



مجموعة كيزاد
KEZAD GROUP

PART OF
AD PORTS GROUP

CORPORATE PRESENTATION

2025





United Arab Emirates

The UAE is considered as one of the World's Most Attractive Investment Hubs

THE UNITED ARAB EMIRATES IN THE COMPETITIVENESS INDEX 2023¹

1st

GLOBALLY
In International Trade

2nd

GLOBALLY
In Basic Infrastructure

4th

GLOBALLY
In Domestic Economy

4th

GLOBALLY
In Tax Policy

RANKED FIRST IN THE ARAB WORLD

1st



IN THE REGION
Competitive
Industrial
Performance
Index 2023²



IN THE REGION
Global
Innovation
Index 2022³



IN THE REGION
World Digital
Competitiveness
Ranking 2023¹



IN THE REGION
Environmental
Performance
Index 2022⁴

1. [IMD World Competitiveness Centre](#)
2. [United Nations Industrial Development Organisation](#)
3. [The World Intellectual Property Organization \(WIPO\)](#)
4. [Yale University](#)



WORLD COMPETITIVENESS YEARBOOK 2023¹

THE UAE RANKED:

10th

GLOBALLY

1st

REGIONALLY

^{1*} Published by the International Institute
for Management Development



United Arab Emirates

The UAE is considered as one of the World's Most Attractive Investment Hubs

FOREIGN DIRECT INVESTMENTS IN THE UAE



1st

IN MENA

In attracting foreign direct investment in 2022¹



15th

GLOBALLY

In the investment outflows to other countries in 2022¹



4th

GLOBALLY

Largest recipient of greenfield projects¹



The UAE accounted for

60%

Of the total foreign direct investment inflows to the GCC countries in 2022¹



\$22.7

BILLION

Is the value of cumulative FDI inflows into the UAE in 2022¹



\$1.3

TRILLION

Is the value of cumulative FDI outflows in the world in 2022¹

¹ World Investment Report 2023 UNCTAD

Abu Dhabi is at the centre of trade between Asia, Europe and Africa and a gateway to the world's fastest growing economies



1 SCAD
2 2022 World Bank GDP rankings
3 2022 SCAD and World Bank

4 2022 IMD Smart City Index
5 Abu Dhabi Competitiveness Report 2016

6 UAE Ministry of Economy
7 World Bank Doing Business Subnational Report

8 2020, World Happiness Report
9 2022, InterNations
10 2023, Numbeo



Business Ecosystem

Abu Dhabi's ecosystem is the ideal platform for innovation and advanced manufacturing



EASE OF DOING BUSINESS

#1 in the region and #12 globally for ease of doing business.



ENABLING ENVIRONMENT

Ghadan21 accelerator programme, UAE Strategy for Artificial Intelligence, KEZAD Group, Hub71, Abu Dhabi Global Market RegLab, Masdar City.



ACCESS TO FINANCE

ADIO's Incentive Programme, ADQ, Mubadala Ventures, the region's second largest bank (FAB), established capital markets (ADX).



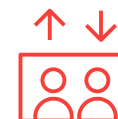
INTEGRATED INFRASTRUCTURE

5 specialised free zones, 5G internet, international airport connects to 100+ global cities, global port with 1,000+ port-to-port connections.



RESEARCH UNIVERSITIES

16 universities including Khalifa University, INSEAD, NYU Abu Dhabi, Mohamed Bin Zayed University of Artificial Intelligence.



TALENT POOL

Multinational workforce with a 93.4% literacy rate, substantial government support for gender balance.



AD Ports Group – A Portfolio of Integrated Businesses Enabling Global Trade



DIGITAL



Providing technologically advanced, innovative solutions for maritime, trade and logistics to aid integrated digital global trade.



ECONOMIC CITIES
& FREE ZONES



مجموعة كيزاد
KEZAD GROUP

مناطق خليفة الاقتصادية أبوظبي
KHALIFA ECONOMIC ZONES ABU DHABI



12 Economic Zones



سديرة
Sdeira



كيزاد لإدارة الأصول
KEZAD ASSETS
MANAGEMENT



كيزاد للخدمات الصناعية
KEZAD INDUSTRIAL
SERVICES



كيزاد لإدارة المرافق والخدمات
KEZAD UTILITIES
& FACILITIES MANAGEMENT



مركز أبوظبي للأغذية
ABU DHABI FOOD HUB



المركز العالمي للمركبات أبو ظبي
GLOBAL AUTO HUB ABU DHABI

KEZAD Group's vital infrastructure and services span 12 economic zones covering a total area of 550km² and including more than 40 staff accommodation complexes under its subsidiary Sdeira Group.



LOGISTICS



Global supply chain partner of choice delivering holistic, fully-integrated, and technologically innovative logistics solutions that drive competitive value for its customers.



MARITIME



أبوظبي البحرية
ABU DHABI MARITIME



أكاديمية أبوظبي البحرية
ABU DHABI MARITIME
ACADEMY



OFCO



دايفتيك
DIVETECH



Providing maritime & port services, transhipment, feeder, offshore and onshore logistics, in addition to maritime training and regulating Abu Dhabi's waterways.



PORTS



موانئ أبوظبي
ABU DHABI PORTS



ميناء خليفة
KHALIFA PORT



ميناء زايد
ZAYED PORT



ميناء مصفح
MUSAFFAH PORT



AMP



مرافئ الفجيرة
FUJAIRAH TERMINALS



محطة أبوظبي للسفن السياحية
ABU DHABI CRUISE TERMINAL



شاطئ حير بني ياس للسفن السياحية
SIR BANI YAS CRUISE BEACH



مرافئ أبوظبي
ABU DHABI TERMINALS



CMA TERMINALS
KHALIFA PORT



autoterminal
KHALIFA PORT



COSCO
SHIPPING

Owner and operator of a number of ports and terminals facilitating trade and logistics, alongside cruise terminals boosting regional tourism.



AD Ports Group Major Shareholdings

Established by Emiri Decree, one of the region's largest holding companies with a broad portfolio of major enterprises spanning key sectors.

The Group holds a **22.32%** stake in Aramex, **10%** stake in National Marine Dredging Company (NMDC), **80%** stake in Global Feeder Services providing opportunity for industry collaboration, **70%** stake in Transmar and **100%** stake in Noatum.

