



**ZonesCorp**

INDUSTRY POWERED

## MORE THAN JUST A PLOT

A plot is not only an allocated piece of land; it is also an idea, a plan, a story in the making.

By combining these dimensions, we achieve something greater than a physical location: a “space for your ambitions”. When growth is introduced, it is clear what ZonesCorp is offering – a unique opportunity to grow your ambitions into real-world success.

Discover the many opportunities that await you at ZonesCorp, and let us help you map out the story of your future growth.



# ABU DHABI THE GROWTH CAPITAL



# STUDY YOUR SCENE

## Abu Dhabi: Prosperity Through Diversity

ZonesCorp is located in Abu Dhabi, the capital of the United Arab Emirates and the largest of its seven emirates. Constituting over 87% of the nation's total land area, the emirate had a \$249B GDP in 2019<sup>1</sup>.

At the crossroads of key European, Asia Pacific and African business hubs, Abu Dhabi is widely recognized as a prime business location with easy access to many important markets and resources.

Abu Dhabi offers its cosmopolitan population the opportunity to pursue an attractive lifestyle. With all the amenities and conveniences of modern living, the emirate is the destination of choice for people from around the globe. Known as a safe, clean and virtually crime free destination that helps businesses to thrive, Abu Dhabi is today the country's centre of political and industrial activities in addition to being a major cultural and commercial centre.

- ▶ Leadership committed to building a knowledge-based, innovation-driven and connected economy.
- ▶ Long-term vision for economic growth, industrial diversification and social development.
- ▶ Access to over 80% of the world population within an 8 hour flight
- ▶ Advanced education and healthcare systems
- ▶ Unique investment incentives and a conducive business environment, including investor-friendly regulations and comprehensive intellectual property protection

Source: 1 - 2019, SCAD Yearbook GDP at Current Prices (AED 915bn)





80 SQUARE KILOMETERS OF PRIME  
INVESTMENT LAND

## KNOW YOUR PARTNER

### **ZonesCorp – the Gateway to the Growth Capital**

ZonesCorp is a dynamic industrial development organisation located in the heart of Abu Dhabi. Launched in 2004 by the Abu Dhabi Government, we are the largest operator of purpose-built economic zones in the United Arab Emirates.

Since inception, ZonesCorp has helped shape Abu Dhabi's industrial landscape through the development of world class, fully integrated industrial zones. Our zones currently house more than 900 manufacturing facilities that are home to some of the world's leading global industrial players in a variety of sectors.

We are also developing a world-class integrated 'Auto hub' called Rahayel which will be a comprehensive destination for a host of automotive businesses, bringing together major manufacturers, distributors, and retailers in a single destination.

Our zones are organised into vertically integrated clusters in complementary industries that bring upstream and downstream companies together enhancing efficiencies, creating value chain benefits and provide a platform that encourages industrial innovation.

Building on our track record and reputation for excellence, ZonesCorp continues to develop unique industrial cities and economic clusters, strategically positioned across the emirate of Abu Dhabi. We plan to develop economic clusters specialised in advanced manufacturing technology, life sciences, maritime and logistics that will unlock new opportunities and underpin our role as a leading economic zone developer and regional manufacturing hub for years to come.





*"The level of support we received from ZonesCorp played a key role in our ability to complete and commission our factory on time and on budget. Additionally, readily available serviced land, utilities and a modern quality distribution network to accommodate Emirates Steel's requirements have been imperative to our capacity expansion and success. ZonesCorp has become an important partner for Emirates Steel and a cornerstone to the company's growth strategy and future expansion."*

► Eng. Saeed Ghumran Al Remeithi, CEO, Emirates Steel Industries (ESI)



# VISION

“Fully integrated industrial and economic zones enabling a vibrant industrial & maritime ecosystem fostering growth and innovation to deliver Abu Dhabi’s 2030 vision.”

# MISSION

“To nurture industrial leaders by providing access to infrastructure, tailored services and shared amenities in a multi-dimensional competitive ecosystem focused on accelerating investor growth, attracting strategic FDI, maximising shareholder value and boosting economic and social impact.”


