



# Specialised Ecosystem for the Speciality Chemicals Sector



مجموعة كيزاد  
KEZAD GROUP

PART OF  
AD PORTS GROUP

# Welcome to the Speciality Chemicals Sector in KEZAD

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## The Perfect Environment for the Speciality Chemicals Sector

KEZAD Group is the UAE's largest provider of fully integrated economic zones, value-added business services and industrial real estate solutions. KEZAD Group is committed to creating competitive business ecosystems that encourage unprecedented growth. Our zones offer customised solutions, providing a comprehensive ecosystem from an interconnected network of support industries.

Businesses specialising in speciality chemicals can have access to excellent support facilities, a reliable supply of utilities within a cost-efficient and productive environment, and unmatched connectivity to global markets.

### Creating Possibilities

# Invest in Abu Dhabi



**The capital city of the United Arab Emirates**



**Most competitive utility rates in the UAE**



**Attractive investment policies and incentives**



**Most developed technology base in the UAE <sup>1</sup>**



**Abu Dhabi is the safest city in the world <sup>2</sup>**



**Abu Dhabi is the happiest city in the Arab region <sup>3</sup>**

# Sector Overview

KEZAD Group offers an interconnected network bringing together a pool of support industries, contractors, and suppliers, combining the comprehensive resources and reducing costs for the speciality chemicals sector.

Positioned at the heart of the Middle East, KEZAD Group offers businesses a comparative geographic advantage playing a significant role in the region's logistics landscape. The benefit of excellent connectivity, coupled with world-class infrastructure, provides speciality chemicals companies with an unmatched and unique edge.



Ideally located to help businesses tap into emerging markets



Low-cost and uninterrupted supply of gas, power, and water



The advantage of access to chemical feedstock



Cohesive ecosystem of port and economic zones



Development of speciality chemicals as part of industrial diversification strategy of Abu Dhabi



Availability of liquid storage facility reduces capex, optimises opex and facilitates chemical manufacturing processes

# Key Business Advantages

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## Major Operating Cost Savings

- Access to on-site natural gas feedstock at competitive rates
- Uninterrupted sweet/seawater and power supply
- Customs duty benefits on imports of raw material and capital goods for manufacturing
- Prime location facilities at the most competitive lease rates



## Unparalleled Connectivity to Global Hubs

- Easy access to key markets through two major ports, five international airports, and an upcoming rail link
- Proximity to Khalifa Port reducing transport costs
- Excellent connectivity to base chemicals raw material producers
- Nearby chemical bulk dry and liquid storage facilities



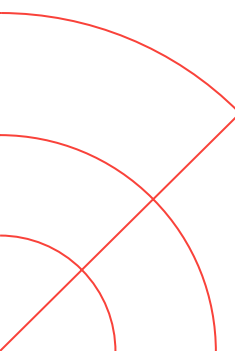
## **Flexibility in Scale of Operations**

- High-capacity utilities network and infrastructure provisioned to support businesses of all scales
- Future-ready development with provisions for expansion and integration with new projects
- Option to operate for the local and regional/global markets through Free Zone and Domestic Economic Zone facilities
- Flexibility in lease tenure and company structuring



## **Growing Community of Businesses, Zones and Amenities**

- Multiple residential, community services, leisure facilities within 10 minutes' drive
- Multiple on-site staff accommodation facilities are under various stages of planning and development
- Zoned approach with shared amenities for better planning and leaner development for clients
- Access to training, research and product development assistance from strategic partners



# Abu Dhabi's First Independent Commercial Tank Terminal

## What Arabian Chemical Terminal (ACT) AD Does:

- Handle large marine tankers and smaller feeder barges
- Break-bulk large parcels into flexi-bags, ISOs, drums and IBCs
- Storage and buffering of liquid and gaseous products in tanks and pipelines
- Intermodal transport and transfer docks with ISOs tanks to connect deep-sea container liners
- Road transport and last mile haulage with road-tankers to distribute products and connect industrial users with their plants
- Decarbonise logistics and emission free supply chains with innovative product transfer equipment and environmentally sustainable operations
- Support New Green Alternative Energies such as Hydrogen Ammonia and Methanol export and import with port infrastructure and shore to ship transfer equipment

