SEZ AUTHORITY

Powering Growth











KENYA SPECIAL ECONOMIC ZONES PROGRAM

WELCOME TO OUR SEZs

Special Economic Zones Programe (SEZ) is a flagship project of Vision 2030 which seeks to transform Kenya into a middle-income economy by 2030.



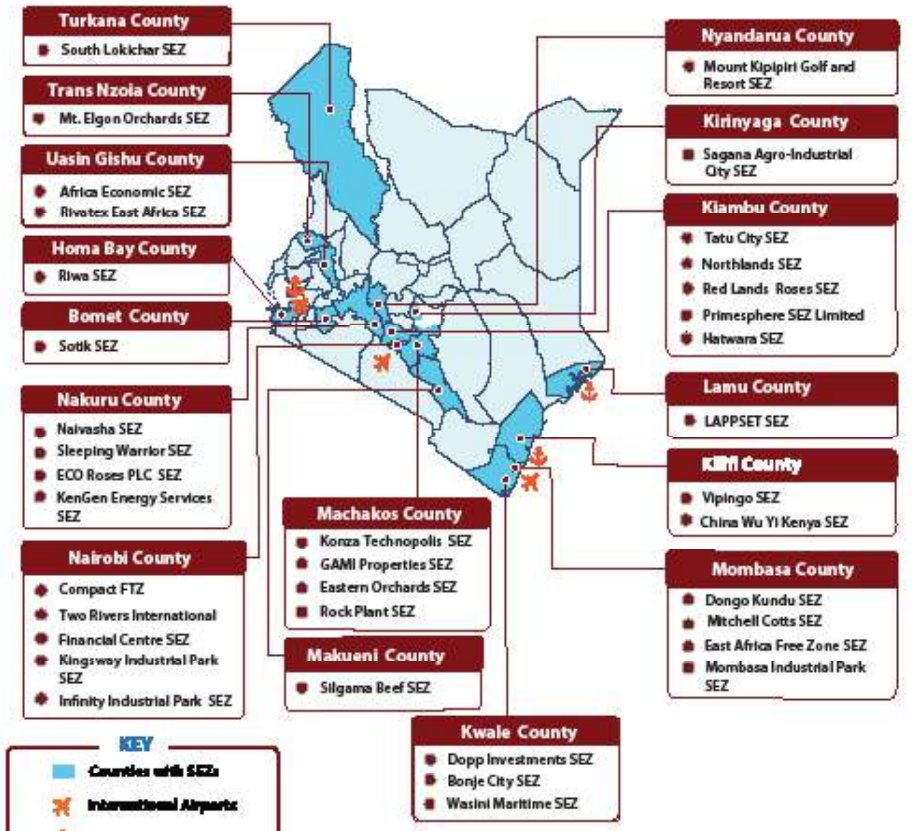
36 SEZs
27 Private SEZs
9 Public SEZs
As of October 2026

129 SEZs
Enterprises
As of October 2026

$ 1.592
Billion FDI / DDI Investment
As of October 2026

12,281
Jobs Created
As of October 2026

Special Economic Zones In Kenya



* As of October 2026, there are 36 gazetted SEZs in Kenya.

COMPETITIVE FISCAL INCENTIVES

Fiscal incentives for SEZ are stipulated in the respective Tax laws.

IMPORTED GOODS

Exempt

- Excise Duty
- Import Duty
- Import Declaration Fee

VALUE ADDED TAX (VAT)

Zero-Rated



CORPORATE TAX

Preferential Rates

- First 10 Years-10%
- Next 10 Years-15%
- Subsequent Years -30%

WITHOLDING TAX

Exempt

- Royalties, interest, management fees, professional fees, training fees, consultancy fees, agency or contractual fees paid by a special economic zone developer, operator or enterprise to a non-resident person.

STAMP DUTY

Exempt

INVESTMENT DEDUCTION ALLOWANCE

- 100% allowance on capital expenditure, building and machinery

LOCAL GOVERNMENT FEES

Exempt

- Advertisement Fees
- Business Service Permit Fees

EASE OF DOING BUSINESS

Administrative / Procedural incentives to facilitate ease of doing Business.



