مجموعة كيزاد
KEZAD GROUP

The Integrated Trade, Logistics and Industrial Zones of Abu Dhabi

PART OF
AD PORTS GROUP

Welcome to KEZAD Group

Developing One of the Largest Industrial and Logistics Ecosystems in the World

KEZAD Group, part of the Economic Cities & Free Zones Cluster of AD Ports Group, is the UAE's largest operator of fully integrated economic zones, business services, staff accommodation and industrial real estate solutions and a key strategic element enabler of Abu Dhabi's vision for the diversification of its economy. The Group is committed to creating competitive business ecosystems that encourage sustainable growth, through an open, agile, and integrated environment. This attracts foreign and local investment to Abu Dhabi by offering market access, low operating costs, and ease of doing business both regionally and globally.

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

Choice of Multiple Locations in Abu Dhabi

KEZAD Group offers clients multiple locations to choose from. Businesses can choose a location that is close to the port infrastructure (Area A), a zone with large area for expansion (Area B), a base to serve the domestic consumption markets in Abu Dhabi (Musaffah), a hub with favourable environment conditions and proximity to fresh produce centres (Al Ain) or a location that is suitable for basic industries (Al Faya).

The Integrated Trade, Logistics and Industrial Zones of Abu Dhabi

Invest in Abu Dhabi

اصنع في الإمارات
MAKE IT
IN THE EMIRATES

The capital city of the United Arab Emirates

Most competitive utility rates in the UAE

Attractive investment policies and incentives

Most developed technology base in the UAE [1]

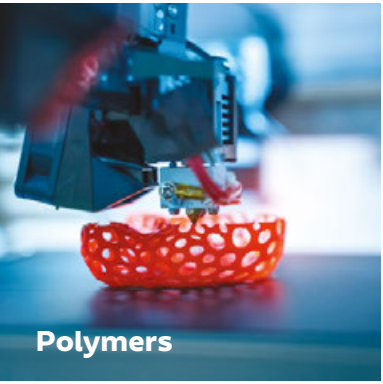
Abu Dhabi is the safest city in the world [2]

Abu Dhabi is the happiest city in the Arab region [3]

1. McKinsey 2019 2. Numbeo 2022 3. World Happiness Report 2020

Metals

Automotive


Polymers

AgTech

Logistics

Life Science

Oil & Gas

Speciality Chemicals

KEZAD Group - Creating Possibilities, Together

KEZAD Group supports AD Ports Group as an enabler of maritime trade businesses, providing vital set-up, transportation convenience and services by means of 12 economic zones (hosting more than 2000 clients) and 550 square kilometres of land, home to multiple integrated ecosystems including free zones, mainland economic zones and 42 staff accommodation complexes (under its subsidiary Sdeira Group).

KEZAD Group in Numbers

12 Economic Zones

550 KM² Economic Zones and Freezones

2,300+ Companies

372,000 Jobs

Multimodal Connectivity Air, Road, Sea, and Rail

40+ Staff Residential Complexes
139,000 Bed Capacity

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 tax
- 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 two major ports, five international airports, multi-lane highways and upcoming rail, connecting KEZAD 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 zones
- KEZAD Group 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 and Domestic Economic Zone facilities
- Flexibility in lease tenure and structuring.
- Infrastructure to support a wide range of businesses, from start-ups to mega projects
- Future-ready development with provisions for expansion and integration with new projects

Growing Community of Businesses, Zones, and Amenities

- Multiple residential, social areas, leisure facilities within 10 minutes' drive
- Multiple on-site staff accommodation facilities
- Zoned approach with shared amenities for better planning and leaner development for clients
- Dedicated zones for SMEs, logistics and business parks

Free Zone & Domestic Economic Zone Facilities

KEZAD Group offers both Free Zone & Domestic Economic Zone facilities to clients, who can choose their facilities based on their business strategy and requirements.

