



Specialised Solutions for the Life Science Sector



مجموعة كيزاد
KEZAD GROUP

PART OF
AD PORTS GROUP

Welcome to the Life Science Sector in KEZAD

The Perfect Environment for the Life Science Sector

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.

The Life Science Sector in KEZAD is equipped with world-class logistics infrastructure uniquely designed to help businesses within life science industries establish themselves and expand their reach across a region with over 4.5 billion people.

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



Sector Overview

KEZAD Group offers a purpose-built zone in Abu Dhabi for manufacturing, logistics, research and development, and education in the life science sector. Backed by the Abu Dhabi Government, it is the premier life science industry hub in the region, fostering a biopharmaceutical and life sciences nucleus.



Ready-made and customised offering



One-of-a-kind incentive programme



Business-friendly policies and regulations



Ideal location to serve all key markets

Key Business Advantages



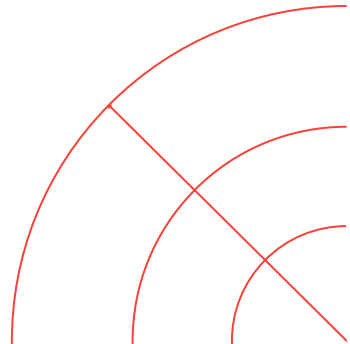
Enabling Significant Cost Savings

- 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 Benefits

- 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





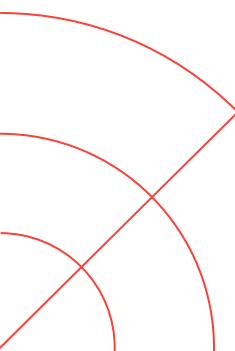
Flexibility in Scale of Operations

- 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



KEZAD Group - Creating Possibilities for the Life Science Sector

KEZAD Group, part of the Economic Cities & Free Zones Cluster of AD Ports Group, is one of the largest industrial and free zones in the MENA region offering the most competitive business set-up solutions and world-class infrastructure facilities in the UAE. Spread over 550 km², KEZAD Group's 12 economic zones are home to over 1,750 companies across industries such as life science, food processing, polymers, speciality chemicals, metals, automotive, logistics, oil & gas, among others.

Setting up at one of KEZAD Group's economic cities or free zones enables businesses to benefit from the strategic location, faster access to markets, low set-up and operating costs, flexibility in scale of operations and efficient customer support services.

KEZAD Group in Numbers



1,750+
Businesses



100+ SQKM
Free Zone



550+ SQKM
Land for
development



250k SQM
Pre-built
facilities



GCC / MENA - Growing Market for the Life Science Industry



\$60
Billion

Forecast of pharmaceutical market in the MENA region by 2025 ¹



80.0
Percent

Share of imported drugs in Gulf Cooperation Council ²



\$31.6
Billion

Forecast of medical devices market in the MENA region by 2025 ⁴



75.0
Percent

Patented and OTC pharmaceutical market share ²

The UAE Offers the Perfect Formula for Life Science



UAE's spending on research and development by 2031 ¹



Percentage of global pharmaceutical companies present in the UAE ¹



Forecast of medical devices market in the UAE by 2025 ⁵



Compound annual growth rate of UAE pharmaceutical market ³

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

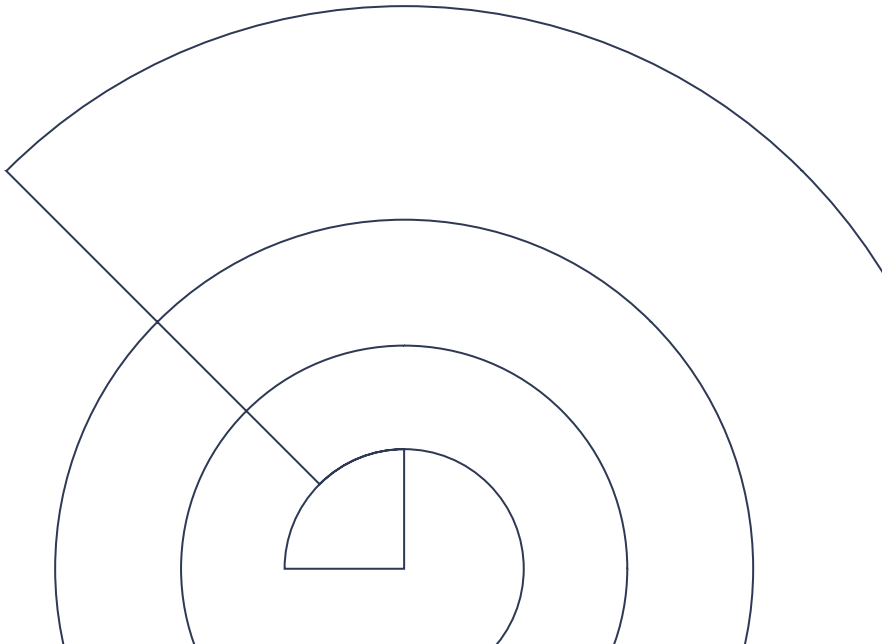


Flight times from the UAE

Perfectly Located

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

Abu Dhabi's strategic location offers access to fast-growth markets in new geographical regions, including the GCC, MENA and Sub-Saharan Africa, while KEZAD facilitates international expansion with the ability to overcome regulatory and market access challenges.