The one stop Shop (OSS) platform consists of Government Agencies and service providers to facilitate SEZ businesses.

MARKET ACCESS

Kenya has wide market access through economic partnership agreements as follows;

- East African Community (EAC)
- Common Market for Eastern and Central Africa (COMESSA)
- African Continental Free Trade Area (AfCFTA)
- African growth and Opportunity (AGOA)
- European Partnership Agreement (EPA)

MARKET ACCESS AGREEMENTS



EAST AFRICAN COMMUNITY (EAC)
Population- 300 million
GDP- $ 312.9 billion
(2021)



COMMON MARKET FOR EASTERN AND CENTAL AFRICA (COMESA)
Population-560 million
GDP-$ 312.9 billion
(2021)



AFRICAN CONTINENTAL FREE TRADE AREA (AFCFTA)
Population-1.3 Billion
GDP-$ 3.4 Trillion
(2023)

LOGISTICS NETWORK

Shipping line from Mombasa Port to:

DESTINATION	DAYS
Jebel Ali (UEA)	11 Days
Shanghai (China)	23 Days
Rotterdam (Netherlands) (Through Cape of Good Hope Route)	55 Days

Air Freight from Nairobi to:

DESTINATION	DAYS
Frankfurt (Germany)	9.5 hours
New York (USA)	15 hours
Guangzhou(China)	14 hours

Railways for:

DESTINATION	DAYS
Mombasa - Nairobi	8 hours
Mombasa - Naivasha ICD	12 Hours
Naivasha - Malaba (MGR)	36-48 Hours



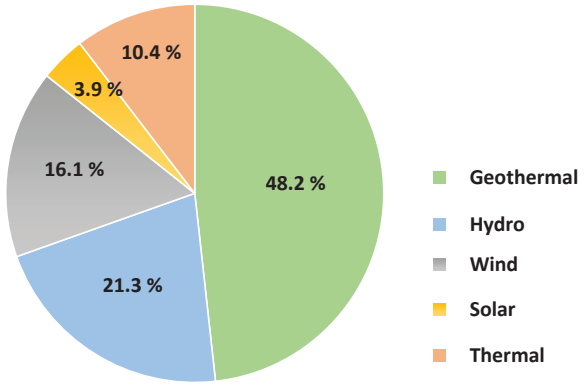




RENEWABLE ENERGY SUPPLY FOR SEZs

Kenya has several renewable energy sources connected with national grid.

ENERGY SOURCE PROPORTION IN KENYA



Economic Survey 2024, Kenya National Bureau of Statistics



SPECIAL ECONOMIC ZONES AUTHORITY

SEZA is established under an ACT of Parliament (Cap.517A) to provide for the establishment of Special Economic Zones; the promotion and facilitation of global and local investors; the development and management of enabling environment for such investments, and for connected purposes.





ENTRIES FOR SEZ INVESTMENT

The investors can enter SEZs in the deferent categories including, Developer, Operator and Enterprises through necessary initial actions.

Developer:
Acquire sufficient acre of land for SEZ as a private SEZ developer

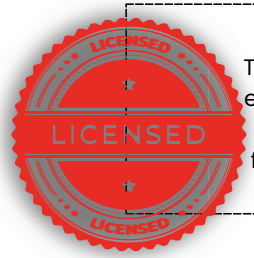
Operator:
Acquire operator agreement with public/private SEZ developer as a SEZ operator

Enterprise:
Acquire land lease from public/private SEZ developer as a SEZ enterprise



THE SEZ LICENSES

SEZA is the regulating agency for the SEZ program It issues Developer, Operator and Enterprise licenses.



DEVELOPER

This license is issued to a corporate entity engaged in the development of integrated infrastructure facilities on a designated Special Economic Zone.

OPERATOR

This license is issued to a corporate entity engaged in the management of a Special Economic Zone.





ENTERPRISE

This License is issued to a corporate entity carrying out a business in a Special Economic Zone.

TYPES OF SCHEMES

An SEZ may be designated as either a single sector or multiple sector zones.

















- **Industrial Parks**

Allow for integrated infrastructure to facilitate manufacturing and processing industries.

- **Free Port Zone**

Goods introduced, are primarily for trans-shipment, re export or destined for other SEZs.

