



# **/ THE INTEGRATED TRADE, LOGISTICS AND INDUSTRIAL HUB OF ABU DHABI**

Part of



موانئ أبوظبي  
ABU DHABI PORTS



**KIZAD**

مدينة خليفة الصناعية  
KHALIFA INDUSTRIAL ZONE



United Arab Emirates

#1

**IN THE MENA REGION**

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- Global Competitive Index<sup>1</sup>
- Global Innovation Index<sup>2</sup>
- Ease of Doing Business<sup>3</sup>
- Most competitive industrial sector in the Arab world<sup>4</sup>

Abu Dhabi

#1

**IN THE UNITED ARAB EMIRATES**

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- Highest Contributor of the UAE's GDP
- Highest Oil & Gas Reserves in the UAE
- Most Competitive Utility Rates in the UAE
- Most Developed Technology Base in the Middle East<sup>5</sup>

# WELCOME TO KIZAD

## **DEVELOPING ONE OF THE LARGEST INDUSTRIAL AND LOGISTICS ECOSYSTEMS IN THE WORLD**

Khalifa Industrial Zone Abu Dhabi [KIZAD], a subsidiary of Abu Dhabi Ports, is the largest industrial and free trade zone in the MENA region and offers the most competitive business setup solutions and world-class infrastructure facilities in the UAE. Spread over 410 km<sup>2</sup>, KIZAD is home to over 600 companies across industries such as Food Processing, Polymers, Metals, Automotive, Pharmaceuticals, Logistics, Oil & Gas, among others.

Setting up at KIZAD enables businesses to benefit from the strategic location, faster access to markets, low set up and operational costs, flexibility in scale of operations and efficient investor support services.

## **IDEAL LOCATION TO SERVE THE MARKETS IN THE MENA REGION**

Strategically located between Abu Dhabi and Dubai, the two most important economic centres of the region, KIZAD is ideally positioned to serve the key consumption markets in the GCC, Middle East and Africa.

# / KEY ADVANTAGES



## ENABLING SIGNIFICANT COST SAVINGS

- Ample and reliable supply of utilities power, gas and water, at the most competitive rates in the UAE
- No corporate and income taxes
- Duty-free trade in the GCC free trade area for "MADE IN UAE" products
- Prime location facilities at very competitive lease rates



## SPEED TO MARKET AND PROXIMITY ADVANTAGE

- Easy access to key markets through 2 global ports, 5 international airports, multi-lane highways and planned rail, connecting KIZAD with the rest of the UAE and GCC
- Simplified and flexible company formation
- Presence of supporting entities such as raw material suppliers, packaging and specialised logistics services within the zone
- KIZAD is the single interface for all approvals



## FLEXIBILITY IN SCALE OF OPERATIONS

- Option to operate for the local and regional/global markets through Free Zone zone and Domestic Economic Zone facilities
- Flexibility in lease tenure, structuring etc.
- Infrastructure to support a wide range of businesses, from startups to mega projects
- Future-ready development with provisions for expansion and integration with new projects



## GROWING COMMUNITY OF BUSINESSES, CLUSTERS AND AMENITIES

- Multiple residential, social areas, leisure facilities within 10 minutes' drive
- Multiple on-site staff accommodation facilities are under various stages of planning and development
- Clustered approach with shared amenities for better planning and leaner development for customers
- Dedicated clusters for SMEs, Logistics and Business Parks



# **/ FREE ZONE AND DOMESTIC INDUSTRIAL ZONE FACILITIES**

KIZAD offers both Free Zone and Domestic Industrial Zone facilities for investors, who can choose their facilities based on their business strategy and requirements.

## **FREE ZONE**

The Free Zone jurisdiction allows 100% foreign ownership in companies, and it is suitable for wholesale distributors, re-exporters, warehousing activities, service providers and manufacturers targeting markets outside the MENA region.

- 100% foreign ownership in companies
- 0% customs duty
- 0% corporate, personal and sales tax
- No restrictions on capital and profit repatriation
- Designated Zone for VAT Exemption
- No minimum capital requirements

## **DOMESTIC INDUSTRIAL ZONE**

Companies in the domestic industrial zone can enjoy direct access to the markets in the UAE and the GCC area. Goods produced in the domestic industrial zone can be certified “MADE IN UAE” by the relevant authorities and can avail duty-free status in the GCC region.

