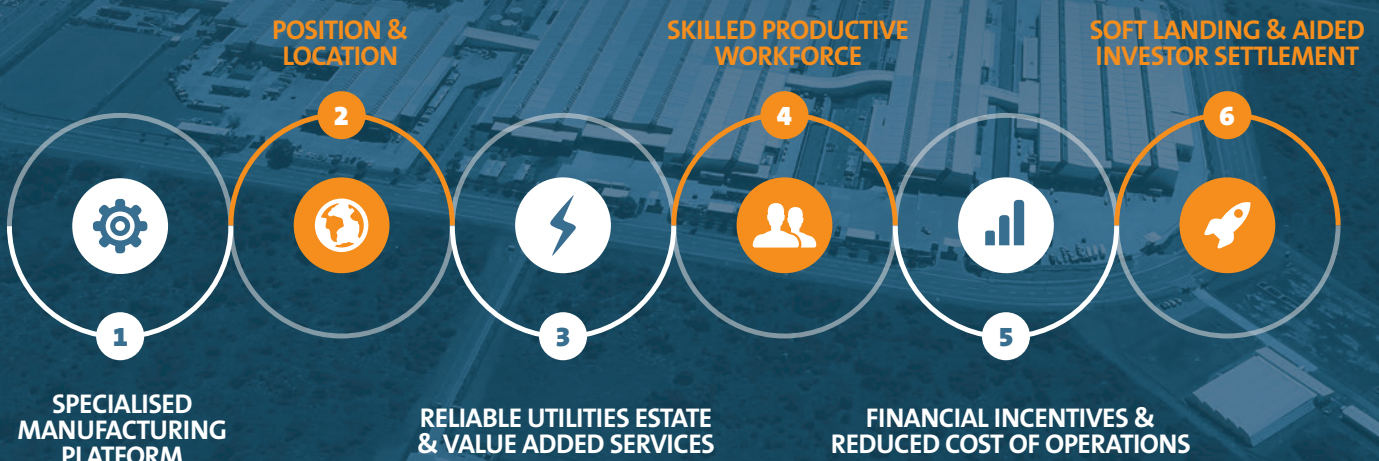
The East London IDZ is a prime industrial park in South Africa. It is perfectly positioned for light industry manufacturers that are investing from R10 million (+/- \$1.2 million) upwards. The zone is specially developed for growth oriented manufacturers in search of ultimate global competitiveness. The zone focuses on streamlining business operations and engineering operational efficiencies for located industries.

The ELIDZ has earned the prestigious title of being named one of the world's leading Eco-Industrial Parks. This recognition, awarded by the United Nations Industrial Development Organisation's (UNIDO) Global Eco-Industrial Park Programme (GEIPP), highlights the ELIDZ's unparalleled commitment to environmental conservation. Serving as a global model for eco-industrial parks, the ELIDZ epitomises innovation, infrastructure, and skills development as crucial elements for unlocking economic opportunities, not only in South Africa but worldwide.

Boasting 150 fully serviced sites, the company is on a mission and has already succeeded in establishing local and global export-oriented industries within the zone.



ENGINEERED EFFICIENCY



OUR TARGETED SECTORS AND FOCUS AREAS



AUTOMOTIVE:

Internal combustion and new energy vehicle production, suppliers, and related technologies

AGRI-INDUSTRY:

Beneficiation and processing of agricultural produce, refrigeration, storage, and packaging



DIGITAL ECONOMY:

Data centres, undersea cables, digital services, and business process outsourcing

SUSTAINABLE ENERGY:

Green hydrogen, biogas, biofuels, and renewable energy component manufacturing



ADVANCED MANUFACTURING:

Plastics, electronics, pharmaceuticals, aviation, and robotics

LOGISTICS:

Infrastructure, warehousing, distribution, and logistics technology



AQUACULTURE:

Abalone and finfish, with a focus on targeted species

OUR OFFERING TO **INDUSTRY**

The East London IDZ is a greenfield development transforming over 400 hectares of prime land into a world class industrial location. The zone has six individually fenced sub-zones, each designed to serve specific manufacturing needs. It characterised by excellent internal roads boasting a newly built dual carriageway designed to carry both light and heavy vehicles including 22m-long interlines. All the sites in the ELIDZ are fully serviced with access to all utilities and ICT infrastructure and all are within close proximity to key transport networks.