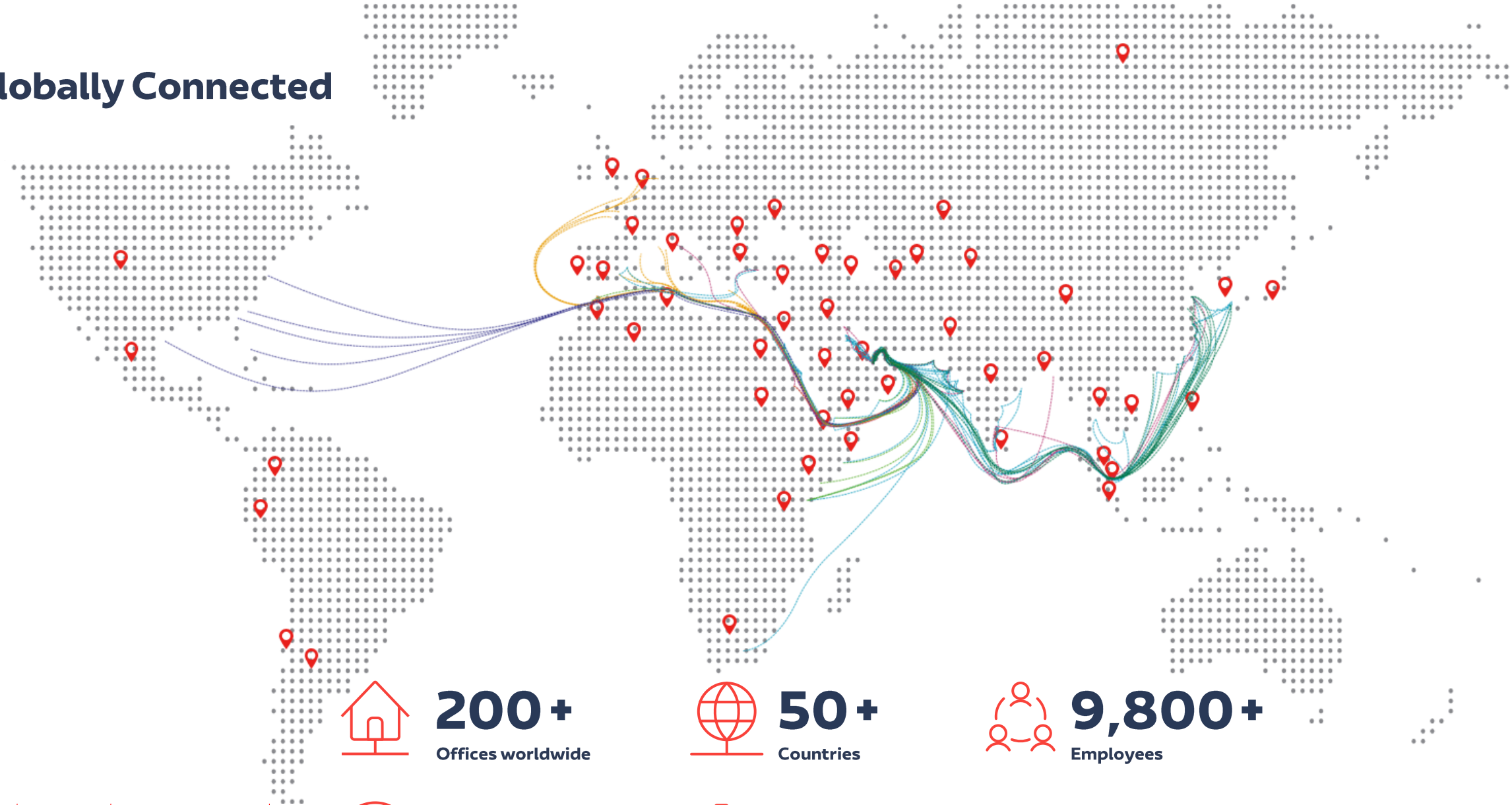


شركة الجرافات
البحرية الوطنية
NMDC





Globally Connected



200 +
Offices worldwide



50 +
Countries



9,800 +
Employees



200 +
Vessels owned and operated



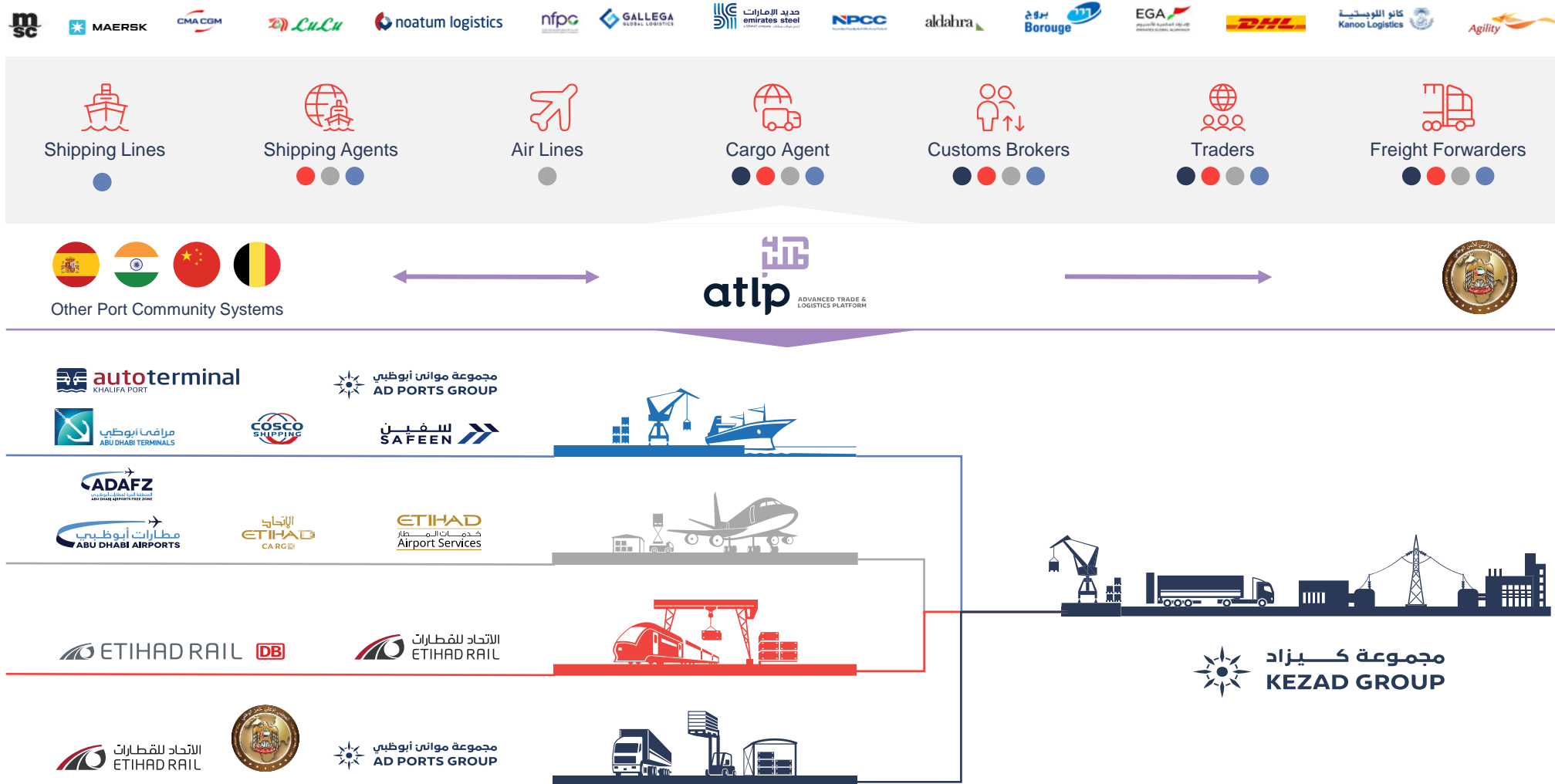
30
Ports



90 +
Countries connections



Leveraging A Comprehensive Supply Chain Ecosystem



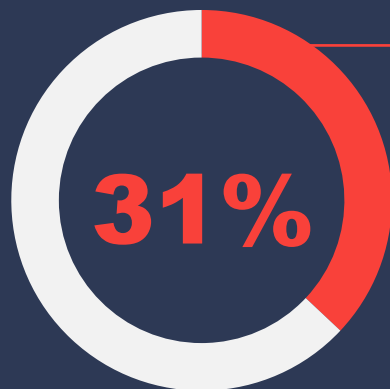


AD Ports Group Driving the UAE Economy



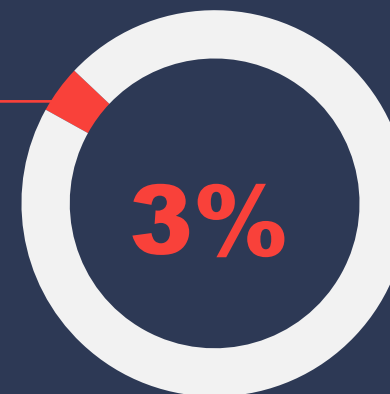
Driven by
**progressive
economic
diversification**
reforms

