



Build-to-Suit Solutions



مجموعة كيزاد
KEZAD GROUP

PART OF
AD PORTS GROUP

Discover More About Our Built-to-Suit Solutions

Enjoy the Benefits of a One-stop Solution

KEZAD Group is the UAE's largest provider of fully integrated economic zones, value-added business services and industrial real estate solutions. The Group is committed to creating competitive business ecosystems that encourage unprecedented growth. Our Build-to-Suit solutions solve the complexities of new project development and facilitate ease of doing business. Our team in KEZAD oversees the entire process, including design, construction and project management.

With flexible options for lease or buy, businesses can be assured of a space that perfectly fits their needs and budget.

Creating Possibilities

Invest in Abu Dhabi



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



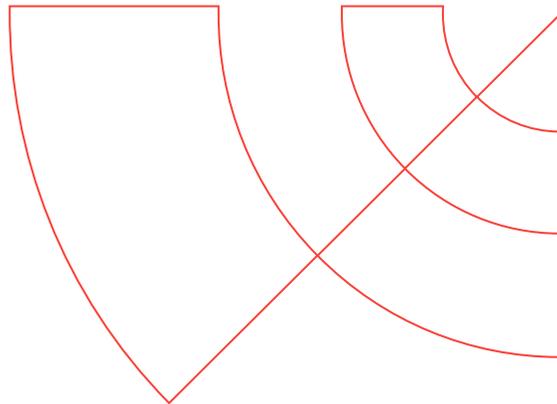
Abu Dhabi is the happiest city in the Arab region ³

