



# Specialised Ecosystem for the Food Processing Sector



مجموعة كيزاد  
KEZAD GROUP

PART OF  
AD PORTS GROUP

# Welcome to the Food Processing Sector in KEZAD

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## 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, Together**

# 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 <sup>1</sup>**



**Abu Dhabi is the safest  
city in the world <sup>2</sup>**



**Abu Dhabi is the happiest  
city in the Arab region <sup>3</sup>**



# 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

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## 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 new Etihad 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



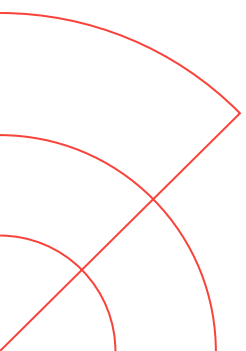
## **Flexibility in Scale of Operations**

- 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

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**52.4M**  
**Tons**

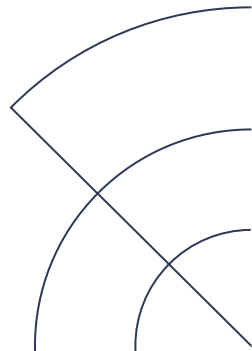
Forecast of food consumption  
in GCC by 2025 (CAGR of 3.3%  
during 2020 – 2025) <sup>1</sup>



**787.7**  
**Kilogrammes**

Forecasted per capita food  
consumption in GCC by 2025 <sup>1</sup>

1. Alpen Capital GCC Food Industry Report 2021



# Increasing Demand for Packaged Food Products

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**5.8**  
**Percent**

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



**\$7.9**  
**Billion**

Forecasted demand for packaged  
food in UAE in 2026 <sup>2</sup>

## 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**

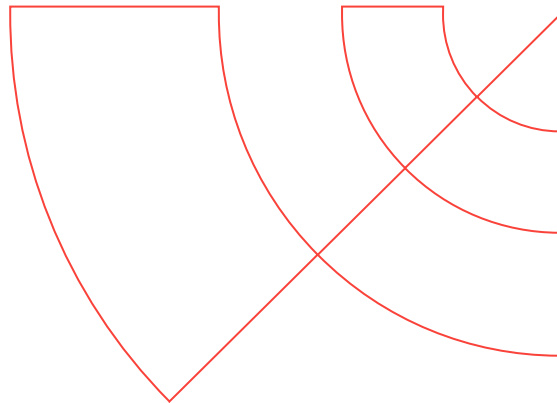
# Perfectly Located

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## **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.

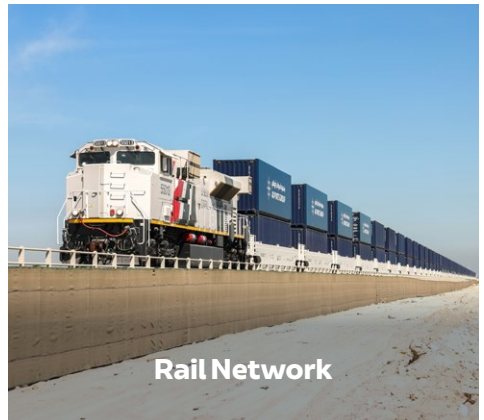
Proximity to source and consumption markets, specialised logistics solutions, world-class transportation infrastructure with multimodal connectivity by air, road, ports, and upcoming rail network are just some of the key factors that make KEZAD an attractive location for a growing number of businesses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



# Our Strategic Location Offers Fast Connectivity

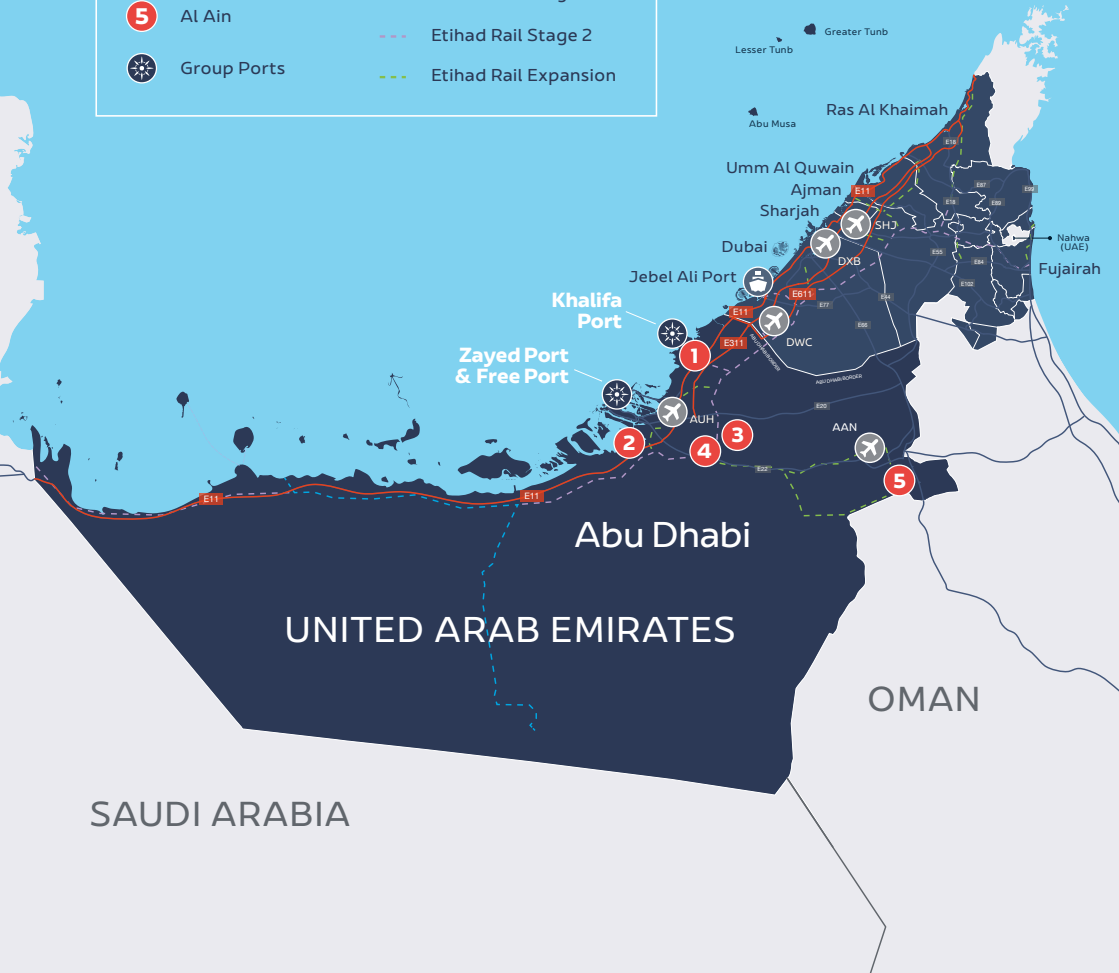
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Abu Dhabi is perfectly located at the heart of world commerce. Equidistant between London and Singapore and sitting right at the centre of the GCC region, Abu Dhabi offers easy access to other major gateway cities.



# 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



# 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.**

# Business Ecosystem and Infrastructure

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## 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

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## 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 m<sup>2</sup> 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

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**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.

## 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.



## 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.



# Reach Wider Global Markets with the Right Support

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

## Sdeira Group

Sdeira Group has been exclusively established to reimagine staff accommodation, and enhance the quality of life of its employees. Employee wellbeing drives business productivity and performance.



## 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.



## 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.



**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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**#MadeInKEZAD**



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