- Joint venture with a UAE partner
- 0% corporate, personal and sales tax
- 0% customs duty for industrial raw materials and machinery
- Easy repatriation of profits and capital
- ‘MADE IN UAE’ certificate for qualified products
- Potential for duty-free trade in the GCC

KEY FEATURE	FREE ZONE	DOMESTIC INDUSTRIAL ZONE
OWNERSHIP	100% foreign ownership	Up to 100% foreign ownership in over 1,000 activities
TAX (CORPORATE, INCOME & SALES)	100% tax free	100% tax free
VAT	No VAT	Standard VAT rate is applicable
SALES IN LOCAL MARKET	Through distributors and / or local agents	Direct
CUSTOMS DUTY	No customs duties within Free Zone	Standard customs duty for sales to local market (import) and GCC (first point of entry-import).
	Standard customs duty to be paid on deposit, for goods in transit: <ul style="list-style-type: none"> <li>- Between points of entry (seaports/airports/borders) and Free Zones</li> <li>- Between Free Zones and point of exit (export).</li> </ul>	No customs duty applicable for sales of locally manufactured goods in GCC and very low duty structure in GAFTA countries (for National Industrial Licence Holders)
	Standard customs duty for sales to local market (import) and GCC (first point of entry-import).	Customs duty exceptions on import of raw materials and machinery for manufacturing activities
	Local customs duties applicable for imports into other countries.	Local customs duties applicable for imports into other countries
CAPITAL & PROFIT REPATRIATION	100% Allowed	As per the contract between partners
LABOUR LAW	Free Zone rules and labour law	UAE labour laws

# / VALUE PROPOSITION FOR KEY INDUSTRIES



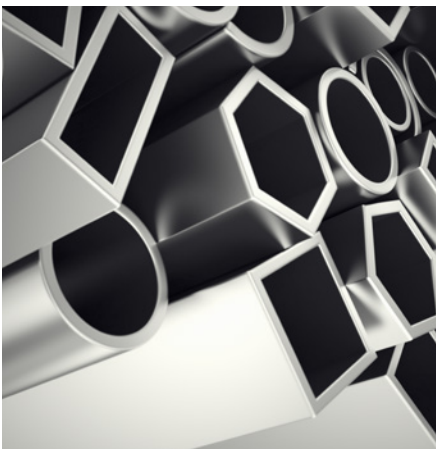
## LOGISTICS

- Trans-shipment hub with over 1,000 port-to-port connections
- Port-side developments
  - Development of new terminals by MSC and COSCO
  - Increase in port capacity – from 2.5 million TEU to 9 million TEU in the next 5 years
- Steady growth in the number of factories and distribution businesses
- Perfectly located to cater to the domestic and regional markets



## FOOD PROCESSING & AGTECH

- Pollution-free operating environment
- Reliable supply of clean water, power and gas
- Efficient infrastructure for waste management
- Advanced laboratory services for testing and certifications
- Value chain activities such as printing, packaging and specialised logistics solutions in the zone



## METALS

- The most competitive utility rates in the UAE
- Onsite availability of power, gas and water
- Close to major anchor industries supplying raw materials
  - Emirates Global Aluminium, Emirates Steel.
- Dedicated infrastructure for downstream metals processing activities
  - High capacity power network
  - Hot metal road enabling hot metal in liquid form to be transported from the supplier to the factory





## AUTOMOTIVE

- Regional mega-hub for CBU (completely built units) logistics
- Presence of auto parts manufacturers supplying major global brands
- Upcoming manufacturing projects for key products such as automotive tyres
- Key raw materials suppliers in the industry value chain present in the park – Aluminium, Polymers