HELPING THE ECONOMY GROW BY ATTRACTING INVESTMENT



Of the FDI flows into MENA in 2021 are accounted to UAE¹

Predicted GDP growth rate in UAE between 2019 and 2023



Supporting over **373,500** jobs across the UAE



500,000+ visitors annually through AD Ports Cruise Terminals



A+ credit rating

¹ Ministry of Economy

² Oxford Economic Report



مجموعة كيزاد KEZAD GROUP

مناطق خليفة الاقتصادية أبوظبي
KHALIFA ECONOMIC ZONES ABU DHABI



KEZAD AI Ma'mourah A&B



KEZAD Mussafah (1 - 5)



KEZAD AI Ain (1 - 2)



KEZAD AI Faya



KEZAD AI Haffar



KEZAD AI Dhafra



12
Economic Zones



550 KM²
100 KM² is Free Zone



+540,000
SQM of Warehouses



55%
of UAE's Industrial Area



+40
Staff Accommodations



+2,000
Clients



+164,000
Jobs Created Within the Zones

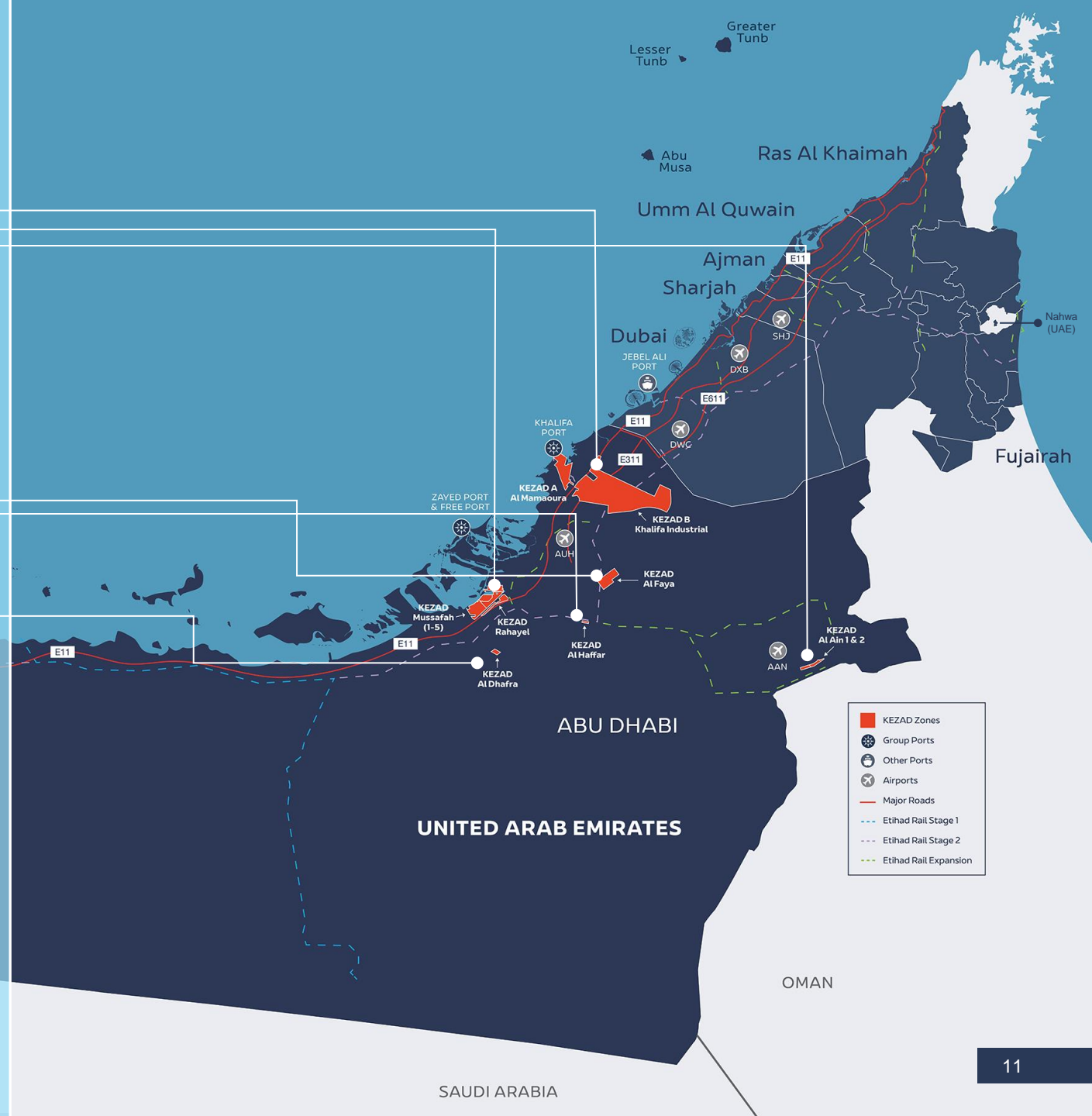


136,000
Bed Capacity



+400
Free Zone Customers

Developing one of the Largest
Business Ecosystems in the World





Main Economic Zones Across the Emirate

Area A & B

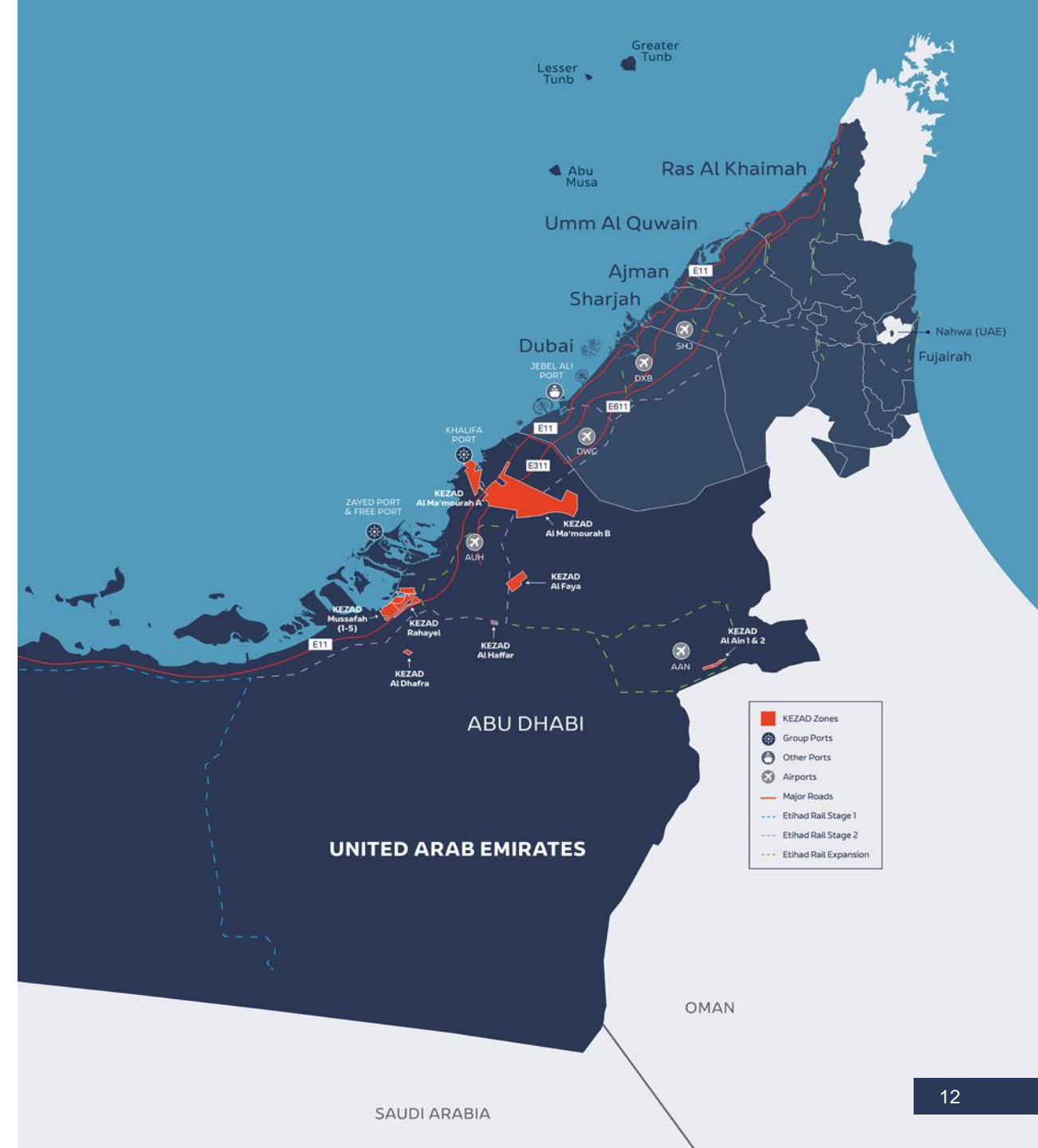
- A port and zone-based ecosystem with a growing business community
- **Centrally located between Abu Dhabi and Dubai**

Musaffah

- **Well established industrial sectors primarily consumer industries**
- Industrial zone in close proximity to urban population

Al Ain

- First master planned city in Al Ain
 - 10 km² & 130 businesses
 - **AgTech zone development**
- Sustainable and collaborative industrial development
 - Strategically located zones to suit various business models
 - Wide range of scalable business facilities to choose from
 - Established industrial and logistics base





Global Connectivity

Khalifa Port



Deep-water port



Strategically located
between Abu Dhabi
and Dubai



First semi-automated
