



**UNITED
BUSINESS
PARK**
SPECIAL ECONOMIC ZONE



PAKISTAN — THE WORLD'S 5TH LARGEST POPULATION,
RISING TO BECOME THE 5TH LARGEST ECONOMY THROUGH
INDUSTRIAL GROWTH AND SPECIAL ECONOMIC ZONES.

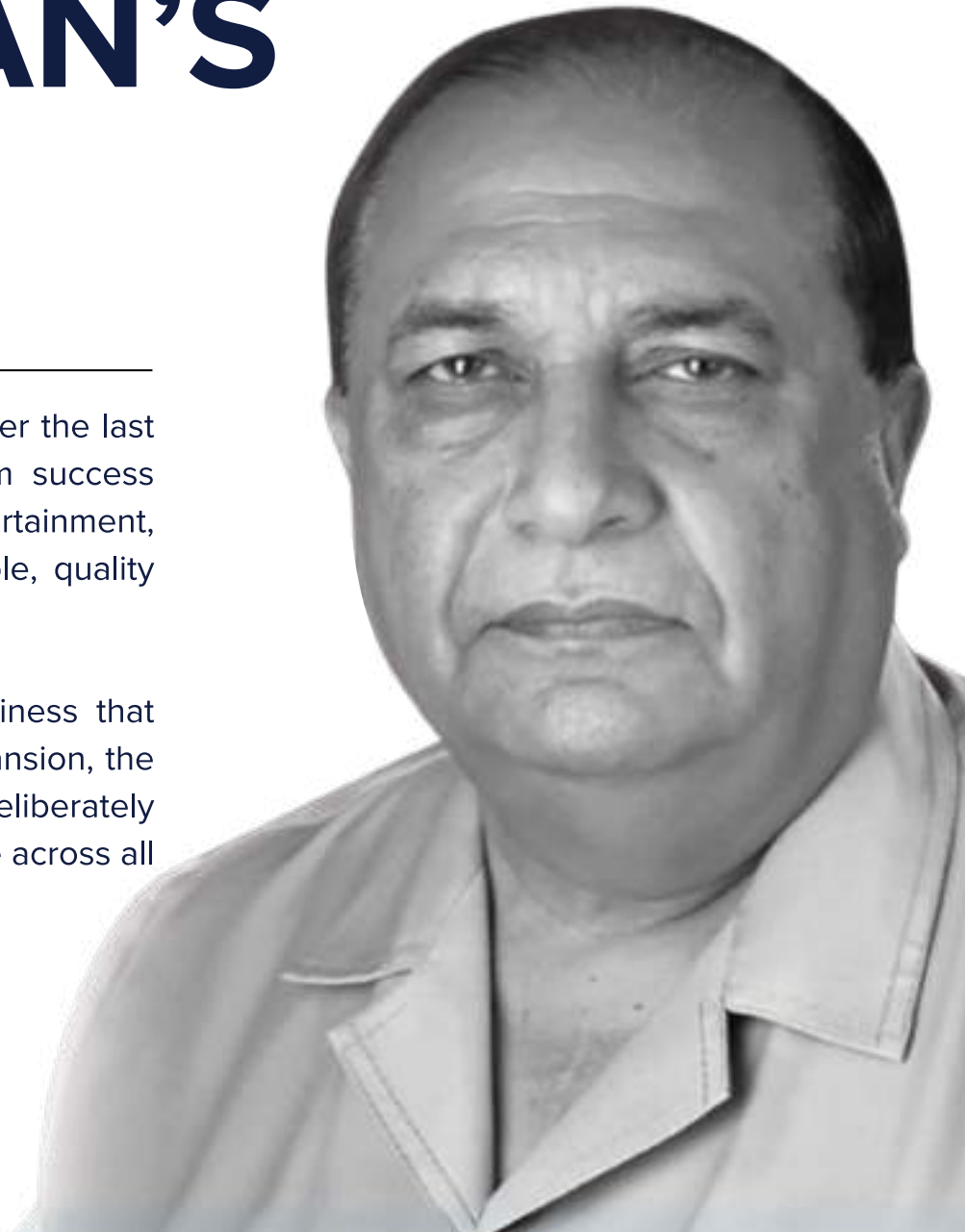
LATE CHAIRMAN'S MESSAGE

**“A PROMISE EVEN IN A DREAM IS ALSO
A PROMISE. HENCE, IT MUST BE KEPT”**

We take great pride in our successful legacy, which has expanded over the last 70 years. Din Industries prioritizes strong governance for long-term success across industrial and commercial sectors — including retail, family entertainment, energy, poultry and real estate. This requires having the right people, quality products, efficient processes, trusted partners and reliable suppliers.

Din Industries is a group of driven individuals who founded a business that stands for nothing less than perfection. With a goal of worldwide expansion, the company is focused on establishing growth centers and deliberately emphasizing the delivery of excellent customer service and experience across all its businesses.

S.M. MUNEEB (LATE) SITARA - E - IMTIAZ



WHO WE ARE?

Din Industries, established in the 1960s by Mr. Shaikh Muhammad Din, is a diversified business group with a strong footprint in Pakistan and international markets. The Group operates across key sectors including energy, real estate, entertainment and retail. With over 5000 employees, Din Industries is committed to sustainable growth, operational excellence, and delivering value through innovation across its portfolio.





DIN PROPERTIES

Din Properties, a strategic venture of Din Industries, delivers high quality, cost-effective housing and industrial real estate solutions. Recognized as a trusted brand, it offers modern, investment-grade developments that align with evolving market demands. With a focus on sustainability, innovation, and client-centric delivery. Din Properties plays a pivotal role in advancing residential and industrial growth.





UNITED BUSINESS PARK



**BUILDING A BETTER
TOMORROW**