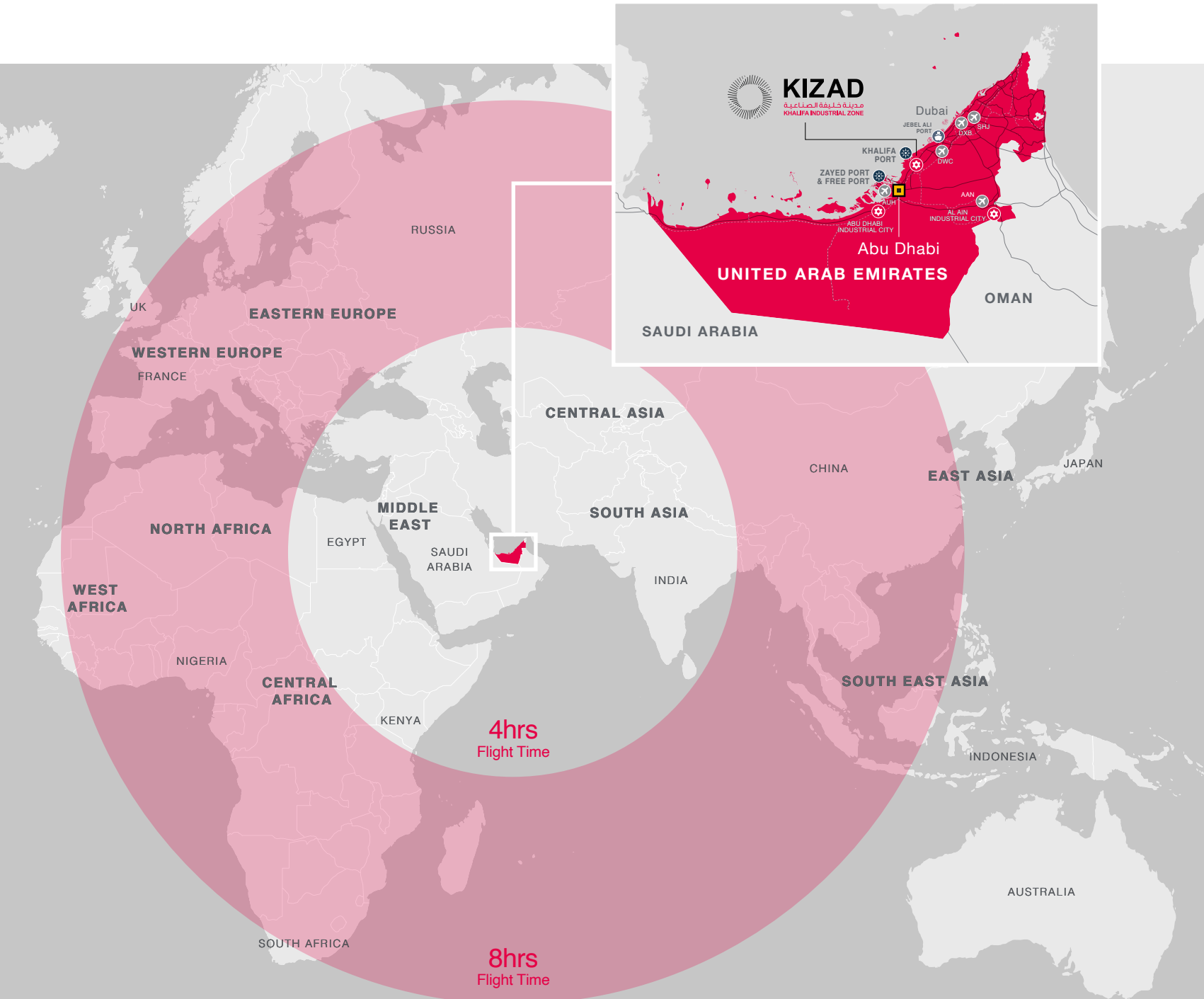
## POLYMERS

- Developed in strategic partnerships with key industry players such as ADNOC
- Key raw materials suppliers within the park and in the region
  - Mega distribution centre of Borouge present in KIZAD
  - Easy access to raw materials from Saudi Arabia, Oman, Kuwait and Bahrain
- Polymer-centric logistics and infrastructure
  - Permanent and semi-permanent warehouses
  - Annual throughput exceeding 1.5 million tonnes
  - Specialised logistics service providers within the park
- Polymers packing plant
  - Three fully automated “Fill, Form, Seal” (FFS) polymer packing lines
  - One bulk bag filling line
  - Overall packing capacity of more than 700,000 tonnes per year

# / THE PERFECT LOCATION

Ideally positioned to serve all the major markets in the Middle East and Africa

KIZAD offers true multi-modal access through 5 international airports in 2 hours driving radius, 2 global ports, express highways and upcoming rail hubs within the park.

