



Specialised Ecosystem for the Food Processing Sector



مجموعة كيزاد
KEZAD GROUP

PART OF
AD PORTS GROUP

Welcome to the Food Processing Sector in KEZAD

The Perfect Environment for Food Processing and Logistics

KEZAD Group is the UAE's largest provider of fully integrated economic zones, value-added business services and industrial real estate solutions. KEZAD Group is committed to creating competitive business ecosystems that encourage unprecedented growth and forms the centre for businesses in food processing, storage, and distribution, wanting to serve major regional consumption markets.

KEZAD Group offers solutions to companies in the food sector looking to serve the MENA region with fast air and sea transport access.

Creating Possibilities

Invest in Abu Dhabi



اصنع في الإمارات

MAKE IT
IN THE EMIRATES



\$310B
GDP in 2022¹



Top 30

UAE's economy is
among the top 30
globally²



61%
Abu Dhabi's
contribution to
the UAE's GDP 2022³



1st

Smartest city in MENA
in terms of Smart City
Development⁴



#1
Safest City in the World⁶



9th

Best city for expats⁵



Sector Overview

KEZAD is the UAE's centre for food processing, storage, and distribution activities, serving major consumption markets in the region. For regional and global food processing companies looking to serve the markets in the MENA region, KEZAD Group offers a wide range of benefits and facilities to set up their operations in quick time.



Close to source and consumption markets



Efficient infrastructure for waste management



Pollution-free operating environment



Advanced laboratory services



Reliable availability of utilities



Packaging, printing & specialised logistics solutions

Key Business Advantages



Enabling Significant Cost Savings

- Prime location facilities at the most competitive lease rates
- The most competitive utility rates in the UAE
- Substantial tax and duty benefits



Connectivity 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
- Shared facilities for product testing and certification services
- Presence of supporting industries such as packaging, specialised logistics services within our zones



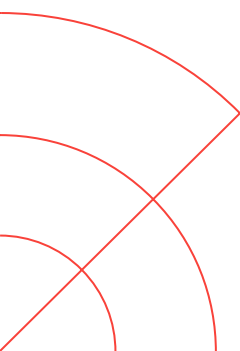
Flexibility in Scale of Operations

- Future ready development with provisions for expansion and integration with new projects
- Option to operate for the local, regional and global markets through Free Zone and Domestic Economic Zone facilities
- Flexibility in lease tenure and structuring



Growing Community of Businesses, Zones and Amenities

- Multiple residential, community services, leisure facilities within 10 minutes' drive
- Multiple on-site staff accommodation facilities are under various stages of planning and development
- Zoned approach with shared amenities for better planning and leaner development for clients





Essential Support Services and Products

Global and regional brands providers of essential services and products such as cold storage facilities, testing and certification facilities, and packaging solutions have set up their operations in KEZAD, such as BRF, National Food Products Company, Binghatti, Pinar, Spinneys, Lulu, and Hotpack.

Development plans in KEZAD for the food sector include establishing central processing centres for sorting and grading, while initiatives are already underway to develop “Abu Dhabi Food Hub - KEZAD” for logistics and distribution, on-site bulk-terminal, livestock handling capabilities and liquid terminal.



A Regional Hub for the Food Industry



52.4M
Tons

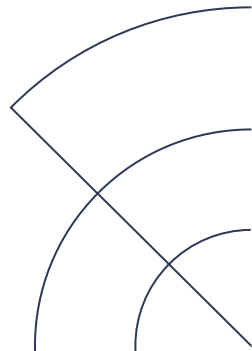
Forecast of food consumption
in GCC by 2025 (CAGR of 3.3%
during 2020 – 2025) ¹