- **Free Trade Zone**

Allow for transshipment, storage, bulk breaking, repacking, sorting, mixing, trading excluding manufacturing and processing.

- **Science and Technology Parks**

Established to facilitate science, technology and innovation.

- **Agriculture Zone**

SEZ to facilitate agricultural sector and related activities and services.

- **Business Service Parks**

Facilitate provision of services , which may include ; to regional headquarters, BPOs, call centres, management consulting , advisory services and other associated services.

- **Tourism and Recreation**

Provide facilities and services for tourism and recreation attraction.

- **Livestock Zone**

Facilitate livestock marshalling and inspection, livestock feeding or fattening , abattoir and refrigeration , deboning, value addition, manufacture of veterinary products and other related activities are carried out.

- **Information Communication Technolgy Park**

SEZ established to facilitate science, technology and innovation.

DEVELOPER/ OPERATOR LICENSE APPLICATION PROCESS



01

Present a developer/ operator project request letter to SEZ Authority.

02

Fill and Submit in SEZA Developer/ Operator application form and attached relevant supporting documents as listed on the developer/ operator application form.

03

SEZA assess and review the application

04

Approval in principal will be issued with conditions to be fulfilled. Including incorporation of a SEZ company.

05

SEZA will issue SEZ Developer/ Operator License to the investor upon payment of requisit fees and meeting conditions in 4.

ENTERPRISE LICENSE APPLICATION PROCESS



01

Present a Enterprise project request to SEZ Authority.

02

Submit a SEZ Enterprise application form and attach relevant supporting documents as listed on the Enterprise application form

03

SEZA assess and review the application

04

Approval in principal will be issued with conditions to be fulfilled, including Incoperation of a company

05

Upon Payment of the requisite fees, a license is issued to the enterprise

NAIVASHA SEZ

PUBLIC SEZ

Gateway to the East and Central Africa



- Naivasha SEZ is 6000 acresof land located in Nakuru County and 70Km away from Nairobi.
- The SEZ offers state of the art trans-shipment facilities to allow the seamless interchange between Standard Gauge Railways (SGR) and Meter Gauge Railways (MGR), to handle the cargo destined for EAC and Central African Countries.
- The Naivasha SEZ has preferential power tariff.
- The priority sectors for Naivasha SEZ includes; Textile and Apparels, Agro-processing, among others.
- When the SEZ is fully operational it is expected to create about 100,000 direct jobs and attract about Ksh 150 billion in productive investment.

ZONE FEATURES:

- INDUSTRIAL PARKS
- FREE TRADE ZONES
- INLAND CONTAINER DEPORT



Jumbo AAA is the first tenant to the SEZ.



66Kv substation equipped with the SEZ



Inland Container Depot at Naivasha connected with the SEZ.

DONGO KUNDU SEZ

PUBLIC SEZ

Port integrated SEZ connected with international market.



- Dongo Kundu SEZ is approximately 3,000 acres adjacent to the Mombasa Port in Likoni Sub-County of Mombasa County.
- The zone is strategically located with high potential for development in terms of logistics and facilities, endowed with Mombasa Port, Mombasa Southern Bypass, Standard Gauge Railway (SGR) and Moi International Airport.
- Connectivity is a key strength of the SEZ as it connects to EAC countries and the rest of the world.
- The priority sectors for Dongo Kundu SEZ includes, Manufacturing, Logistics, Services among others.
- The SEZ is being developed with support from the Government of Japan from Master Planning (2015) to key off-site infrastructure developements

ZONE FEATURES:

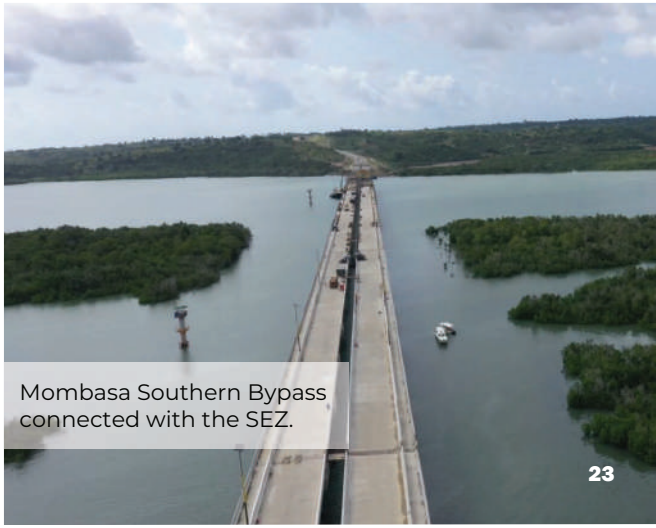
- INDUSTRIAL PARKS
- FREE TRADE ZONES
- FREE PORT ZONES