container port
in the GCC



Over 1000
port-to-port
connections

Air Transport Hub



Dedicated
terminal for loose
cargo and ULDs



Temperature-
controlled storage
and cargo



More than
70 destinations



24/7 dedicated
support team

Etihad Rail



1,200 KM rail network



Major rail hubs
in KEZAD zones



Each train to carry
300 trucks equivalent
of load



Network to cover GCC
in multiple phases



Global Reach

5 international airports in 90 – 120 mins
driving distance

- 2.6 Bn people in **4hrs flight radius**

- 5.2 Bn people in **8hrs flight radius**



Multimodal Connectivity

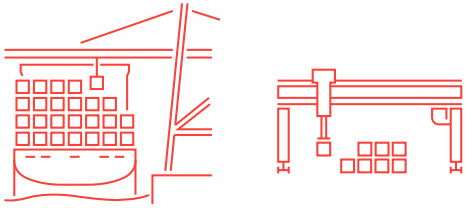
8 international ports in close proximity
Major hubs for upcoming **Etihad Rail**
Fast access to all three major highways



Khalifa Port – Anchoring Global Opportunities

CONTAINER TERMINALS

Terminals by
COSCO, MSC, CMA-CGM



- Mainline services from key global players.
- Dedicated feeder connectivity.
- Trans-shipment hub with 1,000+ port-to-port connections.

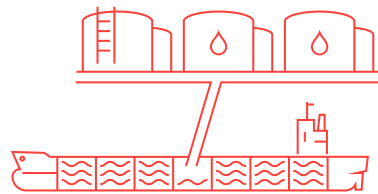


3 of the Top 5

Global shipping lines have dedicated terminals at Khalifa Port

LIQUID & GAS TERMINALS

By Arabian Chemical
Terminals



- Capacity – 83,000 cbm
- Products – All liquid bulk

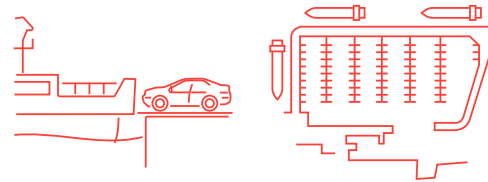


18.5 Metres

Quay wall depth

AUTO TERMINAL KHALIFA PORT

JV with Autoterminal
Barcelona Regional
Ro-Ro Hub



- Storage capacity for 17,000 vehicles at the port.
- Expanding the car terminal area to 300,000m²

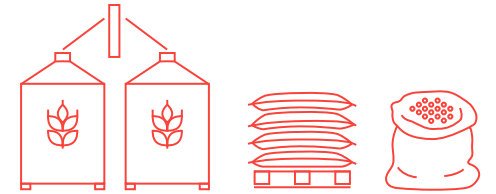


25 Million Tonnes

General Cargo capacity by 2024

REEFER CARGO AND SILOS

Upcoming Silos and
Processing Plant



- Reefer cargo and livestock handling facilities
- Upcoming grain storage silos and processing plant



