

# KIZAD



THE INTEGRATED TRADE AND INDUSTRIAL  
HUB OF ABU DHABI

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# ABU DHABI

## THE CAPITAL EMIRATE

Abu Dhabi is at the crossroads of trade between Europe, Asia and Africa.

The capital emirate of the United Arab Emirates serves as a dynamic and fast growing regional hub for businesses in trading, logistics, manufacturing, finance, leisure and other sectors.

Ranked one of the top twenty most attractive economies in the world for enabling trade, Abu Dhabi offers a stable political system and highly professional business landscape with inviting investment incentives.

Abu Dhabi's distinctive Arabian hospitality and rich culture, blended with a cosmopolitan and modern lifestyle, provides individuals and families with an attractive and comfortable new home to work and live.

# PROGRESSIVE



# ABU DHABI PORTS

THE PULSE OF TRADE

Abu Dhabi Ports is the master developer, operator and manager of the ten commercial, logistics, community and leisure ports and Khalifa Industrial Zone (Kizad) in the emirate of Abu Dhabi.

Established in 2006, Abu Dhabi Ports' vision is to be the preferred provider of world-class integrated ports and industrial zone services, and its core objective is to facilitate the economic diversification of Abu Dhabi.

Abu Dhabi Ports is focussed on delivering value to businesses and the community by providing integrated and streamlined operations through its diverse portfolio of ports, services and activities, supporting partners' infrastructure projects, and setting up new companies and joint ventures in the maritime and logistics sectors.

By offering comprehensive and innovative solutions, Abu Dhabi Ports plays a pivotal role in enabling maritime trade and industry.