## BUILD ON OUR STRENGTHS

Our business model is aimed at translating Abu Dhabi’s economic vision and ambitious development plans into viable growth opportunities for manufacturers and industrial investors — local, regional and global, small, medium or large.

Our strength lies in our ability to mould Abu Dhabi’s offerings into an environment that enables investors to convert opportunities into long-term sustainable businesses. We transform Abu Dhabi’s comparative advantages into competitive advantages for our investors to compete and thrive globally.

We offer investors a vibrant ecosystem that nurtures growth, a strong base of existing global industrial players, a one-stop Investor Services Center with all key stakeholders under one roof, and comprehensive value-added services that promote efficiencies and facilitate partnerships. This vibrant established business community consists of large manufacturing entities, SMEs and multinationals from a wide range of industries. This in turn, connects knowledge with research and business with investment opportunities.





*"Jindal has enjoyed an extremely rewarding and longstanding partnership with ZonesCorp, which has grown from strength to strength. With its pro-business regulations, an open policy on attracting the world's best talent, and one of the lowest utility prices in the world, set against the backdrop of a tax-free environment in one of the most exciting cities in the region, ZonesCorp has proven to be an ideal location for our industrial investment."*

► Neeraj Kumar Group CEO and Whole Time Director, Jindal SAW Ltd.



# LEADERSHIP & EXPERTISE

## Creating Value for ZonesCorp Investors

Our experienced management team brings its vast business expertise and extensive record of accomplishment of designing and delivering innovative solutions to industrial investors, ranging from identifying opportunities and facilitating partnerships to supporting access to funding sources and talent pools.

Our stakeholders play an integral role in designing our initiatives and developments. Their leadership and expertise helps create bridges linking entities. This in turn, creates platforms to enhance the partnership between the public and private sector. Having an exemplary leadership is essential in facilitating fast track government approvals for all necessary certifications and industrial licenses in addition to in house foreign worker services to speed up the process of bringing in expatriate staff.

# AN IDEAL DEVELOPMENT PLATFORM

- ▶ A vibrant cluster-based industrial ecosystem that nurtures growth, creates synergies, and enhances efficiency.
- ▶ A broad selection of readily available industrial land in several strategic locations, and world-class connectivity to highways, ports, airports, and rail networks.
- ▶ State-of-the-art, fit-for-purpose infrastructure to suit the entire spectrum of business requirements sought by industrial investors.
- ▶ Uninterrupted ample supply of utilities (power, water, natural gas, etc.) delivered at highly competitive prices.
- ▶ Efficiencies for growth and lower operating costs.
- ▶ Attainable access to a diverse, and quality workforce.





## A ROBUST BUSINESS ENVIRONMENT

- ▶ Close proximity to fully developed residential communities and facilities, including schools, universities, vocational training centres, hospitals, and commercial centres
- ▶ Tax-free income with no restrictions on repatriation of profits
- ▶ Import duty exemptions on machinery and raw materials
- ▶ Tariff-free access to 22 countries across the MENA region, Asia and Europe







*"ZonesCorp's investor-centric approach in providing innovative solutions tailored to our specific requirements, along with its unwavering support from project conceptualisation to operation, has enabled us to establish our facility in record time. Their integrated industrial ecosystem complemented by a dedicated plug-and-play infrastructure provides unparalleled access to a vibrant, globally connected market of suppliers and customers, helping drive efficiency and lower operating costs."*

► Khalid Kalban, Chairman, Emirates Float Glass



## UNPARALLELED INVESTOR SUPPORT

- ▶ A fully equipped one-stop Investor Services Centre to support the end-to-end requirements of investors during project conceptualisation, set-up, construction, and operation
- ▶ Comprehensive value-added services and fast tracking of government approvals and licences
- ▶ In-house foreign labour services including fast and efficient processing, and issuance or renewal of visas and work permits