15 Million TEUs

Volumes by 2030

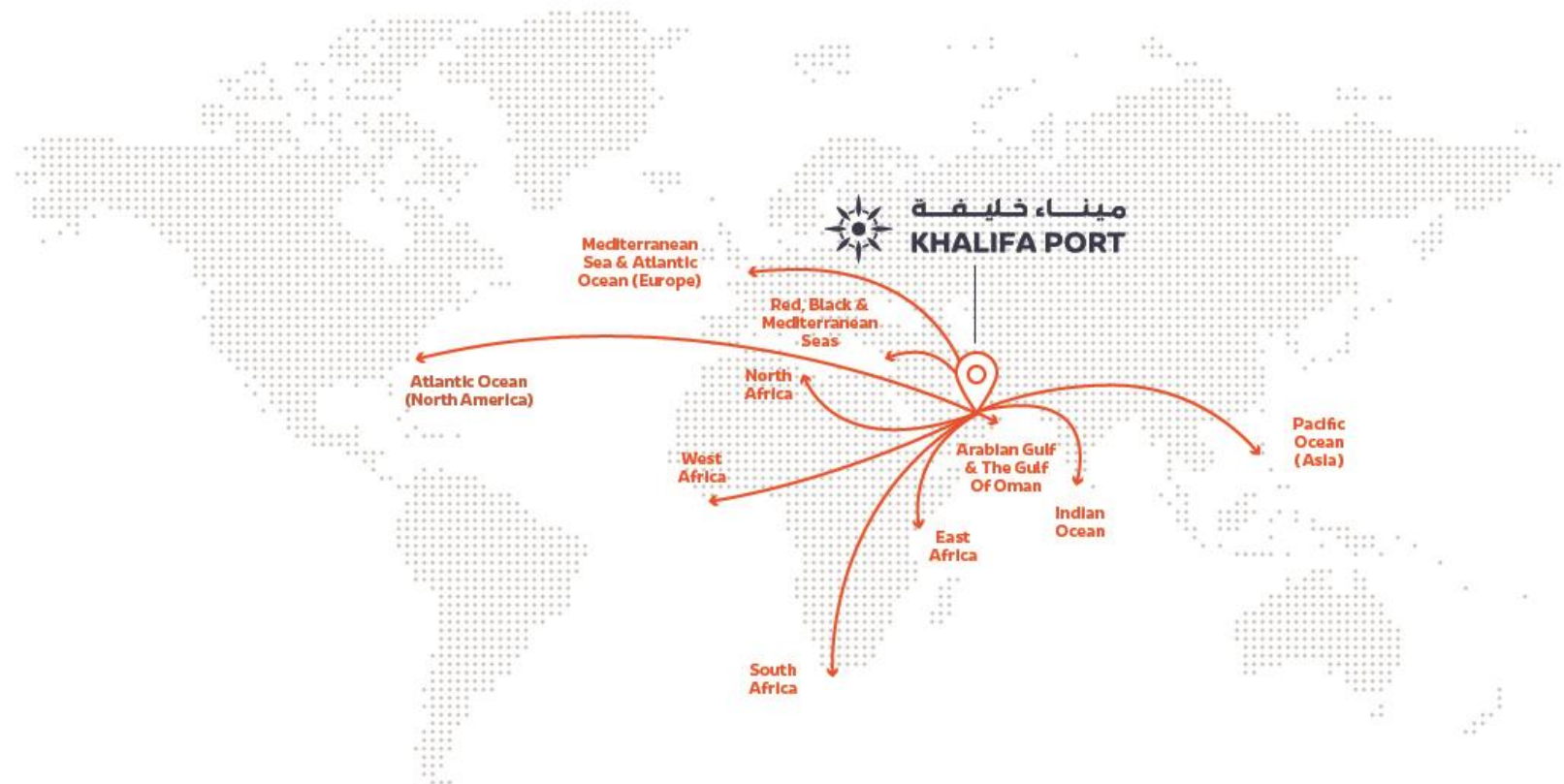


Global Market Access

Growing network of shipping lines and direct destinations – connecting our zones with the rest of Middle East, Africa and Asia.

Fast access to over 3.5 Billion people in the region.

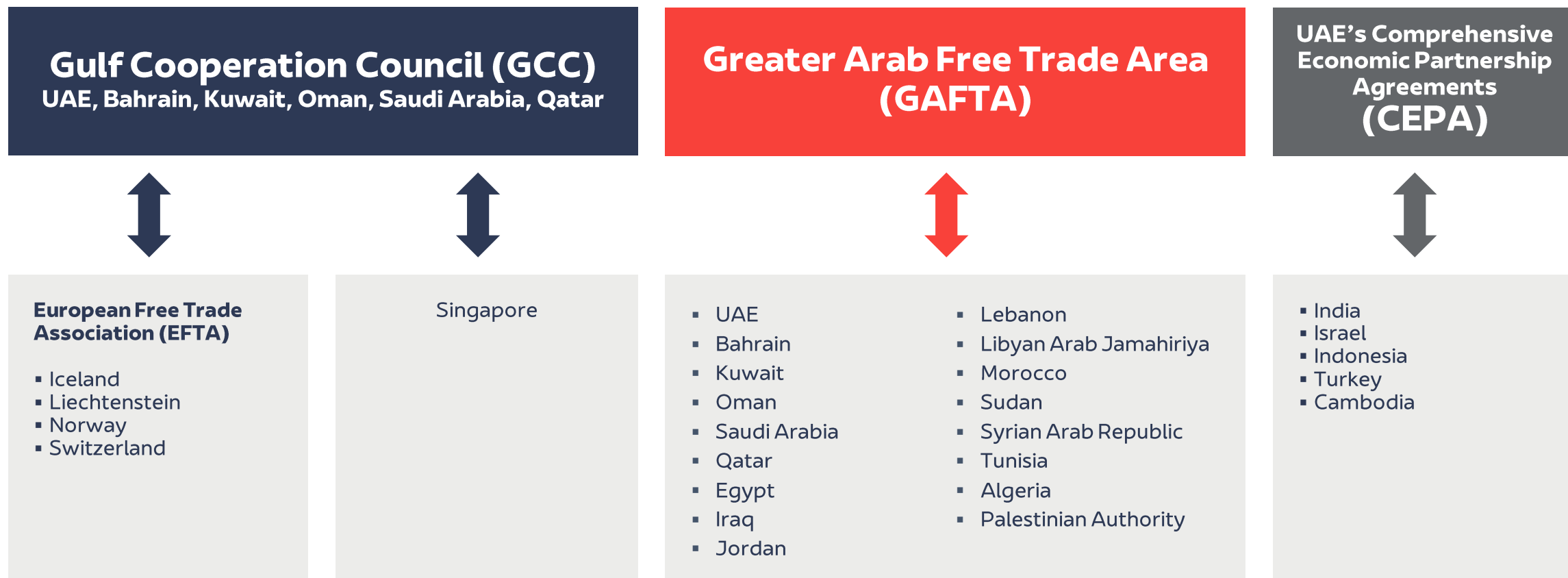
- Middle East : 411 Million
- Africa : 1.3 Billion
- Indian Subcontinent : 1.8 Billion



Global Connectivity from Khalifa Port



UAE / GCC Trade Agreements



Covers broad range of areas including trade in goods, trade in services, government procurement, intellectual property rights, administration and dispute settlement and competition. Learn more [GCC – EFTA FTA / GSFTA](#)

Aimed at exempting all goods of Arab origin exchanged between the member states of the Greater Arab Free Trade Area (GAFTA) from all customs duties, duties and taxes of similar effect imposed upon importation. Learn more [GAFTA](#)

UAE exporters can now benefit from greater market access through preferential tariff rates. Learn more [CEPA](#)



Free Zone and Domestic Economic Zone Facilities

KEZAD Group Offers both Free Zone and Mainland / Domestic Economic Zone Business Facilities

FREE ZONE



100% Foreign
Ownership



0% customs duty



Designated zone
for VAT exemption



No minimum capital
requirements

MAINLAND / DOMESTIC ECONOMIC ZONE



100% foreign ownership
in over 1,100
business activities



0% customs duty for
industrial raw materials
and machinery



Made in UAE certification
for qualified products



Potential for duty-free
trade in the GCC
and GAFTA region



Integrated Ecosystem and Scalable Facilities



Serviced Land Plots
Industrial, logistics etc.



Pre-built Facilities
Warehouses, cold stores and LIUs



Build to Suit Solutions
Custom-made development



Industrial Services & Gas
Gas, Waste Management, Treated water, Cooling



Staff Accommodation
Worker Communities



Commercial Spaces
Offices, shared workspace



Start-up & SME Offerings
Accelerators and incubation centres

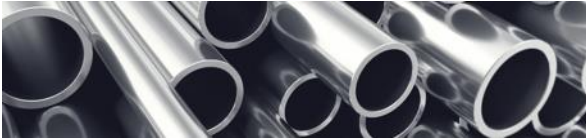




Creating dedicated offerings for key industries to ensure clustered development across full value chain



Metal & construction building material



- Creating a cluster in PPP for metal industries that will generate **7500 jobs** and **5Bn** trade annual trade
- Temporary storage facilities and yards across multiple locations
- Future Retail, Hardware Marts for building material use



Automotive & Mobility



- **Rahayel** - Completion of **1.4 million sqm** of commercial and retail areas at Rahayel Automotive and Mobility City Inspection, Registration & Licensing
- **Global Auto Hub 3.3 million sqm** catering for international automobile trade and services.



