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Executive Villas & Grade-A Offices

Private residences and headquarters-grade workspace for the leadership of the hub's 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)

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Executive Villas & Grade-A Offices

The executive platform comprises private villas in landscaped settings and headquarters-grade office accommodation, including full-floor executive suites with private terraces and long views.

Attracting a plant to a location is one problem; attracting the people who run it is a different one. Managing directors, technical directors and their families make relocation decisions on housing quality, schooling and daily environment. The executive villa product is the hub's answer to that decision.

Villas are delivered in two settings: waterfront residences with private pool terraces, outdoor kitchens and direct beach frontage, and elevated garden residences with panoramic terraces, landscaped approach courts and generous internal volume. Both are planned for privacy, shade and year-round outdoor living rather than as scaled-up apartments.

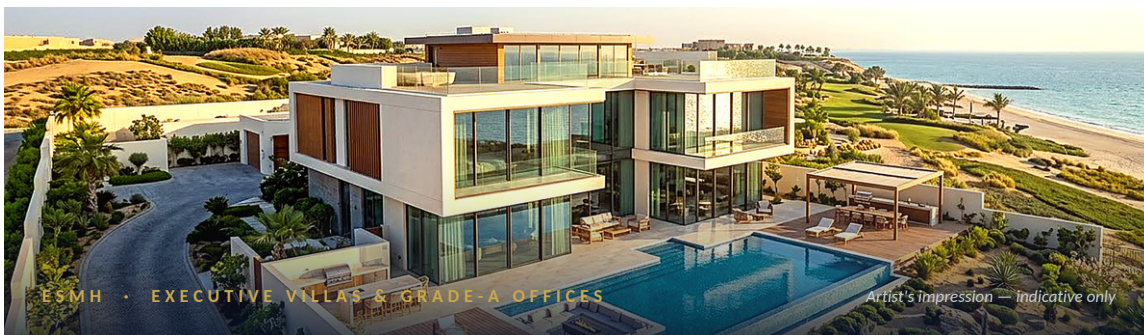
The office component provides regional and global headquarters accommodation inside the hub. Double-height reception volumes, full-floor executive suites, boardroom and client entertaining space, and floor plates that carry both corporate and technical functions allow a tenant to place its head office alongside its plant rather than in a distant business district.



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

Villa settings	Waterfront and elevated garden residences
Villa specification	Private pool, terrace, outdoor kitchen, staff quarters
Plot treatment	Walled, landscaped, privacy-planned approach
Office format	Grade-A floor plates, headquarters specification
Executive suites	Full-floor with private terrace and lounge
Reception	Double-height arrival and client entertaining volume
Parking	Private garaging and secure visitor parking
Services	District cooling, backup power, structured cabling
Sustainability	Solar-responsive facades, shaded glazing, solar hot water
Tenure	Lease, corporate lease, or sale where permitted

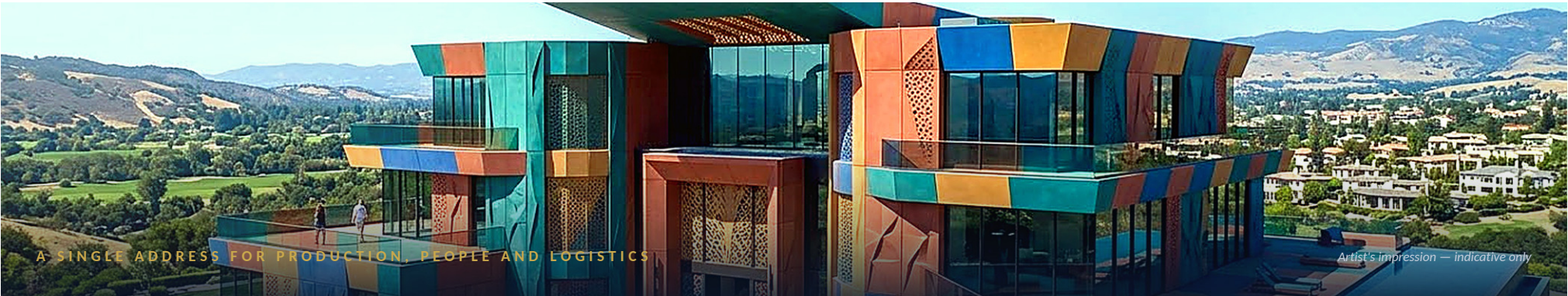
Indicative only — subject to master plan freeze, detailed design and statutory approval.



Artist's impression — indicative only

WHAT IS INCLUDED

- Handover to full finish with fitted kitchens and joinery
- Landscaped grounds maintained by the hub operator
- Private security and gated access
- Concierge and facilities management
- Furnished and serviced options for relocating executives
- Fit-out coordination for office floor plates



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.

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.

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.

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.

ROUTES TO OCCUPATION AND INVESTMENT

Corporate lease

A tenant takes villas and office floors on a single corporate agreement for its leadership team.

Individual lease

Direct lease of a villa or office suite to residents and occupiers of the hub.

Investment purchase

Acquisition where the free-zone and emirate framework permits, with hub 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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