787.7
Kilogrammes

Forecasted per capita food
consumption in GCC by 2025 ¹

1. Alpen Capital GCC Food Industry Report 2021



Increasing Demand for Packaged Food Products



5.8
Percent

Forecasted growth in demand
for packaged food in UAE
(cagr: 2022 - 2026) ²



\$7.9
Billion

Forecasted demand for packaged
food in UAE in 2026 ²

Operating at the **Centre of Global** Trade and Maritime Routes

8hrs Flight Time **80%** Global Population Reach

4hrs Flight Time **33%** Global Population Reach



Shipping routes from Abu Dhabi Ports



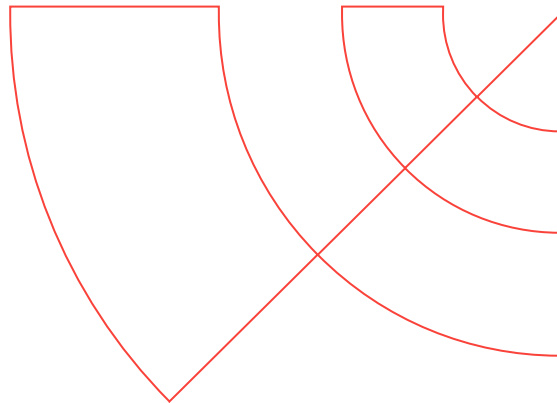
Flight times from the UAE

Perfectly Located

Clients in KEZAD enjoy excellent connectivity to the local, regional and global markets.

KEZAD Group has become home to some of the largest food products manufacturers in the region. Both international and regional companies in the food sector get benefited from our unmatched competitive advantages.

Proximity to source and consumption markets, specialised logistics solutions, world-class transportation infrastructure with multimodal connectivity by air, road, ports, and upcoming rail network are just some of the key factors that make KEZAD an attractive location for a growing number of businesses in the food industry.



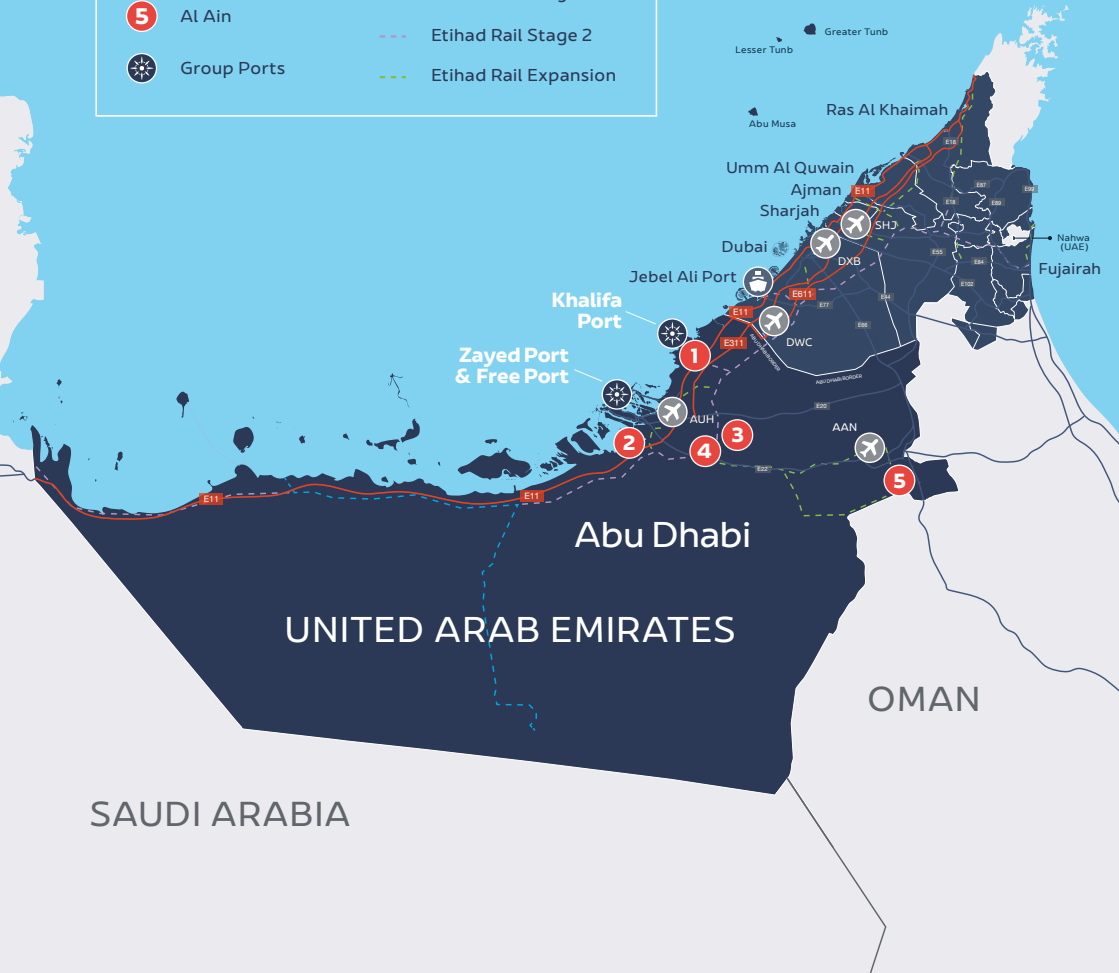
Our Strategic Location Offers Fast Connectivity

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.