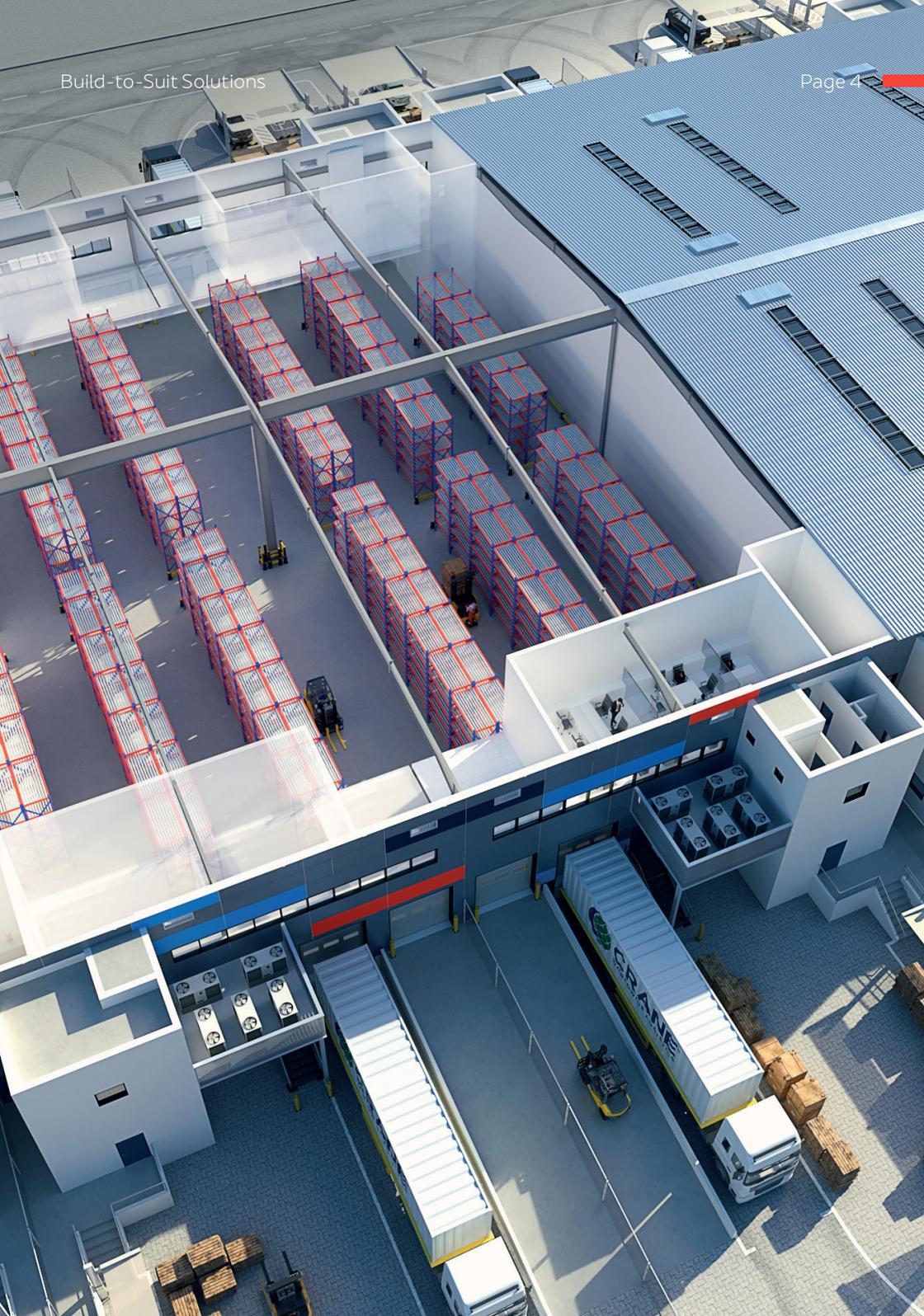
Build-to-Suit Solutions

Each business is unique and has its own operational requirements. While KEZAD Group offers a wide range of ready-made facilities, certain businesses may still face difficulty in finding a solution that fits their specific needs.

In such a scenario, a customised facility built according to the user's specifications becomes the most viable option. Build-to-suit is an approach to real estate development where KEZAD Group manages the entire process of delivering a facility that is tailor-made to a client's specific requirements.

The 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.





Advantages of Build-to-Suit



Detail driven build-to-suit solutions maximise efficiency and can help minimise costs for the end user.



Our solutions are always budget conscious and can protect your interests and investments to ensure delivery of a quality development that is fit for purpose.



An array of transaction structures provides ultimate flexibility.



Minimised capital investment structures mean you can focus your capital on core business activities and not real estate.



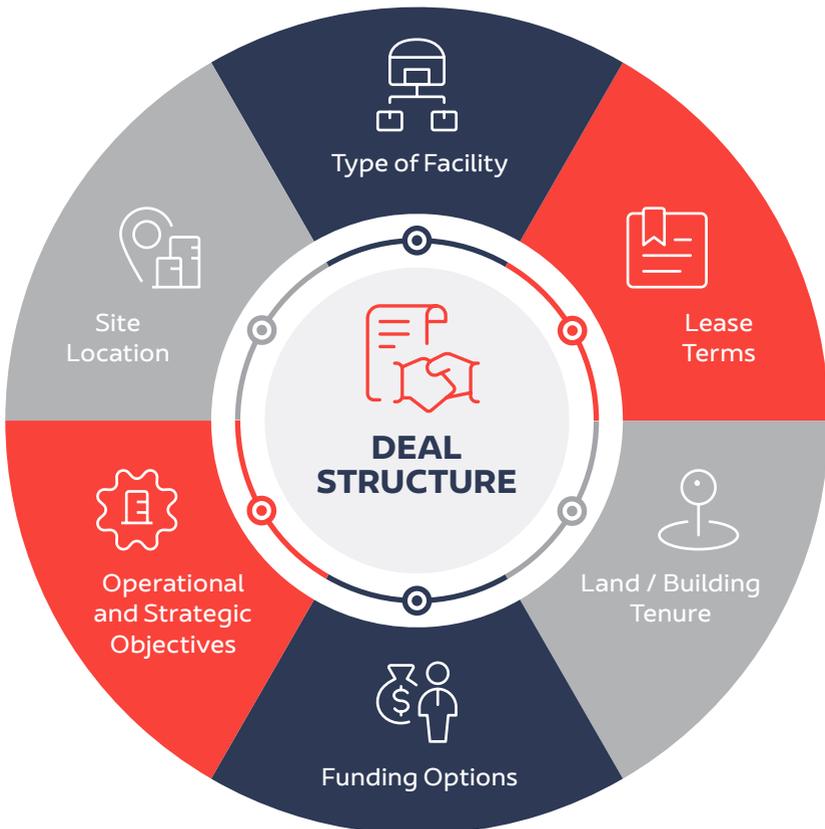
Development and construction risks are managed by KEZAD Group, the developer.