# STRATEGIC LOCATIONS

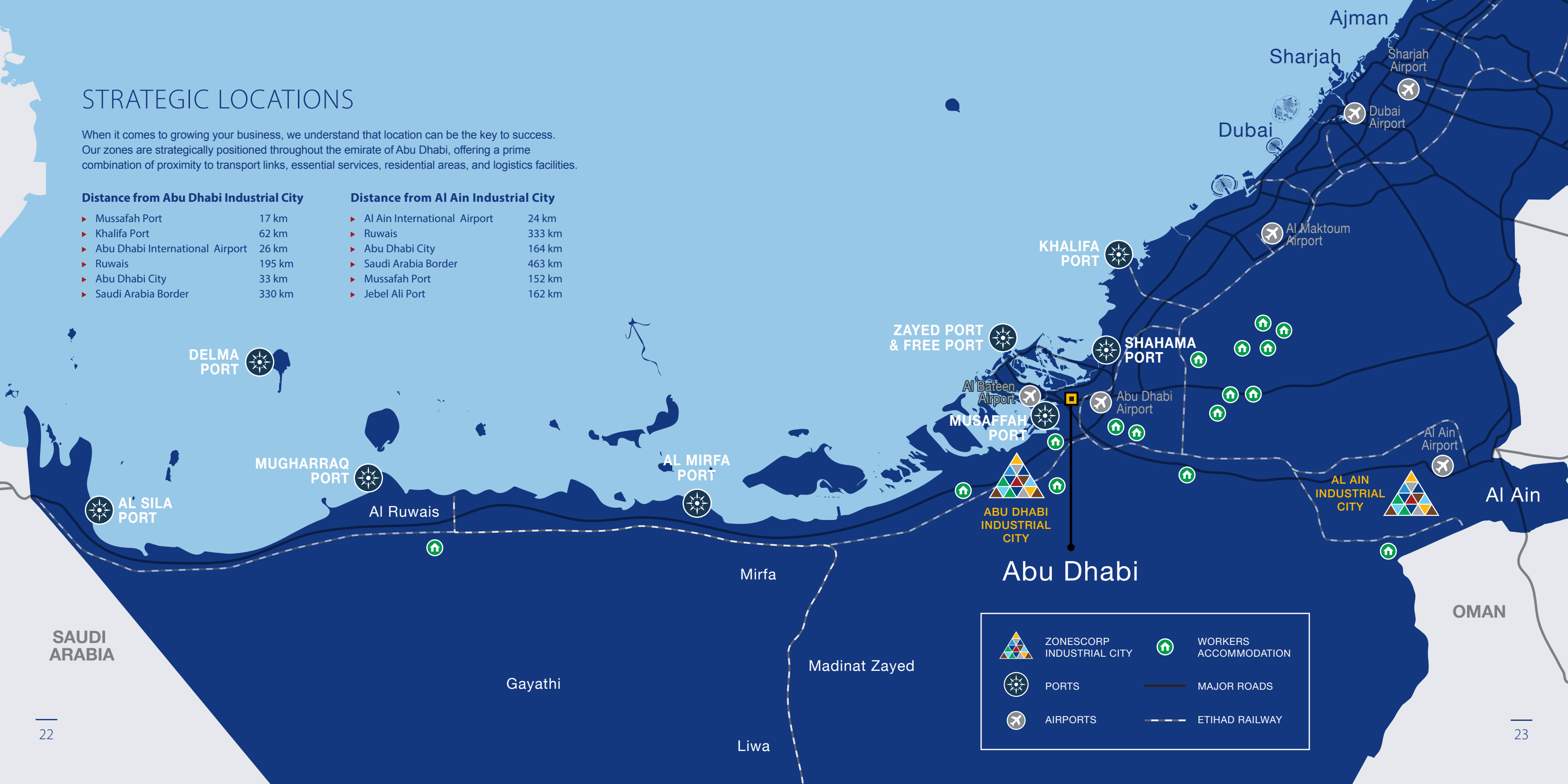
When it comes to growing your business, we understand that location can be the key to success. Our zones are strategically positioned throughout the emirate of Abu Dhabi, offering a prime combination of proximity to transport links, essential services, residential areas, and logistics facilities.