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

1	Areas A & B		Other Ports
2	Musaffah & Rahayel		Airports
3	Al Faya		Major Roads
4	Al Haffar		Roads
5	Al Ain		Etihad Rail Stage 1
	Group Ports		Etihad Rail Stage 2
			Etihad Rail Expansion




SAUDI ARABIA

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, which is currently under construction.

A large container ship is docked at a port, with several gantry cranes visible in the background. The ship is loaded with colorful containers, and the water is a clear blue-green. The sky is a clear, bright blue.

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

Business Ecosystem and Infrastructure



Excellent Connectivity to Source and Consumption Markets

Its close proximity to Al Ain – the hub for fresh produce in the UAE – enables easy access to raw materials required for the food processing industry. Its strategic location between Abu Dhabi and Dubai, the two most important commercial hubs in the region, enables KEZAD to connect around 75% of UAE's population and 89% of the country's GDP within a 90-minute driving distance along congestion-free 8 lane highways.



Reliable Availability of Power, Gas and Clean Water

KEZAD Group is equipped with sufficient infrastructure network for all necessary utilities such as power, clean water and gas, ensuring reliable and efficient supply for all food processing, storage and distribution activities.



Essential Products and Services in the Value Chain

KEZAD hosts a number of supporting industries such as packaging and printing, which help improve the efficiency of business operations for the clients. Specialised logistics service providers in our zones offer cold and chilled storage facilities for the food sector.



Business Ecosystem and Infrastructure



Advanced Laboratory Services for Testing and Certifications

KEZAD hosts advanced laboratories offering testing and certification services that can further boost the benefits for the entities within its zones. 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.



Efficient Infrastructure for Waste Management

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



Pollution-Free Operating Environment

KEZAD Group offers a pollution-free operating environment for food related businesses. The multi-phased development allows for flexibility to match the requirements of businesses. The initial phases have 5 million m² land allocated to food processing entities, whereas the pre-built facilities available in KEZAD enable quick set-up and project initiation. Our zones are expected to grow many folds in the coming years.



Today, Raubi is expanding, and through a new state-of-the-art plant in KEZAD, Abu Dhabi, the Raubi product range is currently penetrating the local market with five assorted flavours as a start, and introducing multiple additional flavours through a five year plan.”

Muhammad Binghatti
CEO, Binghatti Holdings



Master Planned to Serve the Food Industry

KEZAD Group offers a wide range of business solutions suitable for all types of business activities, such as production, processing, logistics, trade and distribution.



Warehouses

KEZAD Logistics Park includes standard warehouses, logistics warehouses, light industrial units and flex units suitable for a range of activities.

Scan the QR code to learn more.



Serviced Land Plots

Applicants may opt for a Preliminary Agreement allowing time to complete the required conditions precedent or move on to signing the final agreement, for which, KEZAD Group has developed a bankable instrument that enhances access to third-party finance and investment.

Scan the QR code to learn more.



Build-to-Suit

Each business is unique and has its own operational requirements. KEZAD Group's Build-to-Suit developments are unique in that they provide a streamlined collaborative process that draws upon the breadth and depth of our experience in developing industrial and logistics real estate.

Scan the QR code to learn more.



Reach Wider Global Markets with the Right Support

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

KEZAD Communities

KEZAD Communities Development and Services Company has been exclusively established to reimagine staff accommodation, and enhance the quality of life of its employees. Employee wellbeing drives business productivity and performance.

Scan the QR code to learn more.



Free Zone and Business Start-up

Get incredible business set-up benefits at the most competitive rates. Our annual packages offer businesses the flexibility they need. Smartly priced to empower SMEs, start-ups and entrepreneurs within the region, our packages are perfect for short-term and long-term plans.

Scan the QR code to learn more.



Josoor

Josoor is a programme featuring a digital platform and networking opportunities where you can connect with more than 1,750 companies. In Arabic, Josoor means 'Bridges', which you can build within your community by sharing services and products to benefit each other.

Scan the QR code to learn more.



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

Creating Possibilities

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



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