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Retail & Lifestyle Destination

The community heart of the hub — anchor retail, food and beverage, leisure and civic space

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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Retail & Lifestyle Destination

The retail and lifestyle destination is the social centre of the hub: a covered, climate-controlled mall with anchor and line retail, a food and beverage terrace, family leisure, and an open plaza connected to the internal transit line.

Retail here is not speculative. It serves a resident and working population housed on the same site — workforce accommodation, managed apartments, executive residences and hotel guests — before it serves any external catchment. That captive base underwrites footfall from the day the first phase opens.

The architecture is deliberately expressive. Perforated and textured facade panels, a glazed central atrium, shaded arcades, water features and planted terraces produce a destination that reads as civic rather than utilitarian, and that functions in Gulf summer conditions rather than only in winter.

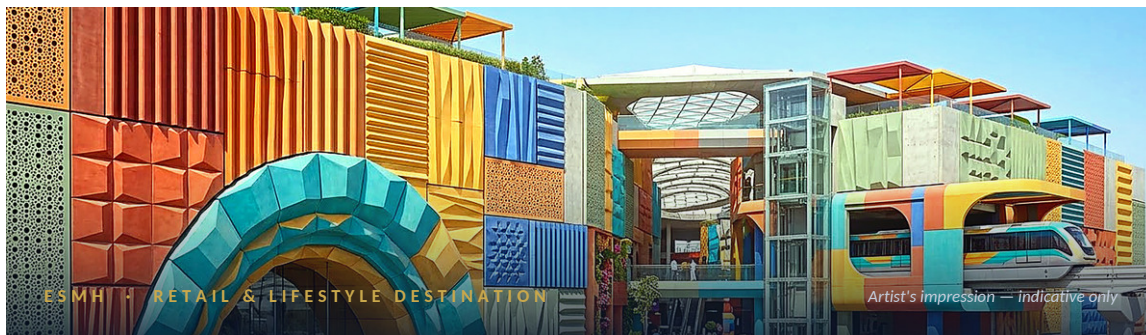
Tenancy is planned around daily need first — grocery anchor, pharmacy, clinic, banking, telecoms, remittance and services — with comparison retail, food and beverage and leisure layered above it. This sequencing produces resilient footfall rather than weekend-only peaks.



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

Format	Covered, climate-controlled community mall
Anchor	Grocery anchor with adjacent service retail
Line retail	Comparison, convenience and services
Food and beverage	Internal court and external shaded terrace
Leisure	Family entertainment and children's play
Civic	Open plaza, water feature and events space
Transit	Internal transit stop at the mall frontage
Parking	Surface and structured, with EV charging
Sustainability	Roof gardens, shaded arcades, solar canopy
Delivery	Phased against resident population

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



Artist's impression — indicative only

WHAT IS INCLUDED

- Shell-and-core units with services capped at the demise
- Landlord-provided mall air conditioning and common areas
- Loading dock, service corridor and waste management
- Marketing, events and mall management by the hub operator
- Signage rights within the mall design code
- Twenty-four hour security and CCTV



A SINGLE ADDRESS FOR PRODUCTION, PEOPLE AND LOGISTICS

Artist's impression — indicative only

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.

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.

Fully Managed Operation

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

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.

100% Foreign Ownership

Full foreign ownership of the operating company, unrestricted capital and profit repatriation, and no currency controls under the RAKEZ free-zone regime.

ROUTES TO OCCUPATION AND INVESTMENT

Retail lease

Standard turnover or base-rent lease on a shell-and-core unit.

Anchor agreement

Pre-let terms for grocery, leisure and department anchors, with input to the unit design.

Joint venture with the master developer

For operators bringing a portfolio into the hub and its future programmes.

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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