Development expertise from the client is not always required. KEZAD Group takes care of all aspects of project delivery and has a best-in-class team of experts on hand.

Flexible Deal Structures

Each Build-to-Suit facility is structured differently and tailor-made to meet your strategic, operational and financial objectives. Deal structures are formed based on a number of factors and can be delivered based on your preferences, giving you ultimate flexibility.



KEZAD Group's Build-to-Suit Process

We use a collaborative and integrated decision-making process where the exchange of ideas yields innovative solutions to complex issues. This process helps to ensure a more efficient and successful decision-making and delivery process.

KEZAD Group has the experience and flexibility to work with all stakeholders to create a structure that is beneficial to all.



- 1. Preparation of client objectives, requirements and concept.**



- 2. KEZAD Group and the client collaboratively select a site, develop designs, prepare specifications and agree on project delivery milestones.**



- 3. Client and KEZAD Group agree on the deal structure and commercial terms.**



- 4. KEZAD Group commences construction and develops the facility according to the agreed specifications and design.**



- 5. KEZAD Group delivers the facility to the client on time and on budget. Client takes occupation of the facility and commences operations.**

Development Expertise

KEZAD Group provides industry-leading development services to make your vision a reality. We can be your dedicated partner in developing your real estate needs in Abu Dhabi.

Our Competitive Advantages



Access to over 550 million m² of development-ready land in Abu Dhabi



Over 450,000m² of industrial facilities developed and managed by KEZAD Group



Strong financial standing being part of Abu Dhabi Ports



Over 200 qualified and experienced professionals in our Engineering and Technical Services (ETS) team



Market-leading transaction structures and highly competitive commercial terms

In addition to our in-house expertise, we have a network of consultants and engineers that help shape our projects. This team can be called upon and utilised to provide a more dynamic and agile response to your requirements providing specialised and relevant project experience and introducing new technologies, ideas and methods for development.

Case Studies



Logistics

Client: Borouge
Activity: Mega Distribution Centre
Built-up Area: 220,672m²
Status: Completed



E-Commerce

Client: Confidential
Activity: E-Commerce Fulfillment Centre
Built-up Area: 114,000m²
Status: Under development



Mixed Use

Client: Adnoc
Activity: Truck Plaza, Fueling Station, Retail, Mosque etc.
Built-up Area: 3,019m²
Status: Completed



Sustainability Driven Development Process

We endeavour to use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs and increased energy efficiency for our clients. Buildings and sites can be easily adapted to specific operational requirements to reduce costs, boost productivity and achieve global supply chain efficiencies.

We aspire to utilise the latest building technologies and sustainability initiatives when developing assets in KEZAD:



Low-emitting paint - reduces health risks associated with emissions from conventional paint products



LED lighting - reduces light pollution and energy costs for clients



Skylights - reduces electricity usage for daytime lighting using natural light



Local sourcing - reduces transportation related emissions and boosts local economy



Solar panels - turns rooftops into sources of clean energy



Electric car recharge stations - supports low-emission commuting



Cool roofs - reflects sunlight and repels heat, lowering indoor air temperatures



Collections of recyclables - supports clients' effort to minimise environmental impacts

Key Business Advantages

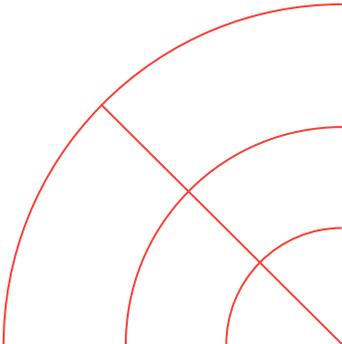


Enabling Significant Cost Savings

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



Superior Connectivity and Proximity Benefits

- Easy access to key markets through two major ports, five international airports, multi-lane highways and upcoming rail – all 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

- Future-ready development with provisions for expansion and integration with new projects
- 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



Growing Community of Businesses 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
- Zoned approach with shared amenities for better planning and leaner development for clients
- Dedicated zones for SMEs, logistics and business parks

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

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, which is currently under construction.



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

Specialised Solutions for Your Businesses

KEZAD Group offers a wide range of business solutions suitable for all types of business activities, such as manufacturing, 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.



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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