## What ACT AD Offers:

Arabian Chemicals Terminal Abu Dhabi (ACTAD) recognises and provides service to the below types of liquid and gases bulk terminal users:

### Hub

Hub activities to aggregate GCC-produced products to further distribute towards E/W

### Industrial

Industrial activities to link production facilities in nearby industrial zones through either pipeline or road haulage

### Trading

Trading activities to support the import or export of products for domestic UAE captive market clients or global traders

### Storage

Strategic storage for defence fuel purposes and for vital products used in critical processes

### Bunkering

Fuel supply activities for ships calling at Khalifa Port and the wider region

[www.act-uae.com](http://www.act-uae.com)





# Steady and Stable Growth Within the Region



**174.8M**  
Tonnes

GCC chemicals production  
capacity 2018 <sup>1</sup>



**\$84+**  
Billion

GCC chemicals market  
revenue 2018 <sup>1</sup>



**6.6**  
Percent

GCC chemicals market  
revenue CAGR 2008-2018 <sup>1</sup>



**5.3**  
Percent

GCC chemical capacity  
growth 2009-2019 <sup>1</sup>



**14.0**  
Percent

GCC chemicals market  
revenue YOY growth 2018 <sup>1</sup>

1. GPCA

# The UAE Offers the Perfect Formula for Speciality Chemicals

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UAE chemicals market  
revenue YOY growth 2018 <sup>1</sup>



UAE chemical capacity  
growth 2009-2019 <sup>1</sup>



UAE chemicals production  
capacity 2019 <sup>1</sup>



UAE chemicals production  
capacity CAGR 2019-2029 <sup>1</sup>

# Operating at the Centre of Global Trade and Maritime Routes

**8hrs**  
Flight Time  **80%**  
Global Population Reach

**4hrs**  
Flight Time  **33%**  
Global Population Reach



Shipping routes from Abu Dhabi Ports



Flight times from the UAE

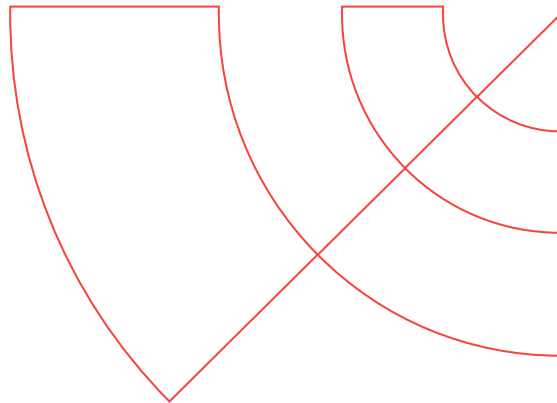
# Perfectly Located

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## **Clients in KEZAD enjoy excellent connectivity to the local, regional and global markets.**

Underpinned by a line-up of solid support industries, this ecosystem for the speciality chemicals sector is an integral part of a circular economy. From access to on-site natural gas and raw materials, proximity to bulk dry and liquid storage facilities, third-party logistics, to specialised transportation services, there is constant and continuous support throughout the investment cycle.

KEZAD hosts businesses from several sectors such as, metals, pharma, food, automotive, polymers, and energy. It ensures companies can rely on a robust network of manufacturing, trading, distribution, and recycling facilities within a cohesive and comprehensive environment.