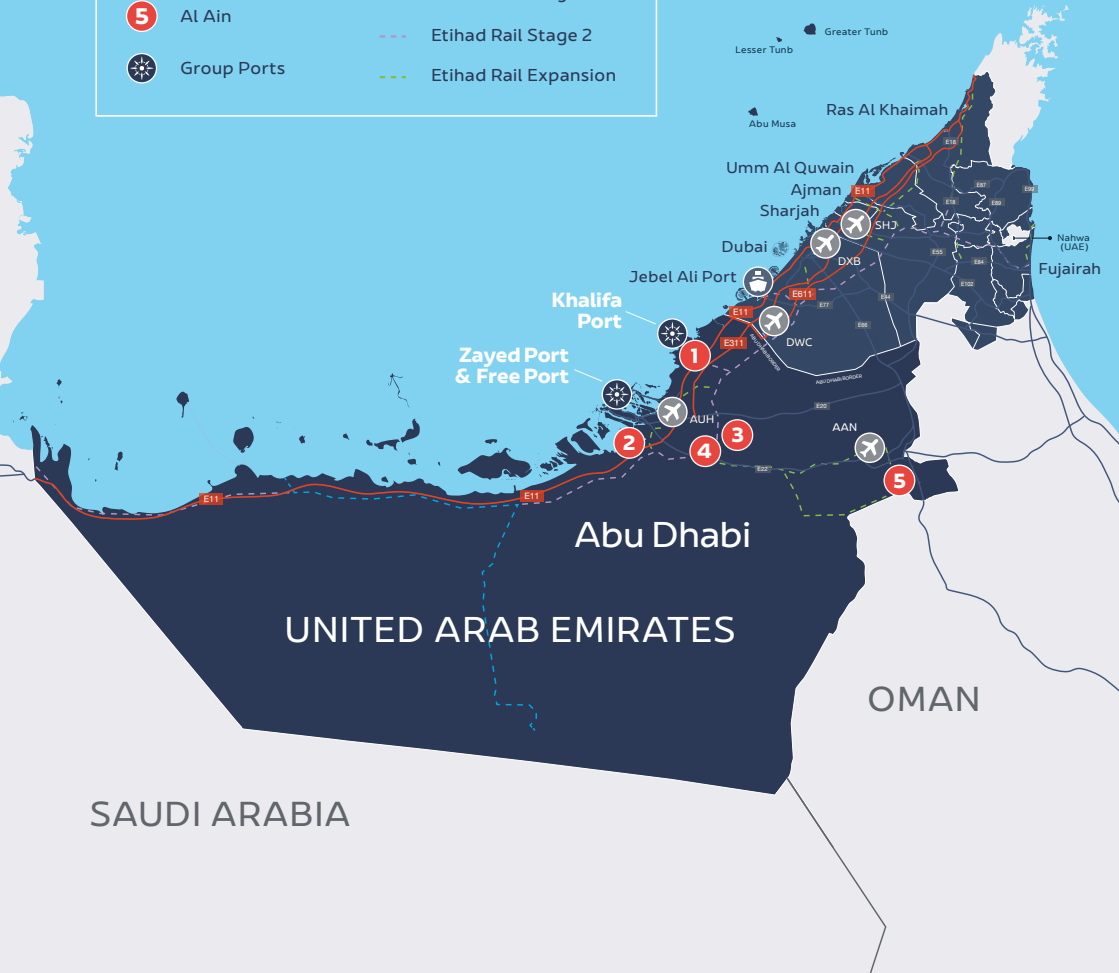
Our Strategic Location Offers Fast Connectivity

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



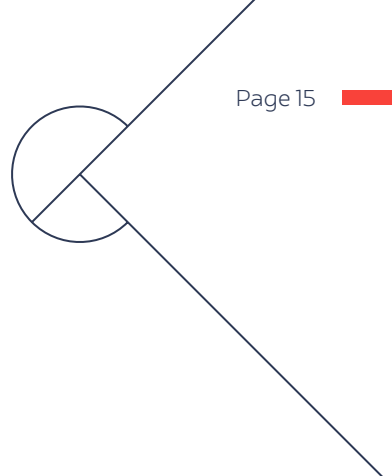
Access to Khalifa Port

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.