Food & AgTech Park



- AgTech development in Al Ain Industrial City - region's **largest, tech-enabled fresh produce farming hub**.
- Abu Dhabi Food Hub **3.3 million sqm** multi commodity food marketplace at KEZAD
- Established food processing zone in KEZAD Area A
- KEZAD Al Haffar- souq & livestock market

KEZAD's dedicated industry specific clusters is a major contributor to Khalifa Port's growing volume story (from 3.4 M TEUs in 2021 to 4.33 M TEUs in 2022, a 28% growth year on year).



Creating dedicated offerings for key industries to ensure clustered development across full value chain



Logistics & Retail



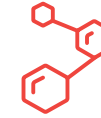
- Major deals with **Amazon & Noon** to develop Abu Dhabi as Ecommerce Hub
- Over **600,000 m2** of industrial real estate available
- Planned new development of **500,000 sqm** of built assets.
- KEZAD Mussafah big box retail & Community Centres



Maritime, Oil and gas services



- Developing new port infrastructure and **maritime academy** in KEZAD Mussafah
- Dedicated cluster for oil and industries in KEZAD Mussafah & Mamourah with **additional waterfront capacity** for growth



Plastics & Polymers



- Strategic partnership with Borouge including **mega distribution centre** and polymer packaging plant
- **Specialised offerings** such as volume rebates, access to research, product development and training

KEZAD's dedicated industry specific clusters is a major contributor to Khalifa Port's growing volume story (from 3.4 M TEUs in 2021 to 4.33 M TEUs in 2022, a 28% growth year on year).



BUILDING TOMORROW: MEGA PROJECTS SET TO TRANSFORM ABU DHABI

Creating a vibrant ecosystem with robust industrial infrastructure and enabling leisure, social and commercial facilities



EMTELLE BTS FIBRE FACTORY

21,000m² | Q3 2024
AED 51+ million



ABU DHABI FOOD HUB

3,300,000m² | Q2 2025, Phase 1
AED 516+ million



KEZAD LOGISTICS PARK EXPANSION

145,000m² | Q1 2025
AED 380+ million



GLOBAL AUTO HUB

3,300,000m² | Q4 2025, Phase 1
AED 666+ million



BUILDING TOMORROW: MEGA PROJECTS SET TO TRANSFORM ABU DHABI

Creating a vibrant ecosystem with robust industrial infrastructure and enabling leisure, social and commercial facilities



RAHAYEL

4,000,000m² | Q4 2024, Phase 2
£11 million



NOON.COM DIST. CENTER

252,000m² | Q3 2024
£8 million



KEZAD METAL PARK

450,000m² | Q3 2024
£81 million



KEZAD PLAZA

65,425m² | Q2 2026, Phase 2
£64 million



Wide Range of Industries and Value Chain

- KEZAD Group is home to a wide range of **established industrial** sectors
- Up-stream, mid-stream and down-stream industries leveraging **sector specific value propositions**



Metals



Automotive



Plastics & Polymers



Food & AgTech



Building Materials



Retail & Logistics



Life Sciences



Hi-Tech & Green Energy



Oil & Gas



Speciality Chemicals

Focus Sectors / Investment Opportunities

The background is a solid dark blue color. It features several thin, red, curved lines that sweep across the frame from the top right towards the bottom left, creating a sense of movement and depth.











Growing Metals Sector

Specialised Industrial Solutions

- Reliable supply of power, gas and water at the most competitive rates in the UAE
- Unique Hot-Metal road delivering aluminium in molten form to the factory
- Serviced land plots for large projects and future expansions

Metals Sector in KEZAD

- Anchored by Emirates Global Aluminium and Emirates Steel Industries
- Strong base of downstream industries that have grown around the anchor industries

 44 MILLION TONNES Middle East Crude Steel Production in 2022 ²	 \$231 BILLION DOLLARS Forecasted Value of GCC Construction Industry by 2030 ¹	 \$3.9 BILLION DOLLARS Estimated value of GCC prefabricated building and structural steel market size ⁵	 2.7 MILLION TONNES UAE's aluminium production ⁷
 6.3 MILLION TONNES Estimated Primary Aluminium Production in the GCC in 2022 ³	 8.8% SHARE GCC Share in Global Primary Aluminium Production in 2022 ³	 10.3 MILLION TONNES Crude steel consumption in the UAE in 2022 ⁷	 #5 RANKED UAE's rank in aluminium production globally ⁶
1 Fitch + Calculated 2 World Steel Association 3 International Aluminium Institute 4 Mordor Intelligence 5 Research and Market 6 World Economic Forum 7 Fitch Solutions			



Regional Hub for Food Products

Specialised Industrial Solutions

- Established ecosystem with leading players
- Reliable availability of utilities
- Efficient waste management infrastructure
- Advanced laboratory services
- Packaging, printing and specialised logistics solutions

Food Processing Sector in KEZAD

- Multiple locations and options to serve Food and AgTech industries in Abu Dhabi and Al Ain
- Close to source and consumption markets
- Growing number of large scale and small-scale food processing and AgTech entities within the zones



52.4.7

MILLION TONS

Forecast of Food Consumption in GCC by 2025 (CAGR Of 2.3% During 2020 – 2025) ¹



787.7

KILOGRAMS

GCC per Capita Estimated Food Consumption in 2025 ¹



\$7.9

BILLION DOLLARS

Forecasted Sales of Packaged Food in the UAE by 2026 ²



5.8%

GROWTH

Forecasted Growth in Demand for Food in the UAE (2022 – 2026)

¹ Alpen Capital GCC Food Industry Report 2021 ² Food Export / Euromonitor





AgTech Sector in KEZAD An Integrated Production Platform

- Production of both high value and low value agricultural products
- The processing and packaging
- Logistics, storage and export
- Direct connectivity to highway, seaport and airport
- Digital integration with the marketplace platform
- R&D, training and educational facilities
- Shared services and infrastructure



Technology enabled
production



Sustainable
development to optimize
resources



Synergy with
processing zone
and marketplace



Primary logistics
and handling













Opportunities in Life Science Sector

Life Science Sector in KEZAD

- Ideally located to serve the major consumption markets
- Home for **The Hope Consortium** – complete supply chain solution to address global vaccine transport, demand planning, sourcing, training and digital technology infrastructure

Specialised Industrial Solutions

- Growing government investments in healthcare and support for life science projects
- Availability of diversified talent pool
- Eco-system of universities, research facilities and existing pharma projects

 <p>\$62.1 BILLION DOLLARS</p> <p>Forecast of Pharma Market in the MENA Region by 2027 ²</p>	 <p>\$10 BILLION DOLLARS</p> <p>Forecast of medical devices market in the MENA region by 2027 ²</p>	 <p>\$286 BILLION DOLLARS</p> <p>Forecast of health spending in the MENA region by 2027 ²</p>	 <p>\$6.9 BILLION DOLLARS</p> <p>Forecast of pharmaceutical sales in the UAE region by 2031 ²</p>
 <p>80% SHARE</p> <p>Share of Imported Drugs in GCC ²</p>	 <p>75% SHARE</p> <p>Patented and OTC Pharma Market Share ²</p>	 <p>\$387 BILLION DOLLARS</p> <p>Forecast of health spending in the MENA region by 2032 ²</p>	 <p>\$30.7 BILLION DOLLARS</p> <p>Projected healthcare spending in the UAE by 2027 ³</p>