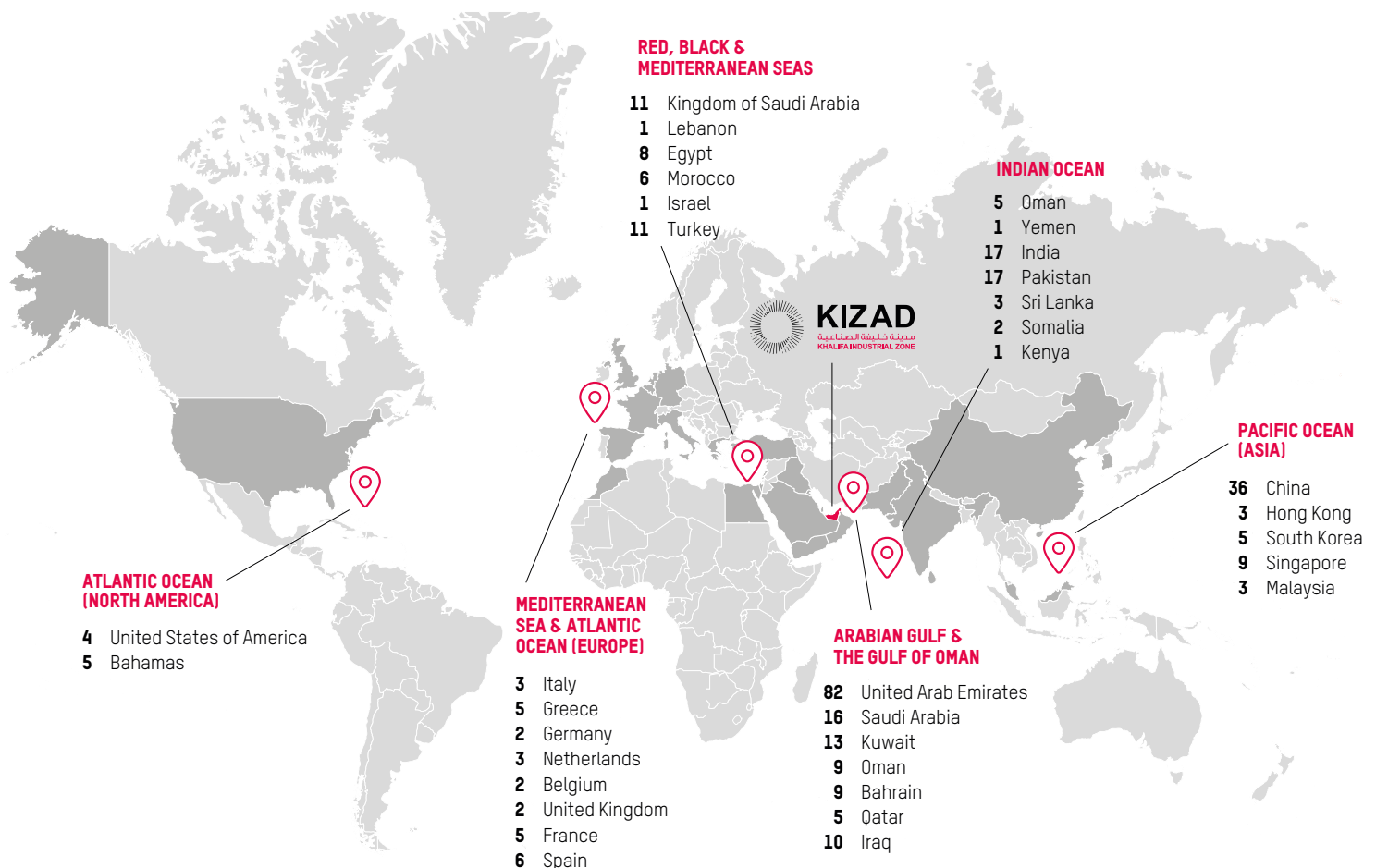


# / KHALIFA PORT

Strategically located halfway between Abu Dhabi and Dubai, Khalifa Port is the first semi-automated, deep-water, container port in the GCC region. Fully owned by Abu Dhabi Ports, the port handles container cargo, general cargo, roll-on and roll-off (RoRo) as well as break-bulk cargo.

Connectivity is at the core of Khalifa Port's uniqueness. It serves over 25 shipping lines, offering global reach and direct links to major international destinations. The port is adding capacity to handle over 9 million TEUs by 2024, significantly increasing from its current capacity of 2.5 million TEUs. It will also be the first port in UAE to be linked through the new Etihad Rail network, which is currently under construction.

## WEEKLY DIRECT CONTAINER LINERS CONNECTING KHALIFA PORT AND KIZAD WITH THE WORLD



# / INFRASTRUCTURE AND BUSINESS ECO SYSTEM

## INDUSTRY INNOVATIONS DRIVING OPERATIONAL EFFICIENCY

KIZAD offers innovative industry solutions that give businesses a significant advantage:

**HOT METAL ROAD** - A specially constructed roadway that enables the cost-effective and energy-efficient transport and delivery of aluminium in molten form to the factory for downstream conversion operations.

**MODULAR PATH** - An eight-lane highway, designed to enable the transportation of large industrial plant sections and equipment directly between Khalifa Port and the investors' facilities.

## RELIABLE UTILITIES INFRASTRUCTURE

KIZAD is equipped with sufficient infrastructure network for all necessary utilities such as power, clean water and gas on site ensuring reliable and efficient supply for all manufacturing, storage and distribution activities. Utility corridors are designed across the zone to allow provisions for power, gas, potable water, telecom, sewage services and special utilities such as industrial water and feedstock.