UNITED BUSINESS PARK

WHAT IS UNITED BUSINESS PARK?

United Business Park is a **258-acre industrial** project based in Lahore, adjacent to the **Sundar Industrial Estate**. Designed as a next-generation industrial hub, it offers direct access to **Special Economic Zone (SEZ)** incentives, making it an ideal destination for growth-oriented enterprises. With advanced infrastructure, integrated logistics, and premium facilities, United Business Park is engineered to optimize operational efficiency and support long-term business scalability.





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UNITED BUSINESS PARK



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STRATEGICALLY LOCATED IN THE HEART OF LAHORE

- Sundar Industrial Estate – 2 min
- Shareef Medical Complex – 2 min
- Fazaia Housing Scheme Phase-II – 2 min
- Multan Road – 5 min
- Adda Plot – 5 min
- Lake City – 5 min
- Ring Road – 7 min
- Dry Port Thokar Niaz Baig – 20 min
- Motorway – 25 min
- Railway Station (nearest Raiwand Road) – 30 min
- Airport – 30 min



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BENEFITS OF SPECIAL ECONOMIC ZONE



BENEFITS OF SPECIAL ECONOMIC ZONE

CUSTOM DUTY EXEMPTION

One-time Duty Exemption on import of plant, machinery, and equipment under SEZ Act, 2012.

INCOME TAX EXEMPTION UNTIL THE YEAR 2035

10-Year exemption on all income taxes (till tax year 2035).

Turnover tax / minimum tax exemption under Section 113.
Reference Clause 6, Sub-Clause 23 (c)(C) 126(e) pertains to SEZ tax exemption

Alternative Corporate Tax (17% of specified accounting income) exempted under Section 113C.

Income tax exemption under Section 235 on utility bills (electricity, gas etc).

Super tax exemption under Section 4C.

Tax exemption on certain imports under Section 148.
(Edible oil, paperboard, plastics, and packaging industries)

Tax exemption under Section 236K for Zone Enterprises for purchase of property in SEZ.

SALES TAX EXEMPTION

One time sales tax exemption on import of plant and machinery.



