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Hospitality — Hotel & Resort

Business hotel, serviced apartments and leisure resort keys serving a permanent corporate demand base

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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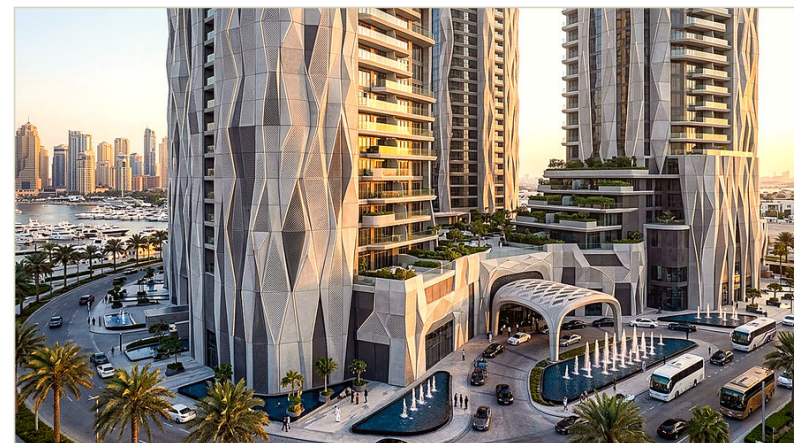
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The hospitality platform combines a business hotel and serviced apartment building serving the industrial clusters with a leisure resort component addressing the wider Ras Al Khaimah tourism market.

One hundred and fifty industries generate a continuous stream of corporate visitors: commissioning engineers, auditors, customer delegations, contractors and project teams, many staying for weeks rather than nights. That demand is structural and mid-week weighted, which is precisely the profile that makes a business hotel work.

Serviced apartments address the extended-stay segment that hotels handle badly and that industrial commissioning generates in volume. They also provide transitional accommodation for relocating executives before permanent residences are ready — a requirement every tenant will have during ramp-up.

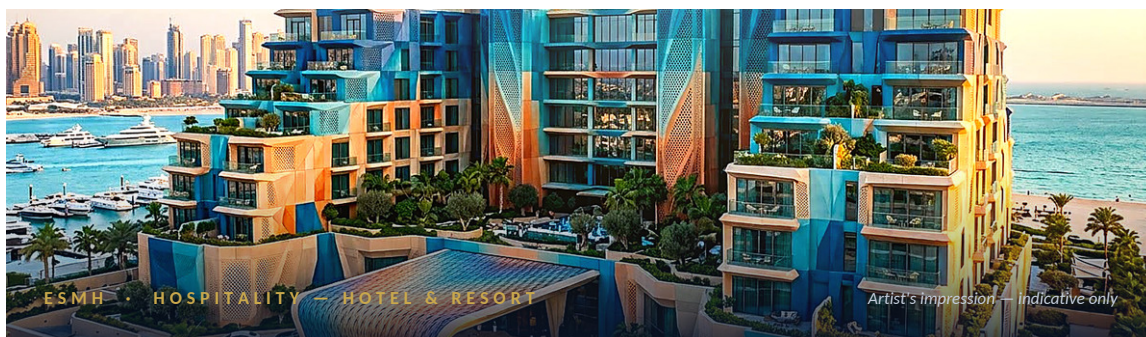
The leisure component draws on Ras Al Khaimah's established tourism proposition of coastline, mountain and desert, and on the emirate's sustained visitor growth. Weekday corporate demand and weekend leisure demand are counter-cyclical, which smooths occupancy across the week in a way that a single-purpose asset cannot.



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



Indicative Provision and Inclusions

INDICATIVE PROVISION

Business hotel	Upper-midscale to upscale, corporate specification
Serviced apartments	Studio to three-bedroom, extended stay
Resort component	Leisure keys with beach and pool amenity
Meetings	Conference, boardroom and exhibition space
Food and beverage	All-day dining, speciality and lobby lounge
Wellness	Gymnasium, spa and pool decks
Executive suites	Full-floor suites with private terraces
Transport	Airport transfer and internal transit connection
Sustainability	Solar hot water, greywater reuse, low-flow fittings
Delivery	Phased against hub occupancy and tourism demand

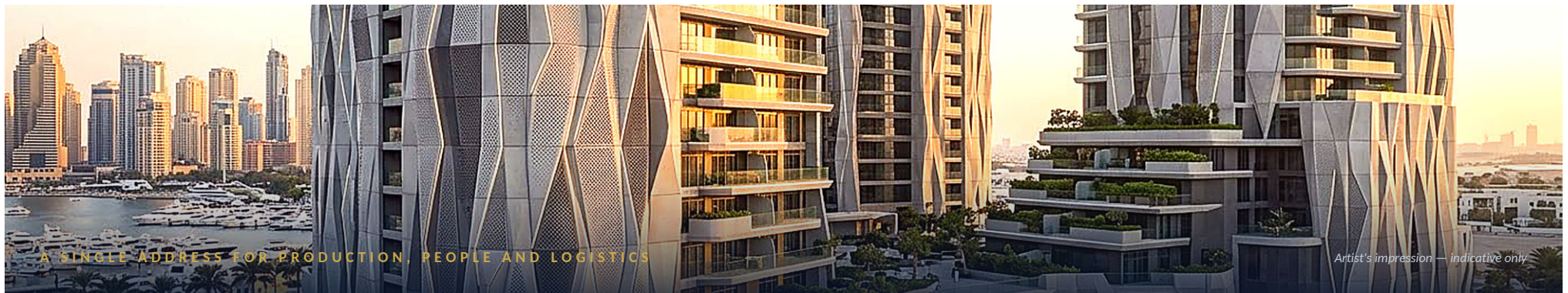
Indicative only — subject to master plan freeze, detailed design and statutory approval.



Artist's impression — indicative only

WHAT IS INCLUDED

- Turnkey or shell handover by agreement with the operator
- Back-of-house, laundry and staff accommodation provision
- Landlord-provided district cooling and utilities
- Corporate rate agreements with hub tenants
- Signage and branding rights under the hub design code
- Managed car parking and valet provision



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.

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.

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.

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.

ROUTES TO OCCUPATION AND INVESTMENT

Hotel management agreement

An international or regional brand operates under management agreement; the hub retains ownership.

Franchise and lease

Operator leases the completed asset and trades under its own brand and distribution.

Joint venture with the master developer

Shared ownership of the operating company, with Rana Holdings contributing land and development capital.

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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