### Distance from Abu Dhabi Industrial City

- ▶ Mussafah Port 17 km
- ▶ Khalifa Port 62 km
- ▶ Abu Dhabi International Airport 26 km
- ▶ Ruwais 195 km
- ▶ Abu Dhabi City 33 km
- ▶ Saudi Arabia Border 330 km

### Distance from Al Ain Industrial City

- ▶ Al Ain International Airport 24 km
- ▶ Ruwais 333 km
- ▶ Abu Dhabi City 164 km
- ▶ Saudi Arabia Border 463 km
- ▶ Mussafah Port 152 km
- ▶ Jebel Ali Port 162 km





# QUALITY, AFFORDABLE & CONVENIENT LABOR ACCOMMODATIONS

## Workers' Residential Cities

Access to labour and related facilities are key to a successful business. Therefore, when planning ZonesCorp economic zones we highlight the creation of high quality, conveniently located accommodation for each zone's labour community.

We plan our housing in close proximity to the workplace, services and amenities. Our environmentally friendly approach cuts commute times, thereby reducing the emissions generated by staff transportation and ensures a convenient and restful environment.

- ▶ More than 40 workers accommodation in close proximity to our zones
- ▶ Total capacity of over 500,000 workers





# ABU DHABI INDUSTRIAL CITIES

## INDUSTRIAL CITY 1

- Key Sectors**
- ▶ Logistics & Light Industrial Units
  - ▶ High Tech Industries
  - ▶ Food Zone
  - ▶ Steel
  - ▶ Construction

**Infrastructure Completion:** 1999

## INDUSTRIAL CITY 2

- Key Sectors**
- ▶ Maritime
  - ▶ Logistics
  - ▶ Machinery & Equipment
  - ▶ Food Zone
  - ▶ Oil & Gas Services

**Infrastructure Completion:** under development

## INDUSTRIAL CITY 3

- Key Sectors**
- ▶ Oil & Gas Services
  - ▶ Construction Materials
  - ▶ Common Jetty