Free Zone

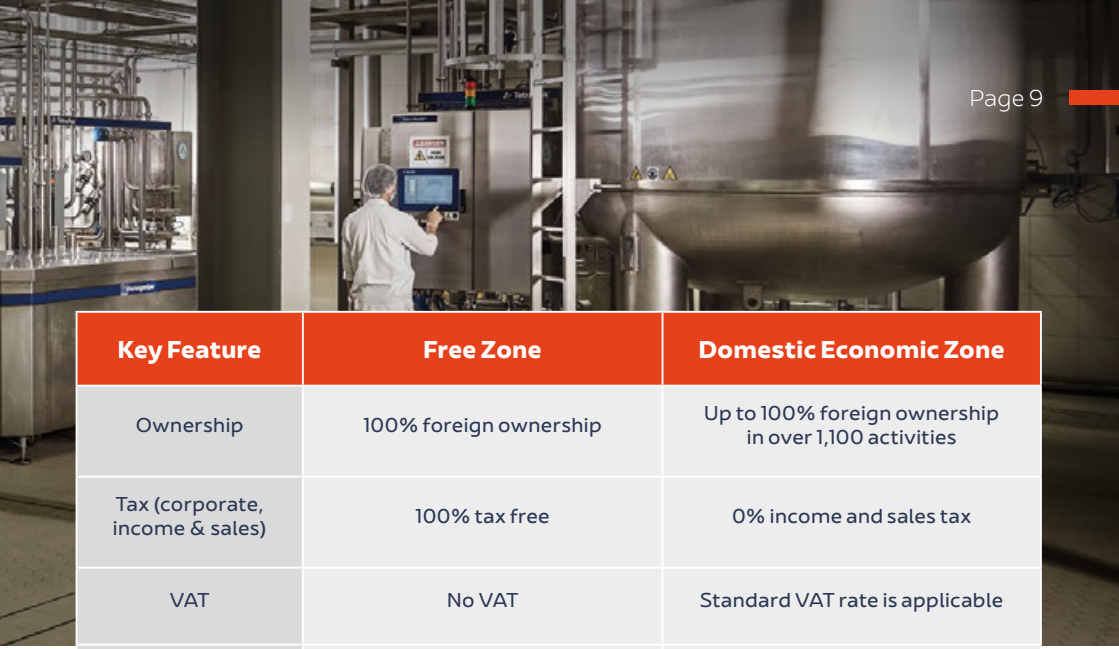
The Free Zone jurisdiction allows 100% foreign ownership in companies, and it is suitable for wholesale distributors, re-exporters, warehousing activities, service providers and manufacturers targeting markets outside the MENA region.

- 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 Economic Zone

Companies in the Domestic Economic Zone can enjoy direct access to the markets in the UAE and the GCC area. Goods produced in the Domestic Economic Zone can be certified 'MADE IN UAE' by the relevant authorities and can avail of duty-free status in the GCC region.

- Up to 100% foreign ownership in over 1,100 business activities
- 0% income 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 Economic Zone
Ownership	100% foreign ownership	Up to 100% foreign ownership in over 1,100 activities
Tax (corporate, income & sales)	100% tax free	0% income and sales tax
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: • Between points of entry (seaports/airports/borders) and Free Zones • Between Free Zones and point of exit (export)	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, COSCO and CMA CGM
  - ✓ Increase in port capacity – from 2.5 million TEU to 9 million TEU in the next five years
- Steady growth in the number of factories and distribution businesses
- Perfectly located to cater to the domestic and regional markets

Food and 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
- On-site availability of power, gas and water
  - ✓ 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