UNITED BUSINESS PARK

INFRASTRUCTURE & AMENITIES





FIRE STATION



SEWAGE SYSTEM



24/7 GAS SUPPLY



BROADWAY & WIFI



WATER TREATMENT PLANT



WATER SUPPLY NETWORK

INFRASTRUCTURE & AMENITIES





STORM & SURFACE DRAINAGE



24/7 SECURITY



DEDICATED GRID STATION



24/7 ELECTRICITY



WASTE WATER MANAGEMENT



VOCATIONAL TRAINING CENTRE

A decorative graphic in the bottom left corner consisting of several overlapping geometric shapes in yellow and grey.

INFRASTRUCTURE & AMENITIES



INDUSTRIAL MALL



COMMERCIAL AREA



HEAVY DUTY WIDE ROADS



MEDICAL FACILITY



GREEN AREAS & PUBLIC PARKS



4-STAR HOTEL

INFRASTRUCTURE & AMENITIES



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POTENTIAL FOR INVESTORS





1. INVESTOR FACILITATION & BUSINESS SUPPORT

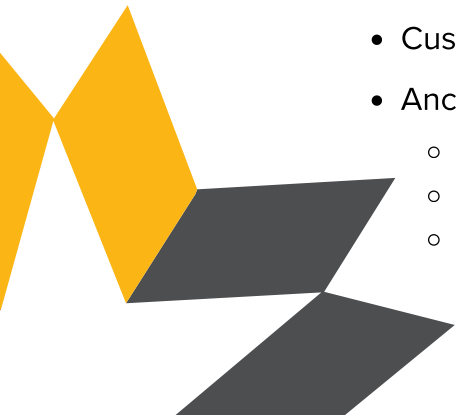
- Stream lined single-window facilitation for all regulatory registrations, NOCs, and government coordination.
- Comprehensive support for SEZ unit registration, legal compliance, and documentation processes.
- Dedicated investor relations team providing personalized guidance and ongoing project support.
- Accelerated approval processes enabled through direct engagement with the SEZ Authority.
- Priority access to utilities, including electricity, gas, and essential infrastructure services.





2. FINANCIAL STRUCTURING & BUSINESS MODELS

- Flexible financial models, including tailored payment plans and lease-to-own arrangements.
- Custom-built industrial facilities offered under long-term lease back agreements to meet specific operational needs.
- Anchor investor incentives:
 - Preferential pricing structures
 - Priority access to premium plots
 - Exclusive branding and naming rights





3. JOINT VENTURE OPPORTUNITIES

- Strategically structured JV models for customized industrial development.
- Shared investment frameworks to optimize capital and mitigate risk.
- Co-development opportunities across land, infrastructure, and built-to-suit facilities.
- Partnership platforms enabling collaboration between domestic and international investors.
- Scalable alliances focused on long-term growth, innovation, and value creation.





4. LABOUR & WORKFORCE ADVANTAGE

ON-SITE LABOUR SUPPORT FACILITIES

- On-site vocational training centers, with potential partnerships through **NAVTTTC** and **TEVTA**, to ensure workforce readiness and skill development.
- Access to Lahore's extensive labor market, offering a reliable pool of skilled and semi-skilled workers.



United Business Park offers more than just industrial plots — it's a strategic, sustainable, and cost-effective platform for business growth. With excellent city wide access, eco-conscious infrastructure, and proximity to skilled labor, investors can reduce operational costs, meet green targets, and build for the future.





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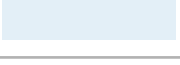



MASTER PLAN



Schedule of Industrial Plots

S.No	Module Size	Area in Acres	No. of Plots	Emblem
1	4 Kanal	42.47	79	
2	8-10 Kanal	48.54	46	
3	10+ Kanal	94.96	38	
Total		185.97	163	

Legend

S.No	Land-use	Emblem
1	Public Uses	
2	Parks/ Open Spaces	
3	Commercial	
4	Parking	
5	STP & SWM	
6	Excluded Areas/ Private Land	

INVENTORY & PLOT AVAILABILITY

Plot sizes: From 4 Kanal to 10+ Acres

Custom configurations available based on business needs

Immediate possession for early investors



LOCATION

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WHATSAPP