**Infrastructure Completion:** 2007

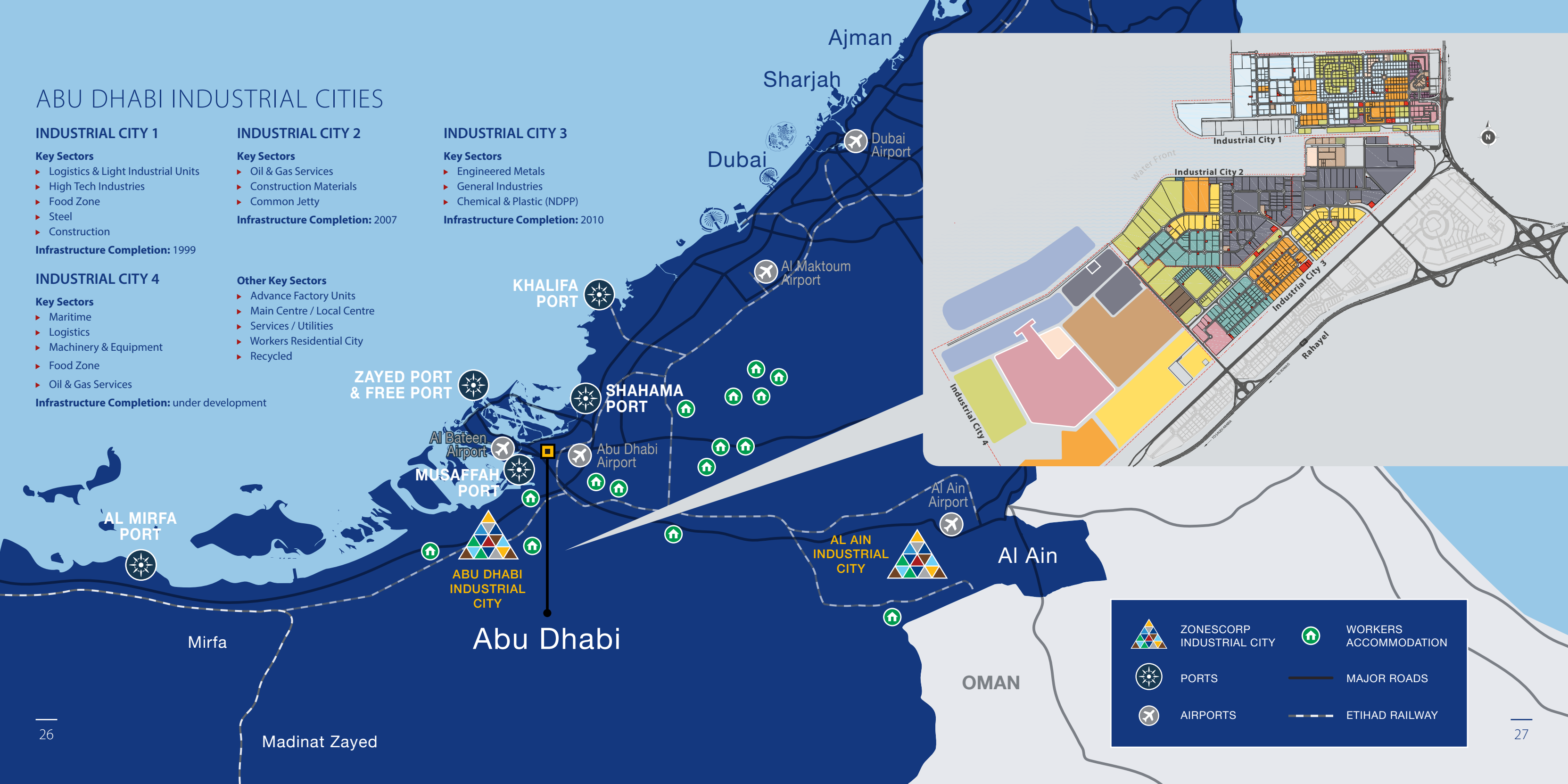
## INDUSTRIAL CITY 4

- Key Sectors**
- ▶ Engineered Metals
  - ▶ General Industries
  - ▶ Chemical & Plastic (NDPP)

**Infrastructure Completion:** 2010

## Other Key Sectors

- ▶ Advance Factory Units
- ▶ Main Centre / Local Centre
- ▶ Services / Utilities
- ▶ Workers Residential City
- ▶ Recycled





# RAHAYEL CITY

## Plotting the Future of Abu Dhabi's Automotive Sector

Rahayel city is a world-class integrated 'Auto hub' in Abu Dhabi covering an area of 12 square kilometres. Through drawing together different services into one location, Rahayel will provide a comprehensive destination for a host of automotive requirements, ranging from dealerships and service centres for heavy and light vehicles to auction houses, industrial, storage and logistics operations. The City is located along two major highways connecting Al Ain, the Western Region, Dubai, and Saudi Arabia.

Designed in collaboration with leading industry specialists, the City creates a dynamic environment for businesses to thrive while elevating the shopping and service experience for customers. Safety and sustainability are key planning imperatives for Rahayel ensuring optimum working conditions for the often-challenging jobs involved in the automotive industry. Another key factor in the planning of Rahayel was the creation of high quality, conveniently located accommodation for all working in the City.

With mobility and digital technology driving change within the automotive industry economic model, ZonesCorp's Rahayel aims to build an integrated platform that can raise productivity for automotive businesses while lowering costs and increasing efficiency.





## PLANNED ECONOMIC ZONES

### LOGISTICS PARK

ZonesCorp Logistics Park will help address the demand from existing and potential businesses of the Abu Dhabi Industrial Cities for a broad range of logistics facilities and services. By providing logistics services in close proximity to operations, businesses will be able to focus on their core missions while benefiting from higher quality logistics, improved access to value-added services, and reductions in costs and space requirements for storage and handling.

The Logistics Park will capitalise on its strategic geographical location close to key markets like Saudi Arabia and excellent transport infrastructure. This advantage is further enhanced by the upcoming presence of Abu Dhabi's largest multimodal Etihad Rail terminal within Abu Dhabi Industrial City, adjacent to the Logistics Park.

