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Workforce & Staff Accommodation

Compliant, dignified, managed housing for the operational workforce of one hundred and fifty industries

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)

RHL/UAE/ESMH/BR/2026/010 • 2026

Workforce & Staff Accommodation

Workforce accommodation is delivered as courtyard-planned residential blocks with shaded amenity, roof gardens, catering, recreation and clinic access — housing that meets and exceeds statutory standards rather than merely satisfying them.

Labour accommodation is the single most common point of failure in large industrial programmes in the Gulf, both operationally and reputationally. Tenants face customer ESG audits, international buyer codes of conduct and domestic enforcement, and none of these are satisfied by remote, over-occupied dormitory stock.

The hub's accommodation is planned around courtyards rather than corridors, with occupancy densities, ventilation, sanitary provision, catering and welfare space set above the statutory minimum. Roof gardens, shaded seating, sports provision and a resident welfare team are designed in from the outset.

Locating housing inside the hub removes daily bussing entirely. Workers walk or take the internal transit line to their plant, which eliminates transport cost and road risk, removes commuting fatigue from shift performance, and gives tenants direct access to the on-site clinic and training facilities.



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

Format	Courtyard-planned mid-rise residential blocks
Room types	Shared rooms at controlled occupancy density
Sanitary provision	Above statutory ratio, en-suite and shared
Catering	Central kitchen and dining halls
Welfare	Recreation rooms, prayer rooms, laundry, retail
Amenity	Courtyard gardens, roof terraces, sports facilities
Clinic	On-site clinic with hospital campus referral
Transport	Walkable to plant, internal transit connection
Sustainability	Rooftop solar, solar hot water, greywater reuse
Management	Full-time resident welfare and facilities team

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



Artist's impression — indicative only

WHAT IS INCLUDED

- Fully furnished and equipped rooms
- Utilities, cleaning and maintenance within the service charge
- Twenty-four hour security, access control and CCTV
- Catering contract or self-catering kitchens by agreement
- Documented compliance pack for tenant ESG and buyer audits
- Block or bed-count allocation to individual tenants



A SINGLE ADDRESS FOR PRODUCTION, PEOPLE AND LOGISTICS

Artist's impression — indicative only

The Occupier and Investor Proposition

Certifiable ESG Performance

Rooftop solar rights, district cooling, treated-water reuse and waste segregation are designed in, supporting Estidama and LEED submissions and customer ESG audits.

Talent Pipeline

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

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.

Fully Managed Operation

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

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.

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.

ROUTES TO OCCUPATION AND INVESTMENT

Block allocation lease

A tenant leases whole blocks or floors, allocated and managed by the hub operator.

Bed-count agreement

Flexible bed allocation scaling with your recruitment, without committing to whole buildings.

Build-to-suit

For tenants with specific occupancy, catering or welfare requirements arising from customer codes.

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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