1 Trade Arabia 2 Fitch Solutions 3 Alpen Capital GCC Healthcare Report 2023













Leading Regional Zone for Speciality Chemicals

Specialised Industrial Solutions

- Fast access to chemicals feedstock
- Uninterrupted supply of power, water and gas at competitive costs
- Availability of liquid storage facilities reduces the capex and optimises the opex
- Cohesive ecosystem of port and industrial zone

Speciality Chemicals Sector in KEZAD

- Development of speciality chemicals as part of the industrial diversification strategy
- Ideally located to help businesses tap into emerging markets in the MENA region

 \$95.9 BILLION DOLLARS GCC Chemicals Market Revenue in 2021 ¹	 154.1 MILLION TONS GCC Chemicals Production Capacity in 2021 ¹	 5.6% CONTRIBUTION Chemical industry contribution to GCC GDP ¹	 12.5 MILLION TONS UAE Chemicals Production Capacity in 2021 ¹
 5% CAGR GCC Chemicals Market Revenue Growth 2012 – 2021 ¹	 5.6% GROWTH GCC Chemicals Capacity Growth 2012 – 2021 ²	 6.7% MARKET SHARE GCC production capacity market share of the global chemical industry ¹	 3.8% CAGR Forecast of UAE Chemicals Production Capacity Growth 2019 – 2029 ¹

¹GPCA ²GPCA Facts-and-Figures (Page 70)





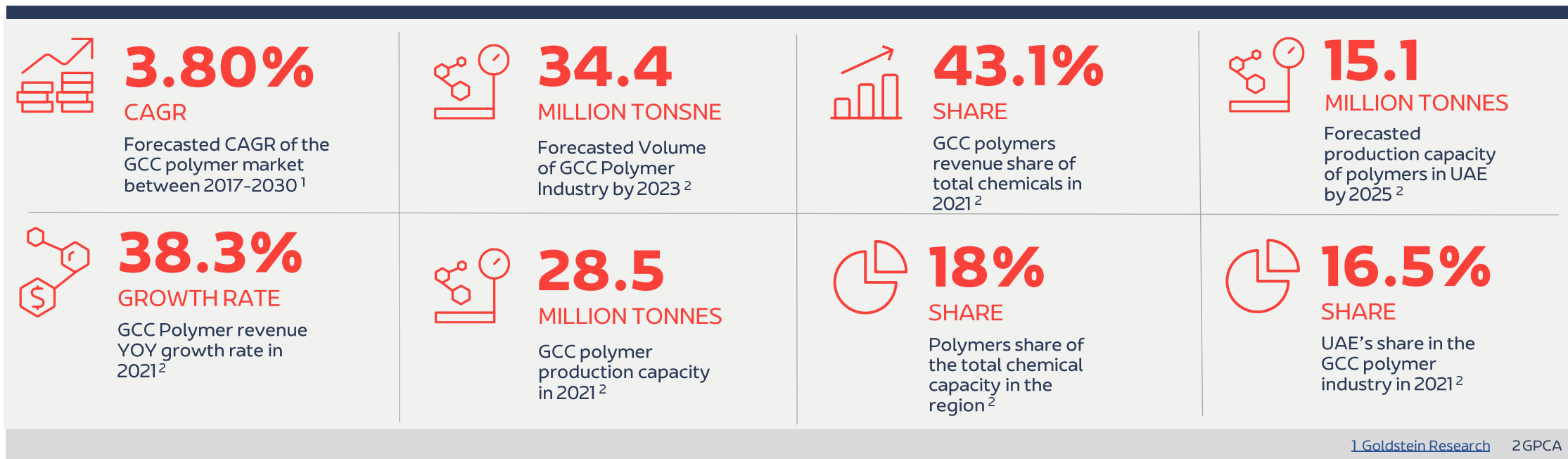
A Natural Hub for the Polymers Industry

Polymers Sector in KEZAD

- Strategic partnerships with key players such as ADNOC, Borouge
- Free Zone and Domestic Industrial Zone solutions

Specialised Industrial Solutions

- Volume rebates on raw materials
- Access to research, product development and training
- Mega distribution centre and polymer packaging plant
- Shorter transits and lower batch sizes













Centre for Auto Sector

Automotive Sector in KEZAD

- Ideal location to serve key auto markets – ME, Africa, India and EU
- Regional hub for automotive logistics

Specialised Industrial Solutions

- Ideal location to serve key auto markets – ME, Africa, India and EU
- Key raw material suppliers present in Abu Dhabi – aluminium, polymers and steel
- Presence of auto parts makers serving global brands
- Upcoming projects for key products such as passenger car radial tyres
- Dedicated port facilities – including RO-RO terminal

 514 MILLION PEOPLE Population forecast for MENA by 2025 ¹	 2.17 MILLION CARS Projected vehicle production in the MENA region by 2028 ¹	 980K CARS Estimate of new passenger car sales in the GCC in 2022 ¹	 \$11 BILLION DOLLARS UAE's trade for auto parts and accessories in 2022 ³
 2.7 MILLION CARS Estimate of new passenger car sales in the MENA region in 2022 ¹	 4.85 MILLION VEHICLES Estimate of vehicle sales in the MENA region in 2028 ¹	 6.74% CAGR Forecasted CAGR market growth of automotive market in GCC 2021-2026 ²	 2.7% CAGR Projected growth (CAGR) of new vehicle sales in the UAE from 2023 – 2028 ¹

¹ Fitch Connect ² Arabian Business ³ UN Comtrade








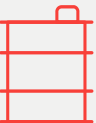



One of the Largest Opportunities in Oil & Gas Sector

Specialised Industrial Solutions

- Excellent port-to-offshore rigs connectivity
- Multiple highways connecting with the onshore fields
- Upcoming rail-zone-port connections
- Ecosystem with over 125 companies in the sector
- Presence of key raw material suppliers in steel, aluminium and polymers

Oil & Gas Sector in KEZAD

- Proximity to Abu Dhabi's major oil & gas sites
- Access to ADNOC's ICV localisation programme

 \$63.5 BILLION DOLLARS Regional oil & gas equipment spend by 2035 ¹	 18% CAGR Regional oil & gas equipment spend from 2020 to 2035 ¹	 6TH LARGEST UAE's oil & gas reserves in the world ²	 96% SHARE Abu Dhabi's share of UAE's oil & gas reserves ³	
 13.7 PERCENT Forecasted GCC additional barrel output 2023-2032 ²	 113 BILLION BARRELS UAE's oil reserves 2022 ²	 290 TRILLION STANDARD CUBIC FEET UAE's proven gas reserves ²	 \$150 BILLION ADNOC's increased CAPEX for 2023-2027 ²	 5 MILLION BARRELS ADNOC's production target by 2027 ²