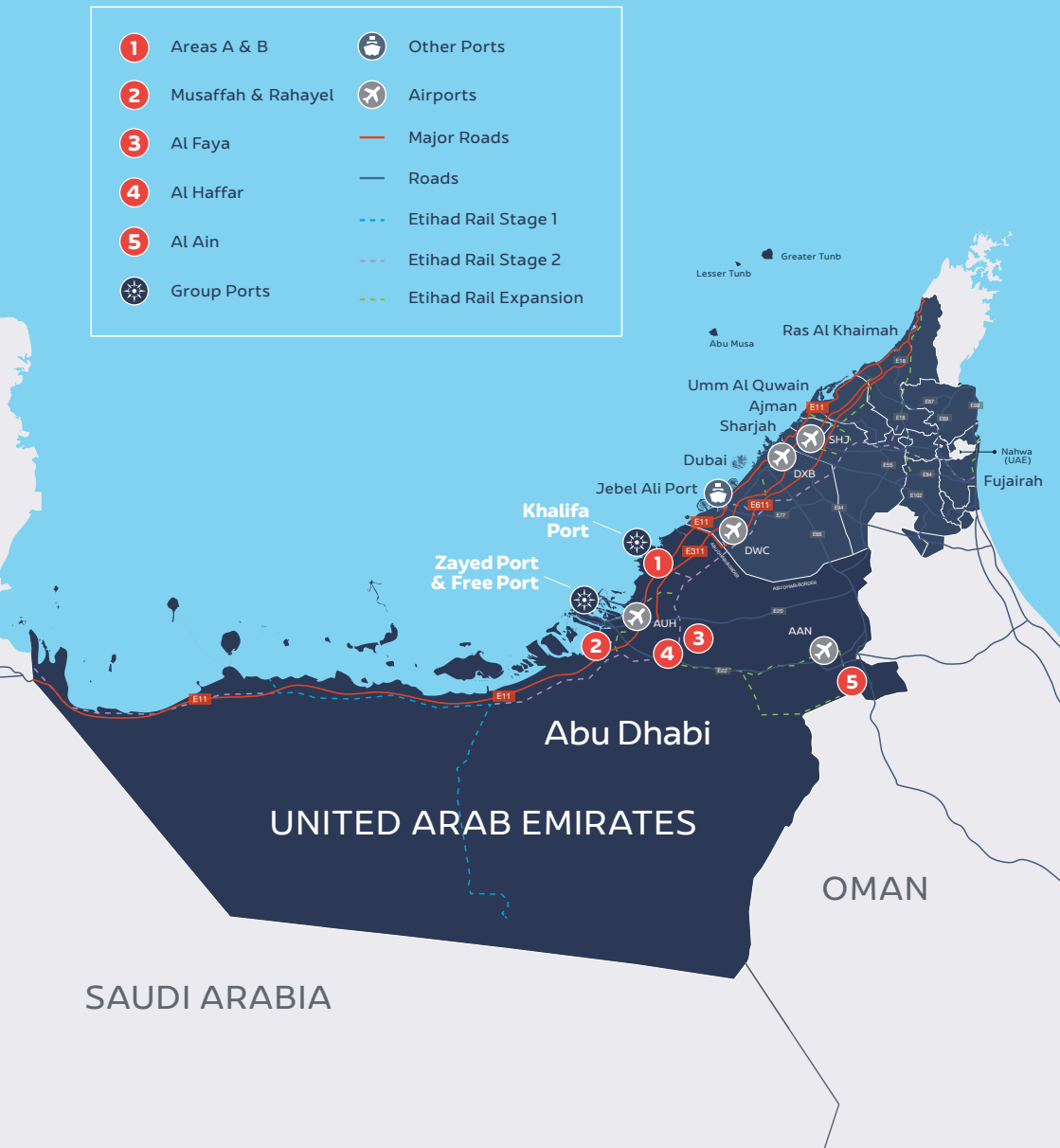
Automotive

- 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 zones (aluminium and polymers)

Polymers and Speciality Chemicals

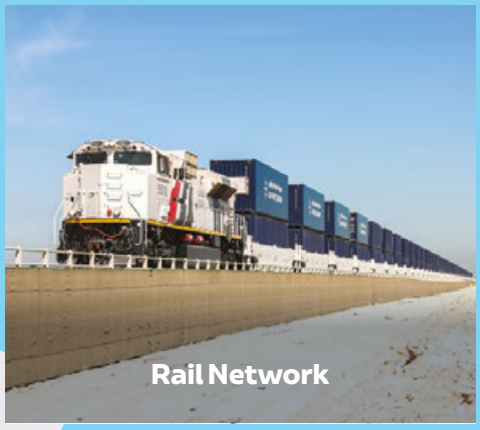
- Developed in strategic partnerships with key industry players
- Close proximity to Khalifa Port giving access to liquid and gas terminals
- Key raw materials suppliers within the zones and in the region
  - ✓ Mega distribution centre of Borouge present in KEZAD
  - ✓ Easy access to raw materials from Saudi Arabia, Oman, Kuwait and Bahrain
- Polymers-centric logistics and infrastructure
  - ✓ Permanent and semi-permanent warehouses
  - ✓ Annual throughput exceeding 1.5 million tonnes
  - ✓ Specialised logistics service providers within the zones
- 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

Ideally Positioned to Serve All the Major Markets in the Middle East and Africa



Our Strategic Location Offers Fast Connectivity

Abu Dhabi is perfectly located at the heart of world commerce. Equidistant between London and Singapore and sitting right at the centre of the GCC region, Abu Dhabi offers easy access to other major gateway cities.



Access to 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.

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 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.

The port handles container cargo, general cargo, roll-on and roll-off (RoRo), liquid bulk and break-bulk cargo.

Infrastructure and Business Ecosystem

Industry Innovations Driving Operational Efficiency

KEZAD Group 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 clients' facilities.

Reliable Utilities Infrastructure

KEZAD is equipped with a 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 zones 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 the Abu Dhabi Centre of Waste Management for efficient handling of solid wastes, KEZAD Group hosts operational, centralised sewage treatment facilities - reducing the cost of waste management for its clients.

Advanced Laboratory Services for Testing and Certifications

KEZAD Group 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 clients maintain high levels of product quality and safety.

Internal Transportation Road Network

The internal road network and connections within the zones 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 zones' 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.

Essential Products and Services in the Value Chain

KEZAD Group hosts many supporting industries such as raw material suppliers, packaging solutions and printing services within the zones that help improve the efficiency of business operations.

Serviced Land Plots

Land for Development on Long-Term Lease

KEZAD Group can accommodate industries of any scale due to the meticulous master plan of the economic zones. Because the Group comprises multiple industrial zones, 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 clients and facilitating synergies and operational efficiencies; clients can utilise products produced by another within the zones.

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, Light Industrial Units, Logistics Units and Cold Stores

Flexible Lease Terms

Pre-built facilities in KEZAD Group help minimise capex costs when setting up a business. The Group offers high-quality, modular, ready-to-move-in 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.

The pre-built units are equipped with easy access loading docks. The design also includes the shell and core scheme for setting up a mezzanine office.

Client Focused Specifications

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

- Choice of Free Zone or Domestic Economic Zone facilities
- 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. Clients can enjoy the benefits of a one-stop solution with our Build-to-Suit (BTS) space, where KEZAD Group oversees the entire process for the clients - including design, construction and project management. With flexible options to lease or buy, you can be assured of a space that perfectly fits your needs.

Free Zone Company Formation Solutions

Offering cost-effective workspaces, offices and licence options, KEZAD Incubation Hub is designed to benefit SMEs, start-ups, entrepreneurs and other small businesses.

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

At KEZAD Group, We're Here to Listen, Support and Deliver.

Creating Possibilities, Together

Scan the QR Code to Visit Our Website to Find Out More

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