Location of Dongo Kundu Special Economic Zone





Construction of New Port is on going.



Mombasa Southern Bypass connected with the SEZ.

KONZA TECHNOPOLIS SEZ

PUBLIC SEZ

Welcome to the Silicon Savannah



- Konza Technopolis Special Economic Zone is envisaged to be developed as a Science and Technology Park with integrated Information Communication Technology Parks. It aims to promote innovation and Technology based investments.
- The SEZ is in the Metropolitan Region (NMR) that comprise Machakos County to the North East, Kajiado County to the West and Nairobi County to the North West.
- The location has excellen transport communication links. The A109 Highway connecting Nairobi with Mombasa runs adjacent to the site, the SGR Konza railway station is less than 4km away and Jomo Kenya International Airport is less than 50km.

ZONE FEATURES:

- INFORMATION COMMUNICATION TECHNOLOGY PARK
- SCIENCE AND TECHNOLOGY PARKS

For more information visit https://www.konzacity.go.ke







SELECTED PRIVATE SEZS

- Tatu City
- Trific
- Nairobi Gate IP
- Rock Plant
- Red Lands Roses
- Mount Elgon Orchards





TATU CITY SEZ LTD

- Tatu City SEZ is located on a 5,000 acre piece of land located in Kiambu County with mixed-use development and industrial manufacturing zones.
- This is a multi-sector SEZ comprising; Industrial Parks, Science and Technology Parks, Business Parks etc.
- Tatu City represents a new way of living and thinking; creating a unique live, work and play environment that is free from traffic congestion and long-distance drive.

https://www.tatucity.com/contact-us/
sales@tatucity.com
+254 20 513 1000
+254 708 555 555

CONTACT FOR MORE INFORMATION



TWO RIVERS INTERNATIONAL FINANCE & INNOVATION CENTER (TRIFIC) SEZ

- Two Rivers International Finance & Innovation Centre is redefining investment in Africa by offering an unparalleled platform to grow extraordinary enterprises.
- The SEZ prioritizes sectors with immense growth potential, from real estate and consumer goods to ICT and renewable energy.





- The SEZ is committed to driving sustainable growth and innovation across the continent.

www.trific.co.ke
info@trific.co.ke
7th Floor, South Tower
Two Rivers Mall
P.O Box 10518-00100,
Nairobi, Kenya

CONTACT FOR MORE INFORMATION



NAIROBI GATE INDUSTRIAL PARK

- Nairobi Gate Industrial Park is the first SEZ in East Africa that has a fully integrated customs control area within the Northlands SEZ.
- The class-leading industrial park is ideally situated on the Eastern Bypass, providing easyaccess to key arterial roads and 'Up-Country' Kenya via Thika Road and the Southern Bypass.
- Phase 1 is set on 100 acres and is designed for ultra-modern logistics, light-industrial warehousing and distribution centres, bringing unique "build to suit" concept to Nairobi.

For more information visit
https://nairobigate.com



RED LANDS ROSES SEZ PLC

- Red lands is recognised globally as a leader in the production of spray roses and the company produces 16 million stem per year which comprise of over 200 varieties of fresh cut roses
- Red lands roses is commited to innovation, environmental stewardship and community impact.
- Red lands roses is proudly carbon neutral certified since 2020. Red lands was one of the first farms in East Africa to utilize 100% hydroponic farming.

For more information visit
https://redlandroses.com



ROCK PLANT

- Rock Plant SEZ Kenya Limited is bringing you a state-of-the-art mixed-use development, seamlessly blending warehousing, logistics, a modern business center, and premium MICE facilities.
- Strategically positioned near key transport links, this hub will redefine efficiency and connectivity, backed by our proven expertise as trusted dealers of global machinery brands. Step into a future of unmatched opportunity and seamless operations.