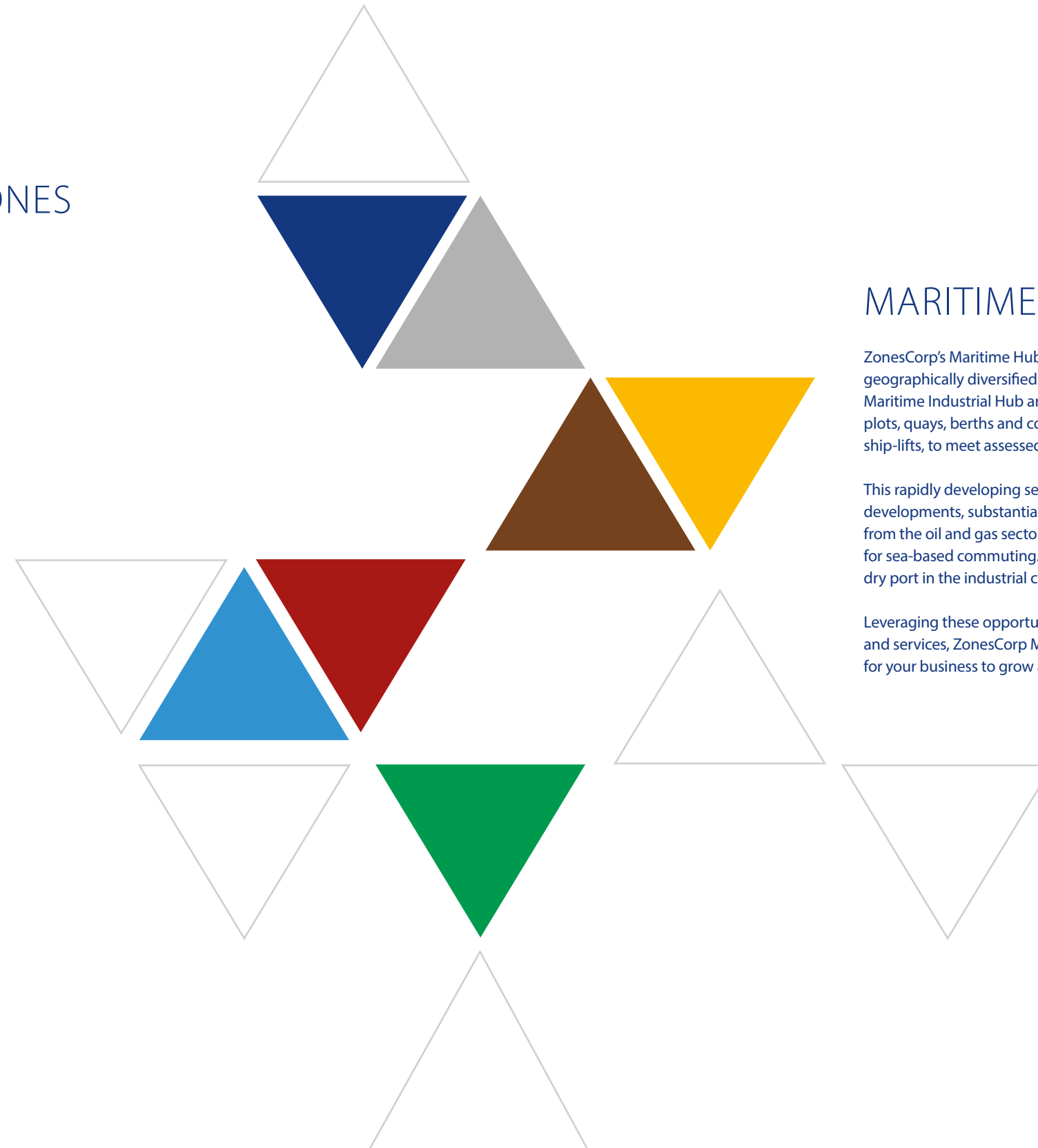
Governed by the highest technical and environmental standards, the park will complement existing and planned logistics initiatives across the emirate, and allow scalability to accommodate future demand growth.

### MARITIME HUB

ZonesCorp's Maritime Hub is designed to create a centre of gravity for Abu Dhabi's geographically diversified maritime activities. The zone will be anchored around a Maritime Industrial Hub and a Marine Leisure Precinct and comprise fully serviced plots, quays, berths and common-user facilities including public slipways and ship-lifts, to meet assessed demand to 2030.

