

07

Healthcare & Medical Campus

*A multi-specialty hospital, diagnostics and occupational health service
embedded inside the manufacturing estate*

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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Healthcare & Medical Campus

The medical campus provides emergency, inpatient, outpatient and occupational health services to the hub's working and resident population, and to the surrounding Al Ghail and Ras Al Khaimah catchment.

An industrial estate of this scale generates a clinical requirement that cannot be met by referral to a distant city hospital. Round-the-clock emergency cover, trauma stabilisation, occupational health surveillance and statutory medical screening are operational necessities for the hub's tenants, not amenities.

The campus is therefore planned as a full multi-specialty facility rather than a clinic: emergency and trauma, general and specialist inpatient wards, operating theatres, intensive care, imaging and laboratory diagnostics, outpatient specialties, and a dedicated occupational health and pre-employment screening unit serving the industrial clusters directly.

Commercially, the campus is underwritten from two directions. Employer-funded insurance across a large resident workforce provides a contracted revenue base, while the wider Ras Al Khaimah catchment — currently under-served for tertiary care — provides growth. Capacity is phased against hub occupancy so that beds are not delivered ahead of demand.



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 Provision and Inclusions

INDICATIVE PROVISION

Facility type	Multi-specialty hospital and medical campus
Emergency	24/7 emergency and trauma department
Inpatient	General, specialist and critical care wards, phased
Theatres	Modular operating suite with recovery
Diagnostics	Imaging, pathology and laboratory services
Outpatient	Multi-specialty consulting and day-care
Occupational health	Screening, surveillance and fitness-to-work unit
Ambulance	On-site fleet with dedicated emergency access
Sustainability	Rooftop solar, roof gardens, treated-water reuse
Delivery	Phased against hub occupancy

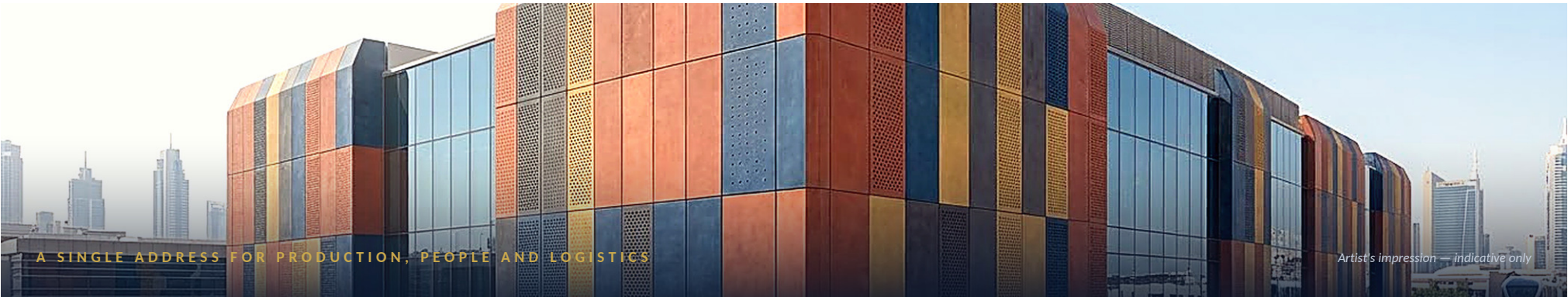
Indicative only — subject to master plan freeze, detailed design and statutory approval.



Artist's impression — indicative only

WHAT IS INCLUDED

- Dedicated emergency vehicle access and ambulance bay
- Helipad provision reserved within the master plan
- Medical gas plant, backup power and water storage
- Clinical waste segregation and treatment route
- Staff accommodation within walking distance
- Integration with tenant occupational health obligations



Artist's impression — indicative only

A SINGLE ADDRESS FOR PRODUCTION, PEOPLE AND LOGISTICS

The Occupier and Investor Proposition

Anchor Demand Within the Hub

One hundred and fifty industries, a resident population and a visitor catchment provide a captive first customer base from day one.

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.

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.

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.

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.

Fully Managed Operation

Facilities management, security, landscaping, utilities billing and common-area maintenance are delivered by the hub operator under a single service charge.

ROUTES TO OCCUPATION AND INVESTMENT

Operator management agreement

A hospital group operates the campus under a management or lease agreement; the hub retains the asset.

Clinical joint venture

Rana Holdings and a clinical partner co-own the operating company, sharing capital and clinical governance.

Specialty concession

Discrete units — imaging, dialysis, laboratory, day surgery — let to specialist operators within the campus.

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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