# Our Strategic Location Offers Fast Connectivity

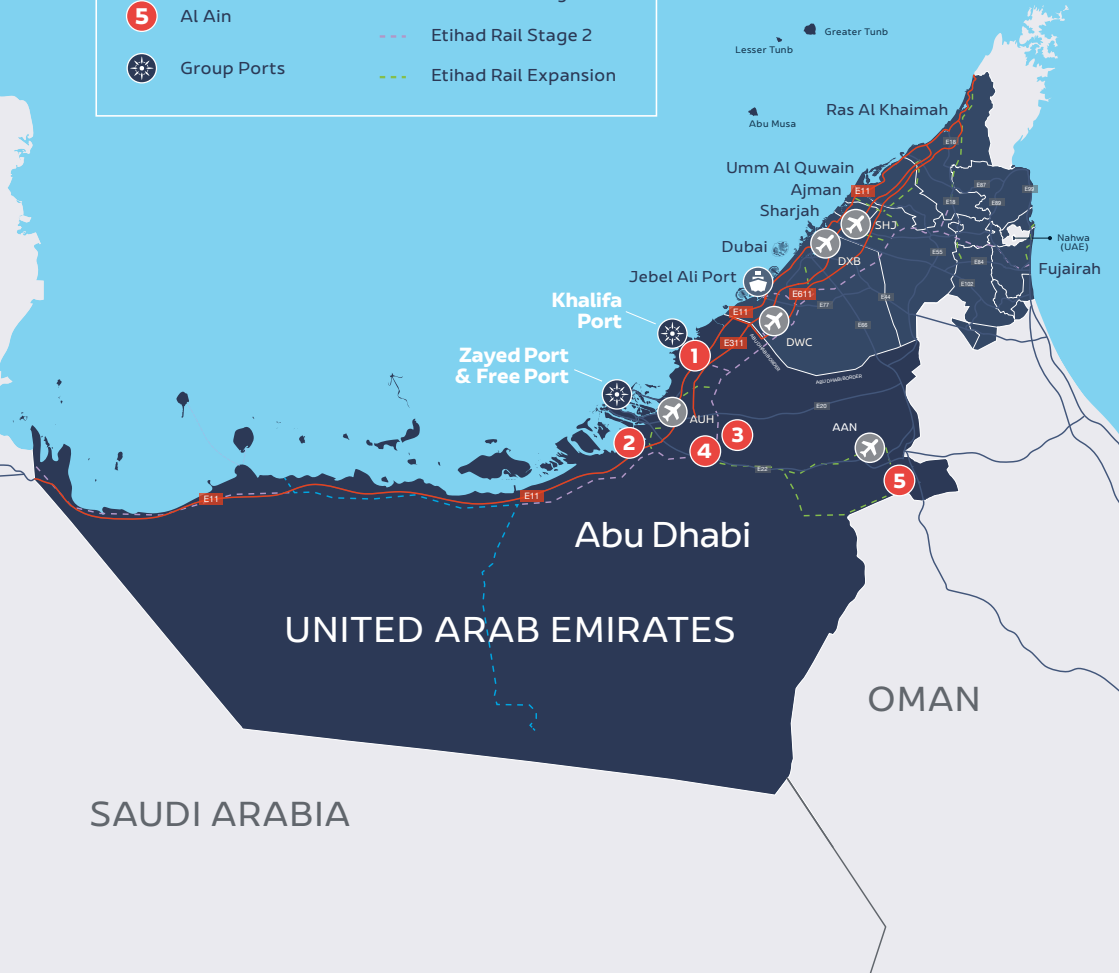
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Abu Dhabi is perfectly located at the heart of world commerce. Equidistant between London and Singapore and sitting right at the centre of the GCC region, Abu Dhabi offers easy access to other major gateway cities.



# Ideally Positioned to Serve All the Major Markets in the Middle East and Africa

1	Areas A & B		Other Ports
2	Musaffah & Rahayel		Airports
3	Al Faya		Major Roads
4	Al Haffar		Roads
5	Al Ain		Etihad Rail Stage 1
	Group Ports		Etihad Rail Stage 2
			Etihad Rail Expansion



# Access to Khalifa Port

**Strategically located halfway between Abu Dhabi and Dubai, Khalifa Port is the first semi-automated, deep-water container port in the GCC region.**

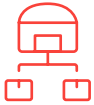
Connectivity is at the core of Khalifa Port's uniqueness. It serves over 25 shipping lines, offering global reach and direct links to major international destinations. The port is adding capacity to handle over 9 million TEUs by 2024, significantly increasing its current capacity of 2.5 million TEUs. It will also be the first port in UAE to be linked through the new Etihad Rail network, which is currently under construction.