## EFFICIENT INFRASTRUCTURE FOR WASTE MANAGEMENT

Fully aligned with Abu Dhabi Centre of Waste Management for efficient handling of solid wastes, KIZAD hosts operational, centralised sewage treatment facilities - reducing the cost of waste management for its investors.

## INTERNAL TRANSPORTATION ROAD NETWORK

The internal road network and connections within the zone are ready-built with primary and secondary networks providing you direct access to and from Khalifa Port and connecting you to the major commercial hubs in the UAE and the GCC region through the main highways. Furthermore, the zone's infrastructure is designed and built to facilitate future rail connectivity through dedicated rail corridors. This will allow you to integrate rail freight facilities into your operating plans.

## ADVANCED LABORATORY SERVICES FOR TESTING AND CERTIFICATIONS

KIZAD hosts advanced laboratories offering testing and certification services that can further boost the cluster benefits. These laboratory services are designed to offer reliable, cost-effective and cutting-edge analytical solutions to help investors to maintain high levels of product quality and safety.

## ESSENTIAL PRODUCTS AND SERVICES IN THE VALUE CHAIN

KIZAD hosts a number of supporting industries such as raw material suppliers, packaging solutions and printing services within the zone that help to improve the efficiency of business operations.

# / SERVICED LAND PLOTS

## LAND FOR DEVELOPMENT ON LONG-TERM LEASE

KIZAD can accommodate industries of any scale due to the meticulous master plan of the industrial park. Because KIZAD comprises multiple industrial clusters, we allocate land by grouping certain industries and service providers based on how best they can benefit one another. Value is created by leveraging anchor tenants and facilitating synergies and operational efficiencies; investors can utilise products produced by another within the zone.

This gathering of collective expertise also creates a business environment that fosters research, growth and the development of skills and talents.



# / PRE-BUILT FACILITIES

## Modular Warehouses and Light Industrial Units

### ON LEASE OR SALE

Pre-built facilities in KIZAD help minimise Capex costs for setting up the business. KIZAD offers high quality, modular, ready to move warehouse units and light industrial units for storage, distribution and third-party logistics services as well as light industrial activities. These pre-built units enjoy true multimodal access through the port, road, and upcoming rail - all available on-site - and five major international airports within a two-hour driving distance.

The pre-built units are equipped with easy access loading docks, raised docked floor levels and clear open space for the eaves. The design also includes the shell and core scheme for setting up a mezzanine office.

### CUSTOMER FOCUSED SPECIFICATIONS

Pre-built units in KIZAD Logistics Park are built to the following specifications:

- Choice of Free Zone or Domestic Economic Zone facilities
- 7-metre clear height to eaves for warehouse units
- 6 metre clear height to eaves for light industrial units
- 1.3-metre raised floor level
- Dedicated loading area for each unit
- Docked roller shutter loading doors
- Loading ramp with roller shutter door
- Ample power for air conditioning in all units and cold storage in selected units
- Dedicated parking spaces for trucks and cars
- Mezzanine office (shell and core), kitchenette and toilet facilities
- Integrated fire alarm and sprinkler systems

# **/ BUILD-TO-SUIT FACILITIES**

Every business has different requirements for space - from manufacturing to logistics, warehousing and office use. Investors can enjoy the benefits of a one-stop solution with our Build-to-Suit (BTS) space, where KIZAD oversees the entire process for the investors - including design, construction and project management. With flexible options for lease or buy, you can be assured of a space that perfectly fits your needs.



All renders are for illustration purposes only and can differ from actual finished units

# / FREE ZONE COMPANY FORMATION SOLUTIONS

Offering cost-effective workspaces, offices and licensing options KIZAD Entrepreneurship and Incubation Centre is designed to benefit SMEs, startups, entrepreneurs and other small businesses.

- Free Zone business licence and facilities
- 100% foreign ownership
- 100% repatriation of capital and profits
- No corporate and income taxes
- No VAT within the Free Zone
- Ideal for startups and SMEs
- Cost-efficient solutions to test the market
- Opportunities to scale up to permanent facilities
- Company setup in 24 hours
- Quick and easy approvals
- No security deposits on startup packages
- No deposits for visa
- Shared workstations or dedicated offices
- Free internet & Wi-Fi
- One-stop-shop services
- Multiple packages to fit the business requirements





# **/ AT KIZAD WE'RE HERE TO LISTEN, SUPPORT, AND DELIVER**

Connect with us to find out more



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