This rapidly developing sector is benefiting from major waterfront, marina and island developments, substantial annual growth in demand for boats and yachts, demand from the oil and gas sector for offshore construction and servicing, and opportunities for sea-based commuting. Its proximity to the planned logistics cluster and the railway dry port in the industrial city will further enhance its impact.

Leveraging these opportunities and through providing world-class infrastructure and services, ZonesCorp Maritime Hub will create a unique specialised environment for your business to grow and thrive.





## PLANNED ECONOMIC ZONES

LIFE HUB

LifeHub is ZonesCorp's pioneering, purpose-built zone in Abu Dhabi dedicated to the life sciences industry to help ambitious, innovative firms accelerate growth. Designed to suit the needs of the life science industry, LifeHub will be the only economic zone dedicated to this sector, offering a specific and customised ecosystem for life sciences product manufacturing, logistics, research and development, and education.

Building on Abu Dhabi government's priorities and ongoing efforts, ZonesCorp LifeHub will target businesses in the pharmaceuticals, nutraceuticals and medical devices sector and will offer companies excellent access to fast growth \$30+ billion markets in the GCC, MENA, Sub-Saharan Africa and further geographies. The lucrative business opportunity will be complemented by customised investment incentive programmes tailored to increase competitiveness and create value for companies and entrepreneurs in this dynamic industry.

LifeHub will be an innovation-focused melting pot of academia, start-ups and corporate R&D, maximising synergies between all players to become successful, and a leading life sciences and pharma zone on par with the best in the world. Situated in a prime location within 15 minutes of Abu Dhabi's key locations, LifeHub's vibrant community will benefit from a live, work, play environment with residences, retail segments, and open social spaces to foster collaboration and promote knowledge sharing across tenants and visitors.

LifeHub is part of the ZonesCorp Advanced Industries District, joining other industry hubs in providing novel, disruptive, technological solutions to create a sustainable community for the life sciences sector to flourish in the region.



## ADVANCED MANUFACTURING TECHNOLOGIES PARK (AMT PARK)

Serving as a vital enabler of Abu Dhabi's advanced manufacturing economy, the Advanced Manufacturing Technologies Park will improve efficiency, agility, and quality, enhancing international competitiveness, accelerating growth in new and established industries, and create new revenue streams across sectors. The AMT Park will be the engine of Abu Dhabi's advanced manufacturing age, propelling industries through the Fourth Industrial Revolution and driving manufacturing processes and practices in future advanced industries such as life sciences, ag-tech and mobility products.

The AMT Park during its initial phase will launch and systematically deploy advanced manufacturing techniques in Abu Dhabi, adopting and adapting solutions to meet local needs. As it grows and develops, the park will become the centre of excellence for Abu Dhabi's factory and manufacturing ecosystem, creating solutions and transforming industry.

Additive manufacturing, connected production, advanced robotics and smart supply chain and logistics management form the initial strategic focus for AMT activation, based on strong interest expressed by manufacturers and relevancy across multiple strategic industries. In partnership with international research institutions and world-renowned experts, the Park will host specialised centres for additive manufacturing and robotics with the ambition to provide advanced manufacturing and technical services, and knowledge sharing with Abu Dhabi and global manufacturing.

The impact the AMT Park will have on Abu Dhabi will be substantial, directly providing economic growth and competitiveness and turning Abu Dhabi into a hotbed for technology startups and venture capital.



# AL AIN INDUSTRIAL CITIES

- Key Sectors**
- Construction Metals
  - Light Manufacturing
  - Paper & Wood
  - Logistics & Light Industrial Units
  - Small Service & Repair
  - Food Zone
  - Commercial Centre
- Infrastructure Completion:** 2009
- Total Area:** 9 km<sup>2</sup>





## CONTACTS

Our innovation, integrity, flexibility and reliability are what set us apart as your investment partner.

If you are looking to plot your growth in the region's most dynamic location, ZonesCorp is your gateway to success in Abu Dhabi.

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