**The port handles container cargo, general cargo, roll-on and roll-off (RoRo), liquid bulk and break-bulk cargo.**

# Business Ecosystem and Infrastructure

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## **An Infrastructure Designed to Excel**

The integrated zones provide companies with a unique value chain, made available due to proximity to raw materials with the minimum logistical effort. World-class infrastructure with turnkey amenities allows start-ups and large clients to establish and grow, with power substations, natural gas feedstock, primary water networks, and discharge systems, all available within the premises.



## **A Continuous Supply of Utilities at Competitive Rates**

KEZAD Group has a sufficient network infrastructure for power, gas, and water, ensuring a reliable and efficient supply of all necessary utilities for energy-intensive entities and downstream industries. Abu Dhabi offers the most competitive utility rates in the UAE, making it a cost-efficient location for downstream manufacturing activities in the speciality chemicals sector.





# Business Ecosystem and Infrastructure

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## **A Hybrid Model of Logistics Solutions with Provisions for Expansion**

Spread over 550 km<sup>2</sup>, KEZAD Group can accommodate industries of any scale due to the detailed master plans of the economic zones. Clients have the freedom to choose from large plots of serviced land connected by a primary and secondary road network of dual four-lane highways and dual three-lane arterial roads with provision for power, water, telecom, and sewerage services. Additionally, companies have the advantage of pre-built warehousing facilities and build-to-suit facilities that are planned and designed to suit the specific requirements of any business type and workflow.



## **Option of Free Zone and Domestic Economic Zone Facilities**

KEZAD Group offers both Free Zone and Domestic Economic Zone facilities, opening up a wide range of possibilities to suit the clients' business strategies and operations. While the Free Zone entities enjoy 100% foreign ownership and easy customs procedures, manufacturing/industrial entities in the Domestic Economic Zone enjoy duty-free trade in the GCC region.



“

KEZAD Group’s unique service offering and unparalleled connectivity, paired with our experience and state-of-the-art machinery, has no doubt contributed to ECCF’s aggressive growth plans.”

**Ghassan Saqqa**  
Founder & CEO, Emirates Calcium Carbonate Factory

# Master Planned to Serve the Speciality Chemicals Industry

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**KEZAD Group offers a wide range of business solutions suitable for all types of business activities, such as manufacturing, logistics, trade and distribution.**



## Warehouses

KEZAD Logistics Park includes standard warehouses, logistics warehouses, light industrial units and flex units suitable for a range of activities.

**Scan the QR code to learn more.**



## Serviced Land Plots

Applicants may opt for a Preliminary Agreement allowing time to complete the required conditions precedent or move on to signing the final agreement, for which, KEZAD Group has developed a bankable instrument that enhances access to third-party finance and investment.

**Scan the QR code to learn more.**



## Build-to-Suit

Each business is unique and has its own operational requirements. KEZAD Group's Build-to-Suit developments are unique in that they provide a streamlined collaborative process that draws upon the breadth and depth of our experience in developing industrial and logistics real estate.

**Scan the QR code to learn more.**



# Reach Wider Global Markets with the Right Support

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**Developing One of the Largest Industrial and Logistics Ecosystems in the World**

## KEZAD Communities

KEZAD Communities Development and Services Company has been exclusively established to reimagine staff accommodation, and enhance the quality of life of its employees. Employee wellbeing drives business productivity and performance.

**Scan the QR code to learn more.**



## Free Zone and Business Start-up

Get incredible business set-up benefits at the most competitive rates. Our annual packages offer businesses the flexibility they need. Smartly priced to empower SMEs, start-ups and entrepreneurs within the region, our packages are perfect for short-term and long-term plans.

**Scan the QR code to learn more.**



## Josoor

Josoor is a programme featuring a digital platform and networking opportunities where you can connect with more than 1,750 companies. In Arabic, Josoor means 'Bridges', which you can build within your community by sharing services and products to benefit each other.

**Scan the QR code to learn more.**



**At KEZAD Group,  
We're Here to Listen,  
Support and Deliver.**

**Creating Possibilities**

**Scan the QR Code to Visit Our  
Website to Find Out More**



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