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Residential Communities & Towers

Managed apartments and landmark residential towers for the professional and management population

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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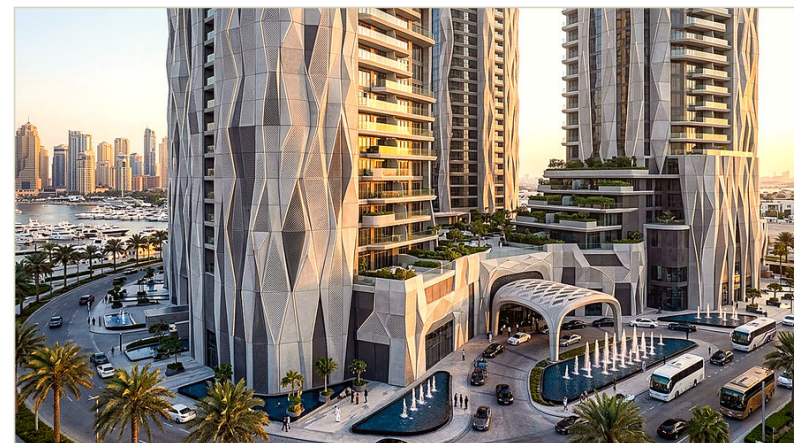
Residential Communities & Towers

Two residential products serve the hub's professional population: courtyard mid-rise apartment communities within the estate, and landmark residential towers with structured amenity and long views.

Engineers, supervisors, technical managers and their families require a housing product that neither workforce accommodation nor executive villas provide. The managed apartment communities fill that gap: one, two and three-bedroom homes arranged around landscaped courtyards, with pools, roof terraces, shaded parking and direct access to the hub's retail, schools and clinic.

The tower product addresses senior professionals and investors seeking a landmark address. Sculpted facades with solar-responsive screening, planted sky terraces, structured podium amenity and arrival courts produce a residential asset that competes with the wider Emirates market rather than only with the industrial catchment.

For tenants, housing availability is a recruitment instrument. The ability to offer a relocating engineer a completed, serviced home inside the estate — with schooling, healthcare and retail within walking distance — materially shortens hiring cycles and improves retention in a competitive regional labour market.



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

Mid-rise communities	Courtyard blocks, one to three bedrooms
Tower product	Landmark residential towers with podium amenity
Amenity	Pools, gymnasium, roof gardens, children's play
Parking	Shaded surface and structured, with EV charging
Retail	Convenience retail at ground floor
Schools	Provision reserved within the master plan
Healthcare	Hospital campus within the estate
Transport	Internal transit connection to all clusters
Sustainability	Rooftop solar, district cooling, treated-water landscape
Tenure	Lease, corporate lease, or sale where permitted

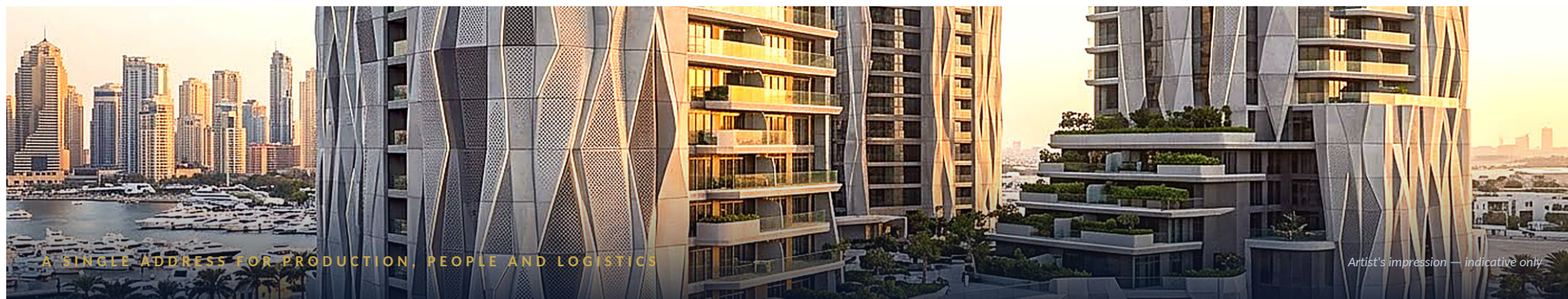
Indicative only — subject to master plan freeze, detailed design and statutory approval.



Artist's impression — indicative only

WHAT IS INCLUDED

- Handover to fitted specification with appliances
- Landlord-maintained common areas and landscape
- Twenty-four hour security and access control
- Corporate leasing packages for hub tenants
- Facilities management under a single service charge
- Furnished options for relocating staff



Artist's impression — indicative only

The Occupier and Investor Proposition

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.

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.

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.

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.

ROUTES TO OCCUPATION AND INVESTMENT

Corporate lease

A tenant takes a block of units on a corporate agreement for its relocating staff.

Individual lease

Direct residential lease to employees and residents of the hub.

Investment purchase

Acquisition of completed units where the free-zone and emirate framework permits, with hub letting management available.

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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