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Electric Vehicle & Hydrogen Mobility

Forty manufacturing platforms for battery-electric and hydrogen powertrains, vehicles and charging infrastructure

ERISHA SMART MANUFACTURING HUB

RAKEZ Al Ghail Industrial Zone, Ras Al Khaimah, United Arab Emirates

Master developer: Rana Exim FZ-LLC — master-developer vehicle of Rana Holdings Limited (ADGM)

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Electric Vehicle & Hydrogen Mobility

The mobility cluster is the largest single sector at Erisha Smart Manufacturing Hub, with forty industry platforms reserved for battery electric vehicles, hydrogen fuel-cell powertrains, traction and charging systems, and the component supply chain that sits beneath them.

The cluster is laid out as an integrated production corridor rather than a row of unrelated sheds. Cell assembly, pack integration, drivetrain, body and final assembly are zoned in production sequence, with the ancillary precision engineering cluster located immediately adjacent so that castings, stampings, harnesses and tooling move by internal road rather than by highway freight.

Hydrogen operations are placed within a dedicated corridor with the separation distances, bunding, gas detection and emergency access required for on-site generation, compression and storage. Electrolyser output from the renewable energy cluster can be taken directly by pipeline, allowing tenants to certify green hydrogen feedstock without third-party logistics.

Rana Holdings has a long operating history in electric mobility through Erisha E Mobility, whose electric three-wheeler and charging product lines are already in series production. Tenants therefore join a cluster with an anchor manufacturer, established supplier relationships and demonstrated route-to-market rather than a greenfield estate.



Artist's impression — indicative only

THE HUB AT A GLANCE

Total site area	335 acres (1.36 km ²)
Programme investment	USD 10 billion, 2025–2032
Built-up area at completion	25 million sq ft
Industries at completion	150, across six sectors
Phase I	30 industries by end-2027
Free-zone authority	RAKEZ, Ras Al Khaimah



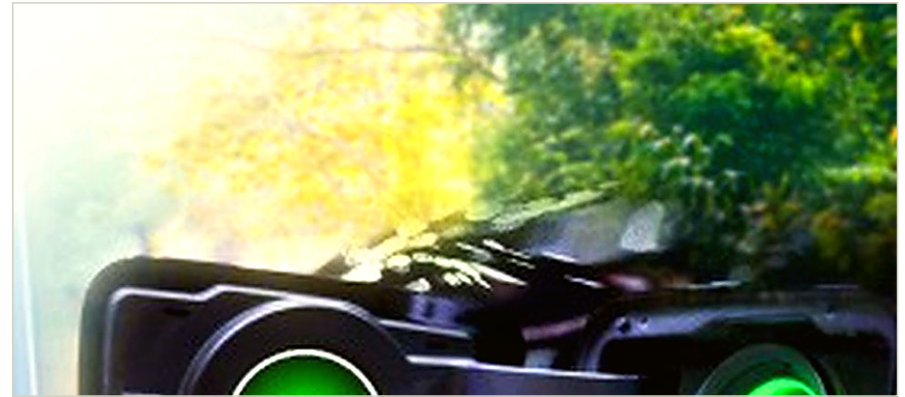
Artist's impression — indicative only

Indicative Accommodation and Inclusions

INDICATIVE ACCOMMODATION

Industry platforms in cluster	40
Plot sizes	1 – 15 acres, subdividable
Ready-built unit range	50,000 – 400,000 sq ft
Clear internal height	12 – 18 m
Crane provision	EOT 10 – 50 tonne, structure pre-designed
Floor loading	Heavy-duty slab, 5 – 15 t/m ² zones
Power supply	11 kV / 33 kV HT, dual-feed available
Hydrogen corridor	Dedicated, with statutory separation distances
Yard and dock	HGV circulation, dock-level and level-access doors
Tenure	Free-zone lease, long-term, renewable

Indicative only — subject to master plan freeze, detailed design and statutory approval.



Artist's impression — indicative only

WHAT IS INCLUDED

- Serviced plot with utilities terminated at the boundary
- Substation, transformer bay and standby generator plinth
- Compressed air, process water and effluent connection points
- Rooftop solar rights with net metering into the hub grid
- Internal heavy-vehicle road network and gatehouse
- Shared testing, calibration and metrology facilities



Artist's impression — indicative only

The Occupier and Investor Proposition

Master Developer Co-Investment

Rana Holdings takes a 40% equity position alongside every qualifying industry in the hub. Your landlord is also your shareholder, aligned to your production ramp rather than to rent alone.

Plug-and-Play Infrastructure

HT power, potable and process water, gas, fibre, treated-effluent connection and heavy-vehicle road access delivered to the plot boundary before handover.

Free-Zone Tax Regime

0% corporate tax on qualifying free-zone income under the UAE regime, 0% personal income tax, and no customs duty on goods entering the zone.

Deep-Water and Air Connectivity

Saqr Port — the largest bulk handling port in the Middle East — is approximately 40 minutes away; RAK International Airport 25 minutes; Dubai and Jebel Ali within a 60–90 minute drive.

Concessional Capital Access

Programme-level facilities of up to USD 9 billion arranged with Emirates Development Bank, with tenant sub-participation available for qualifying industrial projects.

A Complete Live-Work Ecosystem

Hospital, schools, retail, hotel, workforce housing and executive residences are delivered inside the hub — your workforce does not commute in from elsewhere.

ROUTES TO OCCUPATION AND INVESTMENT

Lease a ready-built unit

Shortest route to production. Shell and core complete, fit-out begins on handover, no capital tied up in structure.

Design-and-build on a serviced plot

The hub builds to your process layout on a serviced plot and leases the completed asset back to you.

Joint venture with the master developer

Rana Holdings subscribes for a 40% equity position in the operating company, contributing land, infrastructure and programme capital alongside your technology and market access.

ENQUIRIES AND NEXT STEPS

Rana Exim FZ-LLC — Master Developer

Erisha Smart Manufacturing Hub

RAKEZ Al Ghail Industrial Zone, Ras Al Khaimah, United Arab Emirates

Rana Holdings Limited (ADGM), Abu Dhabi, United Arab Emirates

Commercial terms, plot availability and phasing on application.



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