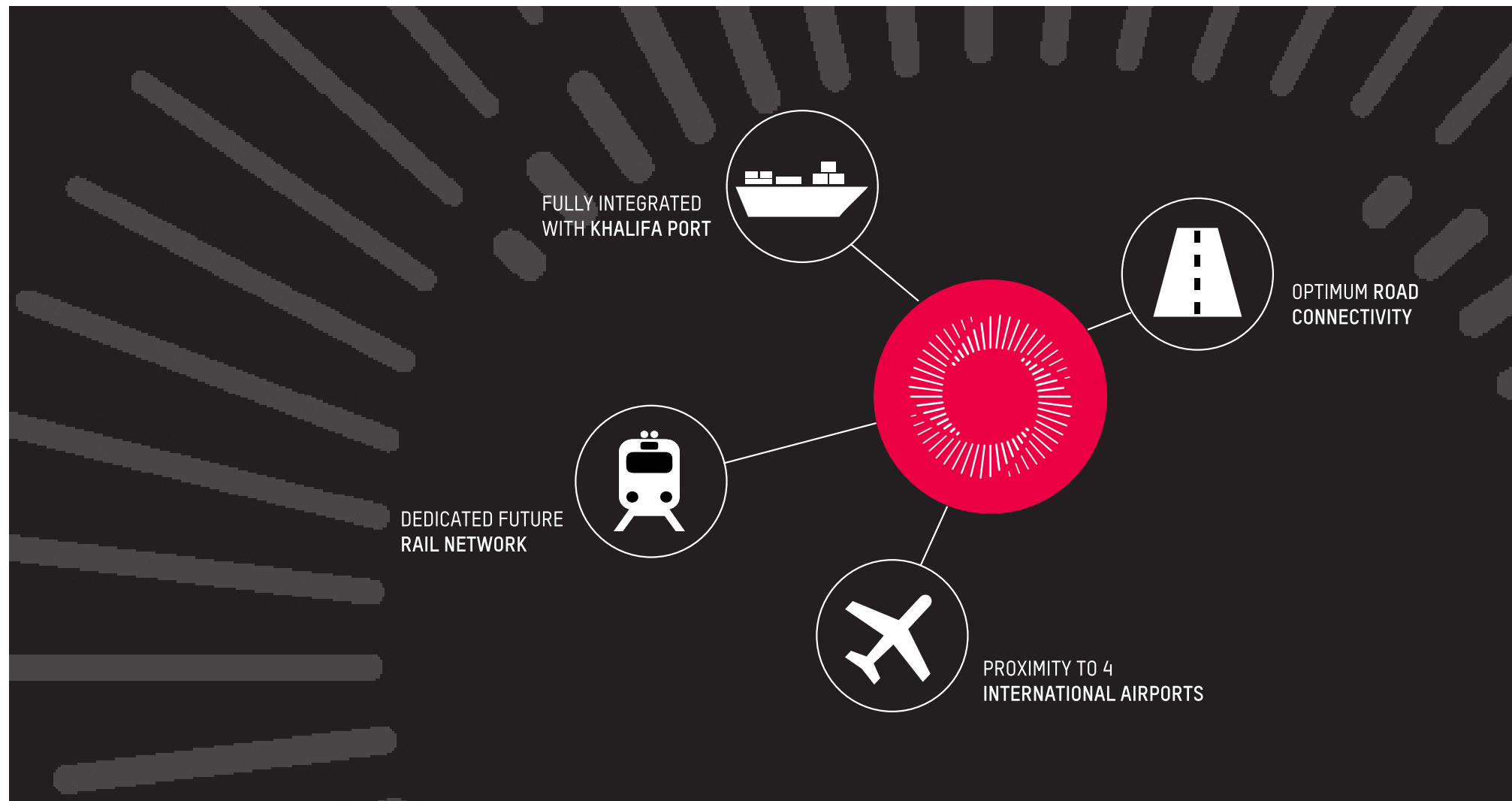
# CONNECTING YOU TO THE WORLD

Location is important for any business, but quick and efficient access to modern transportation networks is fundamental.

Strategically located between the cities of Abu Dhabi and Dubai, Kizad offers your business outstanding access to markets through sea, air, road and future rail; connecting you to more than 4.5 billion consumers.



The multi-model connectivity available is just one of the value-adds Kizad can offer your business.



**BY SEA: KHALIFA PORT, THE MARITIME GATEWAY OF ABU DHABI**

Kizad is intrinsically linked to Khalifa Port; one of the world’s most advanced deep-sea ports and the region’s first semi-automated port. The integrated services of Khalifa Port and Kizad offer long-term competitive commercial advantages including exceptional supply chain efficiencies.

Having Khalifa Port at one’s doorstep, served by 20 major shipping lines connected to over 50 destination ports, enables the convenient domestic and international shipment of products and raw materials to and from Abu Dhabi to anywhere in the world.

Khalifa Port is ranked **3<sup>RD</sup>** in the world\* and **1<sup>ST</sup>** in region (\*highest growth rate)

**46 Gross Moves/Hour** Crane Productivity  
**12.5 Min Truck Turnaround**

**BY AIR:**

Kizad’s proximity to four international airports; Abu Dhabi International Airport, Al Maktoum International Airport, Dubai International Airport and Al Ain International Airport – fully equipped to manage air cargo – offers an alternate transportation solution for your shipments.

**BY ROAD:**

The international-standard roads in and around the industrial zone provides you with efficient movement of goods and traffic. The excellent highway network links Kizad to markets within the UAE and the wider Middle East – more specifically to the Gulf Cooperative Council (GCC) markets.

**BY RAIL:**

The option of transporting your shipments by future freight train will be possible with Etihad Rail; designed to connect the UAE to the rest of the GCC. Khalifa Port and Kizad’s infrastructure has ready-built rail culverts to facilitate bulk shipment capabilities once the Etihad Rail project is complete.

# READY FOR BUSINESS



The ability to start operations without having to worry about building the infrastructure to support it gives you the opportunity to instantly get into business.

Kizad's world-class infrastructure provides your business with the necessary internal transportation and utilities network and opportunities through its integrated clustering approach.

## **A READY BUILT INTERNAL TRANSPORTATION NETWORK AND UTILITIES INFRASTRUCTURE:**

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 main highway.

Utility corridors are designed across the zone to allow provisions for power, potable water, telecom, sewerage services and special utilities such as industrial water and feedstock.

Furthermore, the zone's infrastructure is designed and built to facilitate future rail connectivity through dedicated rail corridors, which allows you to integrate rail freight facilities into your operating plans.

### INTEGRATED CLUSTERING:

Because Kizad is made up of multiple industrial clusters, we allocate land by grouping certain industries and service providers together based on how best they can benefit one another. This way, value is created by leveraging anchor tenants and facilitating synergies and operational efficiencies.

It is a circle of value creation; products being produced by one investor can be taken up by others within the zone.

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



### INDUSTRY INNOVATIONS:

At Kizad, we look for innovative solutions that offer your business 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.

**Modular Path:** An eight-lane highway designed to enable large plant and

equipment to be transported directly between Khalifa Port and investors’ facilities.

**Sea Water Cooling and Desalination System:** Specifically designed and built to support heavy industries such as our anchor tenant EMAL; this system ensures that the water returning to the sea is cooled down and brings no harm to marine life.

### OPERATIVE STAFF ACCOMMODATION:

In the near future, our service offerings will include housing facilities within a five to ten minute drive from Kizad Area A.

Currently under design, as per the international standards outlined by Abu Dhabi’s labour rules and regulations, the operative staff accommodation will cater to staff working within the industrial zone.