1 MEED; Rystad; Fitch; Expert interviews; Kearney

2 WAM

3 International Trade Administration

¹ MEED; Rystad; Fitch; Expert interviews; Kearney

² WAM

³ International Trade Administration

Schlumberger

Honeywell

Weatherford

M
المسعود
AL MASAOOD

NPCC
شركة النفط الوطنية المصرية

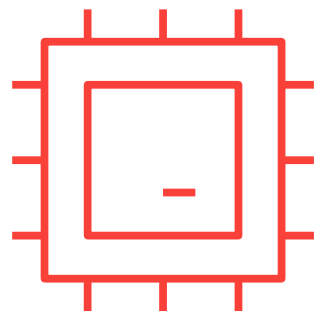
Air Liquide

HALLIBURTON

GASOS



Opportunities in Hi-Tech Industries



Hi-Tech Industries

EXISTING PROJECT AREAS



Data Centres



AgTech



Cloud Services



Blockchain Tech

UPCOMING PROJECT AREAS



R&D Centres



Machinery & Equipment



Mobility



Enterprise Solutions

Delivering Efficiencies in Key Focus Areas for Your Business

SCALE

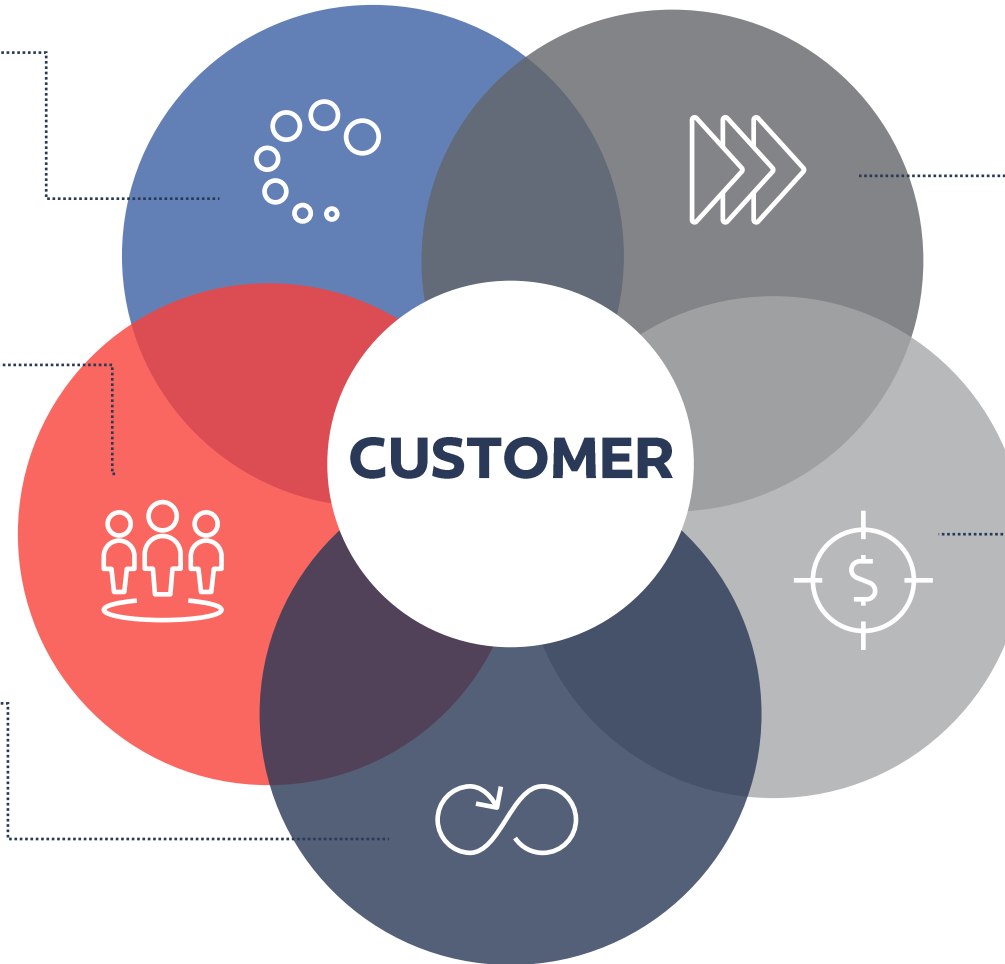
Our clients within our zones have number of opportunities to scale up and grow within our zones

COMMUNITY

Over 40 residential cities where clients can house their employees in world class facilities and amenities

PREDICTABILITY

We ensure that there are no surprises on the way since clients can accurately set **expectations on costs and time** for establishing and operating a business



SPEED

We offer industrial clients a one stop shop for their set up and operating requirements through a digital platform

COST

Through state of the art infra, competitive offerings (low utility costs, gas prices and facility rents) and 100% ownership options, we ensure that you operate at lower costs



Cost Advantage

Lower Operational Cost

- Power tariff starting at AED 0.2/kwh with visibility on tariff for next 10 years
- Land lease rebate programme for select strategic sectors
- Energy Tariff Incentive Programme for qualified industries
- Lower pricing and better credit terms by raw material suppliers within the zone

Substantial Tax And Duty Benefits

- Low corporate taxes
- Only 5% VAT applicable on local consumption
- Customs duty exemption on imports of raw material and capital goods for manufacturing
- Free Trade Agreements and CEPAs with several countries

Ample And Reliable Availability of Utilities

- Reliable supply of electricity and water
- Natural gas on site at competitive prices
- Efficient waste management solutions within the zones

Minimal Cost of Compliances

- Over 75% of the zone services are free of cost
- Higher support in set-up phase with zero licence fee
- Simplified online processes and better supply chain visibility through Maqta Gateway portal

Proximity Benefits

- Nearby production and storage facilities enable short delivery lead times
- Excellent connectivity to regional raw material producers
- Additional support including technical support, cheaper/free transport of supplies, and small batch deliveries from key partners and industry leaders

Global Connectivity

- On major trade routes connecting Europe and Americas with Africa, South Asia and Far East
- Seamless regional connectivity in GCC and GAFTA markets
- Multiple multi-modal transport links available onsite
- Close to major economic hubs of Abu Dhabi & Dubai
- Fast access to 2 major ports and 5 international airports
300+ port-to-port connections from Khalifa Port





Scale Advantage

Ability To Increase Footprint In Phases

- High-capacity utilities and robust infrastructure provisioned to support very large-scale operations
- Option to operate for the local and regional/global markets through free zone and domestic industrial zone facilities
- Choice of dual license for Free Zone companies
- Flexibility in lease tenure and structuring.

Ready Core Infrastructure To Support From Very Small To Very Large Projects

- Infrastructure supporting lower operational costs (such as Hot Metal Road and Modular Path)
- Prioritised development of common infrastructure and support services
- Future ready development with provisions for expansion and integration with new projects
- High quality maintenance and upkeep to ensure longevity and zero redundancy





Community Advantage

- Proximity to world-class residential communities, educational institutes, healthcare facilities and shopping and entertainment hubs
- Multiple residential, social areas, landscaped parks and leisure facilities
- Fully operational workers' residential cities with all essential amenities.
- Multimodal transport links.
- Shared amenities for better planning and leaner development for clients.
- Dedicated areas for SME's, logistics, offices and repairs





SDEIRA GROUP

Leading staff accommodation platform aiming at championing the staff well-being across the value chain.



Strategic Partnerships



Modern and Fully Serviced Amenities



Regional Expansion



Convenient Locations



High-quality Integrated Accommodation Solutions



Competitive Prices



Capability Building and Operational Excellence



Customised Services





Expanding Partnerships

Jiangsu Province (Jocic) Demonstration Zone

- Dedicated for industries from China
- 2.2 million M² of development in the 1st phase
- Potential to expand to 10 million M²
- 20 Chinese tenant companies announced their investment plans
- MoU with ICBC Bank for providing multiple financial services to clients





The Perfect Base for SME Businesses



Simplified and flexible company formation and setup (One Stop Shop)



Fast access to key markets in Middle East & Africa



(ready built units LIUs – offices – small plots)



Multimodal connectivity – sea, road, air and upcoming rail



Government incentive programmes for SME's and entrepreneurs



Advanced utility and transport infrastructure



Potential for duty-free trade in the GCC and GAFTA region



Business matchmaking support



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