Investors that locate in the zone can take advantage of:

AN **INCENTIVISED** BUSINESS ENVIRONMENT

The East London IDZ has various incentives which can be accessed by qualifying industries. These are:

- + Specialised Customs Controlled Area benefit for qualifying industries. This includes:

VAT (15%) exemption on:

- + Goods imported
- + Capital equipment
- + Land supplied (to CCA enterprises) for sale and letting
- + Electricity and water supply.

No import duties on:

- + Raw materials and other consumables for manufacture
- + Goods for storage
- + Capital goods used in the CCA
 - Specialised local incentives including:
 - Preferential land rental
 - Preferential utility rates
 - Competitively priced land
 - Access to national manufacturing and other generic government incentives.



**COMPETITIVE
RATES**



**REDUCED
CORPORATE INCOME
TAX**



**BUILDING
ALLOWANCE**



**EMPLOYMENT
INCENTIVES**



**CUSTOMS
CONTROLLED AREA
(CCA)**



OPTIMAL **PURPOSE BUILT** OPERATING ENVIRONMENT

- + **132/11Kv sub-station** built for sustainable and adequate supply of electricity to the East London IDZ's industries;
- + **Water supply systems** designed to cater for various industries
- + **2.4 m high fence with a 3m high internal electrified fence** to allow for a high level of protection for all manufacturing operations
- + **Access control and data assessment system** which provides the necessary security and **24 hour controlled access** into the zone.
- + Quality premises and efficiently operated utilities and amenities
- + **Highly competitive telecommunication infrastructure** (Value Added Network licence) and **broad band internet** connection
- + **Purpose built investor facilities** designed and delivered to customer specifications for cost and time efficiency
- + **Expert investor facility construction services**, from initial planning, design, right through to project administration
- + **International industry benchmarking and research** of new found building technologies leading to the delivery of environmentally advanced facilities which contribute to investor competitiveness.

INNOVATIVE INDUSTRIAL **SOLUTIONS**

The East London IDZ has engineered solutions to streamline business operations and enhance the competitiveness of its tenants. These solutions include:

- + **Enabling sector specific infrastructure** (reduces set up and operational costs)
- + **A cluster-driven servicing approach** (shared services for economies of scale)
- + **Sourcing and localising of production inputs** (value chain enhancement).

The ELIDZ also encourages innovation in zone based industries through the East London IDZ's **Science and Technology Park (STP)**. The STP is strategically located in the ELIDZ and is strategically positioned to:

- + Support industrial **research and development**
- + **Incubation of new technologies**
- + **Stimulate, organize and manage** the transfer of knowledge and technology from the knowledge custodians to companies and the market place
- + **Stimulate the development** of young technology industries.

The STP currently offers:

- + An **open innovation** platform
- + **Centre of Excellence** for Renewable Energy
- + Advanced **Tooling and Process Engineering** support
- + SANSA Accredited **CAS Laboratory**
- + **3D Design Centre** and **Digital Hub**.



TAILORED INDUSTRY ASSISTANCE AND **SUPPORT SERVICES**

The East London IDZ prides itself in providing soft landing support to investors through the provision of business streamlining and support services that aid investors in the completion of investments and the start up of local operations.

A skilled team of experts assist the investors with:

- + **Relocation planning** assistance
- + Assistance with high level **market research and intelligence**
- + Start-up assistance relating to business set-up requirements including **company registration, visa and various permit applications**
- + **Assisted access to municipal** planning services and compliance to the necessary municipal and zone building regulations/guidelines
- + **Assisted regulatory compliance and government services access.**
- + **Application support** for national and local incentive programmes and benefits
- + **Labour recruitment and skills development** facilitation
- + Access to convenient, zone based **community services and amenities.**



**RELOCATION
PLANNING**



**MARKET RESEARCH
& INTELLIGENCE**



**START-UP
ASSISTANCE**



**ACCESS TO
MUNICIPAL
PLANNING**



**REGULATORY
COMPLIANCE**



**APPLICATION
SUPPORT**



**LABOUR
RECRUITMENT &
SKILLS FACILITATION**



**COMMUNITY
SERVICES &
AMENITIES**





ELIDZ **COMPETITIVE ADVANTAGE**

Beyond its foundational strengths, the ELIDZ offers distinct competitive advantages that differentiate it from other SEZs and industrial zones:

- + **Operational Excellence:** Nine consecutive clean audits reflect a culture of good governance and financial integrity.
- + **Eco-Industrial Leadership:** Recognised by UNIDO as Africa's leading Eco-Industrial Park.
- + **Sector Diversification:** A balanced portfolio across seven strategic sectors reduces investor risk and enhances resilience.

