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eVTOL & Advanced Air Mobility

Fifteen platforms for airframe, propulsion, avionics and certification-grade assembly

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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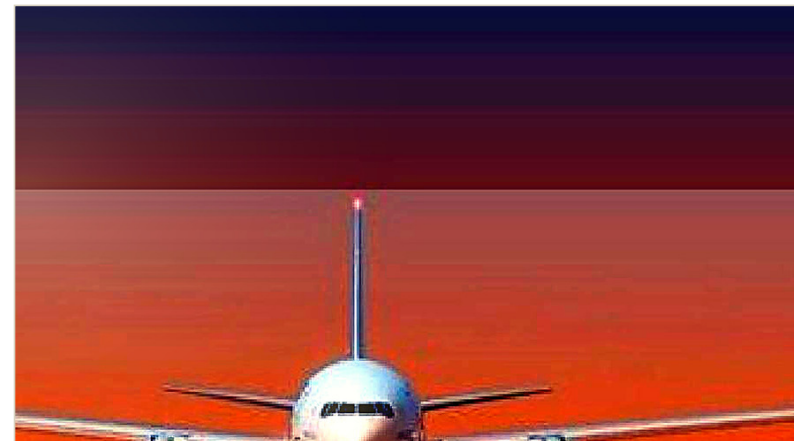
eVTOL & Advanced Air Mobility

Fifteen industry platforms are reserved for electric vertical take-off and landing aircraft, unmanned systems, propulsion and avionics — a cluster built to airworthiness standards rather than to general industrial standards.

Advanced air mobility imposes requirements that ordinary industrial estates do not meet: controlled-environment composite layup, traceable materials handling, clean assembly halls, and space for ground and tethered flight testing. The cluster is planned around those requirements from the outset, with an aviation test area and setbacks reserved within the master plan.

Rana Holdings has an established position in this sector through Erisha Burj UASystem, its joint venture with UASystems SA of Switzerland covering the eZELOS vertical take-off programme. Tenants therefore enter a cluster with an anchor airframe programme already in place and a developer that understands certification timelines.

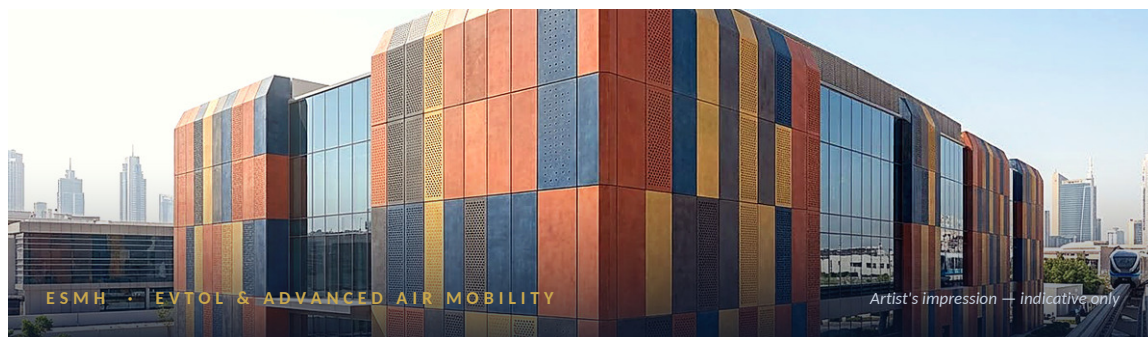
The regulatory environment is favourable. The General Civil Aviation Authority has an active framework for advanced air mobility, and Ras Al Khaimah offers uncongested airspace and an international airport within twenty-five minutes of the site — a combination that is difficult to reproduce elsewhere in the region.



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	15
Plot sizes	2 – 20 acres
Assembly hall range	60,000 – 250,000 sq ft
Clear internal height	14 – 22 m, hangar-type bays
Environmental control	Temperature and humidity controlled layup zones
Cleanliness	Controlled assembly areas to customer specification
Power supply	33 kV dual-feed with UPS and standby provision
Test provision	Ground run and tethered flight test area reserved
Airport access	RAK International Airport, approximately 25 minutes
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

- Hangar-height bays with full-width sliding or folding doors
- Autoclave and oven plinths with dedicated services
- Bonded and traceable materials store provision
- Avionics and electromagnetic compatibility test space
- Shared non-destructive testing and metrology facility
- Coordination support for civil aviation approvals



A SINGLE ADDRESS FOR PRODUCTION, PEOPLE AND LOGISTICS

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.

Single-Window Approvals

RAKEZ licensing, immigration, labour, environmental and building consents are coordinated by a dedicated hub facilitation desk.

Talent Pipeline

On-site technical training capacity and a residential campus give tenants access to a housed, trained and retained workforce.

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.

ROUTES TO OCCUPATION AND INVESTMENT

Lease a ready-built hangar bay

For integration, avionics and maintenance operations able to work within a standard hangar envelope.

Design-and-build on a serviced plot

For airframe assembly and composite production requiring bespoke environmental control and structure.

Joint venture with the master developer

A 40% Rana Holdings equity position, with access to the existing eZELOS programme relationships and supply chain.

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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