“innovative solutions that offer your business a significant advantage”



# TAILORED SOLUTIONS

Kizad offers free zone and non-free zone solutions for land leasing, pre-built warehouses and free zone offices. We are also in the design stages to introduce pre-built light industrial solutions and business district centres.



## LAND LEASING: INDUSTRIAL AND LOGISTICS

Have the freedom of choosing the ownership approach that best suits your business needs.

Whether you choose a joint venture with a local company or sole proprietorship, our land leasing options give you the opportunity to tailor your business growth and with land at Kizad specially

planned and designed to be flexible, plots can be subdivided and merged based on your requirements.

Land plots are committed to long term contracts underpinned by mutually attractive terms.

## PRE-BUILT WAREHOUSES

Minimise your Capex costs by setting up your logistics operations at Kizad's Logistics Park (KLP). Set to become one of the leading warehousing centres in the region, KLP is comprised of pre-built and well-designed modular warehouse units.

These units are equipped with easy access loading docks for your trucks, 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.

KLP has two options: non-free zone and free zone. KLP non-free zone Phase 1 includes 41 units (already let) whereas KLP non-free zone Phase 2 has 64 warehouse units ready for lease.

The free zone phase of KLP is currently under design and is intended to take up approximately 17,000 square metres.

### FREE ZONE OFFICES:

Kizad's Free Zone Offices are comprised of state-of-the-art, ready-to-move-in executive offices and dedicated workstations providing you with fast and efficient business set-up with competitive operating costs.

Located on the ground-floor of Kizad's headquarters, the streamlined registration and licensing process for your business is supported by our dedicated team of experts to also fast-track UAE visa issuance.



### LIGHT INDUSTRIAL UNITS:

Our pre-built light industrial units (LIU) are currently being designed for construction. The project is expected to kick-off soon and deliver a high-quality, flexible and self-functioning LIU Park catering to various light manufacturing businesses and workshops.



### BUSINESS PARK & DISTRICT CENTRE:

Being designed to further support companies and employees within and around the zone, is the proposed Business Park; envisioned to comprise of office buildings, commercial showrooms, hotel, and other related amenities.

The planned District Centre will provide the zone's community with a range of facilities such as a mosque, medical clinic, civil defence, some associated retail, food and beverage outlets and other community services.

“fast and efficient business set-up with competitive operating costs”

# DEDICATED INVESTOR SUPPORT

At Kizad, support for your business starts from initial discussions and continues well after you have started operations - every step of the way. Our dedicated investor support programme provides you with the capabilities to grow your business.

## COMPETITIVE OPERATING COSTS:

One of the major operating costs for industrial companies is utilities. Being in Abu Dhabi allows you to benefit from competitive rates for water and electrical power.

Furthermore, by setting up your business in Kizad – be it by leasing land or moving into our warehousing or office solutions – we aim to provide competitive and attractive offerings.

## EXPERT ADVICE:

Every business at Kizad has a dedicated customer service resource. Such on-hand support provide answers to queries and offer services to ensure timely processing of paperwork to obtain licenses and permits in an efficient manner.

Kizad's dedicated team of professionals with industrial and logistics development background, urban planners and architects will support you throughout our partnership.

## TAX-FREE ENVIRONMENT:




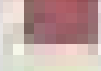

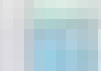
Doing business in Abu Dhabi means that individuals and companies are neither subject to income taxes nor to taxes on capital gains and sales in the emirate.

And by setting up your business in Kizad, you can benefit from no export tax and potential customs exemptions on :

- Joint venture companies
- Imported raw materials
- Imported machinery and equipment for production processes
- Goods manufactured in the UAE then exported to most GCC countries





-  PUBLIC SERVICES RELATED ACTIVITIES
-  RETAIL
-  INDUSTRIAL
-  TRADING, LOGISTICS RELATED ACTIVITIES
-  OFFICE AND SUPPORT OFFICE
-  RECREATION / PARKS
-  HOTEL, FOOD AND BEV, RESTAURANT & CATERING
-  RECREATION
-  INDUSTRIAL
-  RESIDENTIAL

# THE KIZAD ADVANTAGE

Kizad provides your business with outstanding access to markets, world-class infrastructure, free zone and non-free zone solutions as well as dedicated investor support in a tax free and competitive operating environment.

Catering to trade, logistics and manufacturing businesses we endeavour to create value through our integrated service offerings. The industries of Kizad's focus include aluminium, engineered metal products, food processing and packaging, and general industries including pharmaceutical, polymer converting and automotive spare parts.

Welcome to Kizad, the integrated trade and industrial hub of Abu Dhabi.