+ **Investor Retention:** Tailored support programmes and aftercare services ensure long-term investor satisfaction.

+ **Transformation Commitment:** BBBEE Level 3 status, with significant procurement spend directed to SMMEs and women-empowered businesses.

These strengths enable the ELIDZ to attract, retain, and support investors while advancing inclusive economic participation.

10 REASONS TO INVEST IN THE ELIDZ

01. STRATEGIC LOCATION FOR EXPORT-ORIENTATED INDUSTRY

Situated in Buffalo City Metropolitan Municipality (BCMM), which includes East London, Bisho, and King William's Town, the ELIDZ is one of South Africa's pioneering industrial development zones (IDZs). It offers a prime location for export-oriented manufacturing and processing, benefiting from its close proximity to key transportation routes.

02. STRONG GOVERNMENT SUPPORT AND INCENTIVES

The South African government provides strong support for the ELIDZ through various initiatives, policies, and funding programmes. Investors can take advantage of a favorable regulatory environment that encourages and facilitates business growth.

Investors in the ELIDZ have access to various grants and incentives, including income tax allowances, VAT exemptions, and customs duty rebates. These incentives can significantly reduce the overall tax burden, improving profitability for investors.

03. GLOBAL MARKET CONNECTIVITY

The ELIDZ is strategically positioned near essential transportation hubs, including the Port of East London (9 km), the city's airport (2 km), and the N2 highway, facilitating efficient transportation and logistics.

With access to international shipping routes and proximity to major global markets, the ELIDZ ensures timely delivery of products to global customers, thereby enhancing competitiveness.

04. WORLD-CLASS INFRASTRUCTURE

Spanning over 400 hectares, the ELIDZ features six fully serviced sub-zones tailored to specific manufacturing requirements. Its commitment to sustainability and environmental conservation has earned it recognition as a leading Industrial Eco-Park by the United Nations Industrial Development Organisation (UNIDO).



05. **COMPREHENSIVE SUPPORT SERVICES**

The ELIDZ committed to offering soft landing support to investors through the provision of business streamlining and support services that facilitate investment completion and a smooth start-up of local operations.

06. **SMME DEVELOPMENT PROGRAMMES**

The ELIDZ actively promotes the development of Small, Medium, and Micro Enterprises (SMMEs) through various programmes. Investors can partner with SMMEs to enhance their supply chains and benefit from local expertise and innovation.

07. **ACCESS TO A SKILLED WORKFORCE**

The Eastern Cape region boasts a rich pool of skilled labour. Companies can tap into this talent pool, drive innovation and maintain high production standards.

08. **ICT AND DIGITAL INFRASTRUCTURE**

The ELIDZ is developing robust ICT infrastructure, including high-speed internet, data centre, and support for emerging technologies. This development makes the Zone an attractive destination for tech companies and digital enterprises, fostering innovation and growth.

09. **INNOVATION AND RESEARCH ECOSYSTEM**

Through the ELIDZ Science and Technology Park (STP), the zone offers engineered solutions to streamline business operations and enhance competitiveness. It supports industrial research and development, technology incubation, knowledge transfer, and the growth of emerging technology industries.

10. **PROXIMITY TO ACADEMIC INSTITUTIONS**

The Zone is close to leading academic institutions, including universities and technical colleges. This proximity facilitates collaboration, access to research, and a steady supply of skilled graduates.



ELIDZ SCIENCE & TECHNOLOGY PARK

The ELIDZ Science and Technology Park (STP) is designed to accelerate regional economic development by fostering innovation and supporting the growth of high-tech businesses. The STP aims to enhance the competitiveness of local industries through the development and application of advanced technologies. By offering a specialized manufacturing platform, innovative industrial solutions, and access to strategic industry networks, the STP encourages the incubation of high-growth, knowledge-based businesses.

The STP's mandate is to contribute to a robust regional industrial base, improve global competitiveness, and ensure inclusive participation in economic activities. This is achieved through the establishment of research and networking infrastructures that drive technology-led innovation and industrial modernization. The STP creates an environment conducive to the development and commercialization of marketable technologies, ultimately leading to the creation of high-tech firms.