One-of-a-kind Incentive Programme



Strategic Investment Incentive Programmes

- Progressive economic stimulus programme
- Various innovation programmes for growth sectors
- Opex cost reduction programmes including Electricity Tariff Incentive Programme



Investment Capital and Partnerships

- Life science fund by Mubadala Ventures and ADQ
- Option to raise fund through Abu Dhabi Securities Exchange
- Guaranteed off-take on selected products



Purpose-built Infrastructure for Life Science Projects

- Wide range of business facilities suitable for start-ups to mega projects
- Over 250,000 sqm pre-built facilities including specialised ultra-cold store solutions
- Excellent logistics infrastructure with dedicated air transport hub for pharmaceuticals



Robust Regulatory Environment

- Strong intellectual property laws
- Fast-track product approvals
- 100% foreign ownership

Abu Dhabi: Advancing in Life Sciences



World-class health information exchange connecting hospitals, insurances and other health systems



Advanced research capabilities with Abu Dhabi Centre for Research and Innovation



World's most comprehensive AI-Powered National Genome Programme



Established clinical trial programmes – Phase 1 - 5



Centralised Biobank and Gene Sequencing



Abu Dhabi Digital Centre to drive 'Digital First' in healthcare

Well-established Ecosystem

The Life Science Sector in KEZAD provides a dynamic and supportive incubation environment to accelerate the growth of ambitious, innovative firms in this region. Access to an existing manufacturing base, international research networks, academia, and renowned medical facilities accelerate the commercialisation of innovative life sciences products.



Manufacturers and Suppliers

- ADCANPharma • G42 • Gulf Cryo • Gulf Drugs • Hope Consortium
- Lifepharmaceuticals • Medisal • Modern Pharmaceuticals
- National Reference Laboratory • Neopharma • Pharmatrade
- Pure Health • Rafed • Wellpharma



Multiple Research Centres

- Khalifa University Center for Biotechnology
- NYU Abu Dhabi Public Health Research Centre
- Quantum Research Centre



World-renowned Medical Facilities

- Cleveland • Imperial College London Diabetes Centre
- Johns Hopkins Medicine International • Kings College London
- Mayo Clinic



Leading Universities

- INSEAD • Khalifa University • Mohamed Bin Zayed University of Artificial Intelligence • NYU Abu Dhabi • Sorbonne University

The HOPE Consortium

The HOPE Consortium is Abu Dhabi's commitment to the global fight against the COVID-19 pandemic. Combining its unique logistical capabilities and geographical proximity to ~4.5 billion people worldwide, Abu Dhabi launched one of the largest and most integrated logistical efforts of its kind to deliver hope and vital vaccines to the world.

Founded by six industry-leading partners, HOPE Consortium's unlimited scale and reach can facilitate global vaccine distribution to any market, in any quantity.

Fuelled by Abu Dhabi's strategic market location, the HOPE Consortium stands as a symbol of Abu Dhabi's dedication to global healthcare.

HOPE 
Consortium

www.hopeconsortium.com

Dedicated Air Transport Hub for Pharmaceuticals

Abu Dhabi Airport and Etihad Cargo/Pharmalife



Pharma terminal with a capacity to hold both loose cargo and ULDs



Cool dollies for airside transportation to thermal blankets



Cool bays in the Midfield terminal with two temperature ranges



Convenient connections to more than 70 destinations



Pre-cooled thermal blanket protection to and from the aircraft



22 QEP stations and global master lease agreement



60mins between the aircraft and the cooling facility subject to local SLA



Dedicated pharmaceuticals **customer service team working 24/7**



Temperature-controlled storage/cargo hold temperature devices in the aircraft

Ready-made and Customised Offering



Business parks
for start-up and
research projects



Serviced land plots
with infrastructure
provisions



Ready-to-move-in facilities
such as cold-stores,
warehousing solutions
and laboratories



Build-to-suit solutions
to fit custom requirements



Direct distribution of utilities
and services - power, water,
gas, sewage treatment and
facilities management



Business set-up and licensing
support for establishing
new projects



Virtual tracking of applications
and approvals, allowing
customers to accurately plan
business set-up and operations



Short turnaround times -
average processing time of
2-3 weeks per application

Business-friendly Policies and Regulations



100% Foreign Ownership

Full business ownership without the need for local partnerships, for complete freedom and flexibility.



Tariff-Free Business Access

Tariff-free access to more than 22 countries across Asia, Europe and the MENA region.



Low Set-Up Costs and Fees

No processing fees and some of the most competitive business set-up costs in the region.



Import Duty Exemptions

Businesses are exempt from import duty on machinery and raw materials.



Attractive Tax Environment

Competitive environment with 0% income tax with no repatriation restrictions.



Competitive Operational Costs

Highly competitive lease and utility rates to help minimise expenses.

Master Planned to Serve the Life Science Industry

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.



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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