For more information visit
https://rock-plant.com



MOUNT ELGON ORCHARDS SEZ LTD

- The farm specializes in premium roses and has avocados. Mt Elgon Orchards combines traditional methods with sustainable practices aiming for full carbon neutrality.
- Mt Elgon orchards, located in Kitale, Trans Nzoia, Kenya; plays a significant role in the country's special economic zone's programme, which aim to boost sustainable economic growth.
- The farm specializes in premium roses and has avocados. Mt Elgon Orchards combines traditional methods with sustainable practices aiming for full carbon neutrality.

For more information visit
https://www.mtelgon.com

OTHER PUBLIC SEZS

- Riwa SEZ
- Mombasa Industrial Park
- Sagana Agro-Industrial City
- LAPSSET SEZ





Location of Riwa SEZ

RIWA SEZ

- The 530-acre Riwa SEZ in Homa Bay is a major development initiative to foster economic growth in the region. Initiated by Homa Bay County, this SEZ is part of a broader strategy to decentralize industrial growth and create job opportunities in rural areas.
- The Riwa SEZ will host diverse industries, including agro-processing,manufacturing, and logistics, taking advantage of the area's agricultural potential and proximity to Lake Victoria.

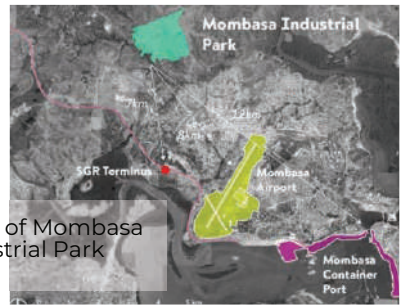


Artistic image of Sagana Agro-Industrial City

SAGANA AGRO-INDUSTRIAL CITY

- Sagana Agro-Industrial City (SAIC) is a proposed 242-acre multi-purpose development initiated by the Kirinyaga County.
- The land is planned to consists of a 75-acre Export Processing Zone (EPZ) and 140-acre Special Economic Zone (SEZ), together with multiple facilities such as affordable and high-end housing,hospitality and sports facilities (including a highqualitygolf course), as well as an industrial zone.
- These are all expected to cater to and sustain a diverse talent pool in the region. Sagana in Kirinyaga County located centrally in Kenya in a growing county in proximity to abundant agricultural produce.
- It is about 120 km from Nairobi at the foothill of Mt. Kenya, a region with high agricultural output.

MOMBASA INDUSTRIAL PARK



Location of Mombasa Industrial Park

- Mombasa Industrial Park contains a 'cluster' of benefits for developers/investors and occupiers rooted in its unique geographical position next to the Mombasa Port, the largest port in East Africa, and close to a vibrant commercial and industrial area.
- The area is suitable for a mixed-use industrial park for high value adding activities including in automotive, pharmaceutical and textile manufacturing.

LAPSSET SEZ

- LAPPSET SEZ 10,000 acre is one of the key projects of the Lamu Port South Sudan Ethiopia Transport (LAPSSET) Corridor program located within Lamu County approximately 10km from the Lamu Port.
- Currently, the first three berths of Lamu Port have since been completed and being operationalized. Development of LAPSSET SEZ is expected to spur industrial development to generate traffic for the
- Lamu Port and the entire LAPSSET Corridor. Target industries for the SEZ are Clothing, textile & apparel, Leather, Logistics and warehousing, Lumber and wood, Automotive, among others.
- Lamu County is in the Northern part of the Kenyan Coast and about 350 km North of Mombasa Port.

For more information visit https://lapsset.go.ke



Dangote Oil Refinery is located in the SEZ



INVEST TODAY

+254-20-786-3971
+254-769-444-111

info@sezauthority.go.ke

sezauthority.go.ke

@SEZAuthority_ke

sezauthoritykenya

Old Mutual Tower, 8th floor , Upper Hill Road

REPUBLIC OF KENYA
MITI
Ministry of Investments, Trade & Industry

JICA

KENYA VISION 2030

SEZ AUTHORITY
Powering Growth