ONLY SEZ WITH A
SCIENCE & TECH
PARK



DESIGN
CENTRE



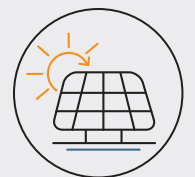
DIGITAL
HUB



CAS
LABORATORY



OPEN INNOVATION
PLATFORM



RENEWABLE
ENERGY CENTRE OF
EXCELLENCE

STP FAST FACTS

- **Automotive and Manufacturing Incubation Programme:** Supporting the development diversification of the sector developing emerging manufacturers, providing access to resources, mentorship, and facilities.
- **Renewable Energy Centre:** A dedicated centre for training and innovation in renewable energy technologies, driving green solutions for sustainable industries.
- **Automotive Component Manufacturing Programme:** Focused on advancing skills in the automotive sector, particularly in component manufacturing and assembly.
- **Over 523 entrepreneurs** have been supported through STP's incubator partnerships.
- **More than 2000 individuals** have been trained in cutting-edge skills such as CAD, 4IR activities, Digital Forensics, Cloud Computing, Renewable Energy, Additive manufacturing and more.
- **Internship Opportunities:** The STP offers internships providing hands-on experience.
- **Prototype Development:** Over 20 prototypes have been developed with a focus on commercialisation.
- **Intellectual Property (IP) Support:** More than 300 entrepreneurs have been guided through Intellectual Property matters.
- **Industry Partnerships:** Learnership programmes in Electrical Engineering, Automotive Component Manufacturing & Assembly are facilitated in collaboration with industry leaders.
- **Consulting and Analytical Services (CAS) Laboratory:** The ELIDZ CAS Laboratory offers a wide spectrum of chemical and microbiological analysis services. Accredited by the South African National Accreditation System (SANAS), it serves as a critical resource for scientific and industrial innovation.





ELIDZ **ICT** **SERVICES**

The ELIDZ has expanded its service offering to meet the evolving information and communication technology (ICT) needs. The ELIDZ has a comprehensive range of ICT services and infrastructure designed to empower your business and drive growth.

A team of skilled professionals combined with expertise and innovation deliver tailored solutions that enhance operational efficiency, improve productivity, and elevate overall business performance.

OUR ICT SERVICE OFFERING INCLUDES:



TELEPHONY &
INTERNET SERVICES



DISASTER
RECOVERY



FIBRE



BACKUP
STORAGE



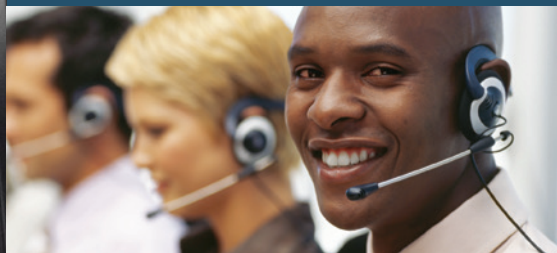
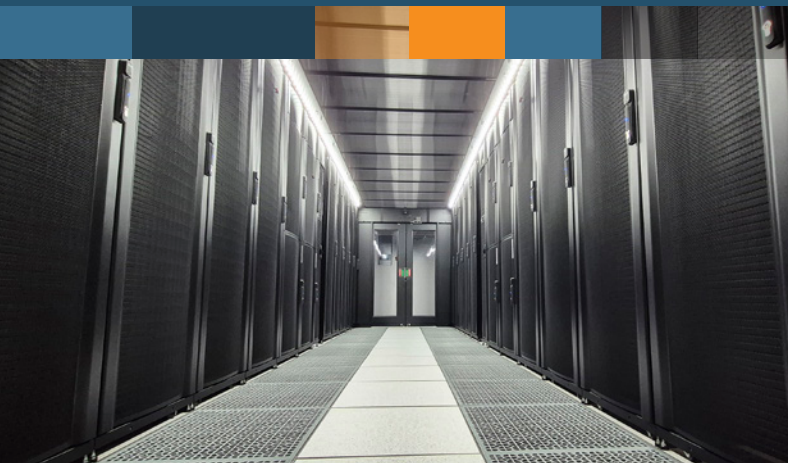
DATA CENTRE
RACK-HOSTING



CLOUD SERVICES



BUSINESS
CONTINUITY





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