

Aviation District

A development by





THE MEASA REGION

A CONVERGENCE OF OPPORTUNITY

The last decade has seen the global economy shift towards new and emerging markets. A growing middle-class in the Middle East, Africa and South Asia (MEASA) is an untapped resource with a GDP upwards of \$8.1 trillion across all industries – a fair amount by any imagination.

KEY INDICATORS:

- A projected GDP of \$12.8 trillion by 2023.
- The second fastest growing market, globally, comprising 23% of the world's population.
- Relatively young market with at least 50% under 25 years old.

Increasing demand for goods in the emerging markets requires the creation of new trade and distribution channels.



DUBAI

STRATEGICALLY
POSITIONED TO
CONNECT YOUR
BUSINESS TO
THE WORLD

Dubai's strategic geographical location has seen the city become a hub for trade and logistics to important markets such as Europe, Africa, India and China. Its proximity to other major cities and accessibility to the world's busiest airports and seaports makes it the transport and logistics gateway to the globe and a key player in international trade.

KEY INDICATORS:

2015 proved to be a record year for aerospace investment in Dubai, which finished second in the Aerospace Cities of the Future 2016/2017 ranking.

Twenty-six inward investment projects were recorded in the aerospace sector between 2011 and 2015, with projects, jobs and capital investment all peaking in 2015.

Dubai ranked 2nd in terms of connectivity and FDI performance out of ten other major cities for aerospace activities.

DUBAI SOUTH

THE CITY OF PROGRESSIVE AVIATION



Dubai South's world-class, integrated aviation and aerospace ecosystem is designed to serve the holistic needs of both the aforesaid industries and related sectors. The hub enjoys a powerful synergy with the adjacent Al Maktoum International Airport – which is to become the world's largest airport upon completion, with capacity to fly more than 220 million passengers and 12 million tons of cargo per year.

Its close proximity to the Jebel Ali Seaport, empowers businesses with seamless airside and landside access. Dubai South moves sea-to-air cargo more quickly, efficiently, and cost-effectively than any other place in the world.

Also enriching the aviation ecosystem is a VIP Terminal which caters to the exclusive needs of business travelers, VIPs and dignitaries. The hub also has complementary, well-defined zones for associated sectors such as hospitality, industry-affiliated education, R&D and mixed-use development.



THE AVIATION DISTRICT

A CATALYST TO SPUR GROWTH IN DUBAI'S AVIATION SECTOR

The Aviation District is a key contributor to the aviation sector in Dubai through its asset mix, aeronautical infrastructure and product offerings. It also represents a key value proposition as a regional gateway and aviation hub for the MEASA region. More significantly, the completion of the Al Maktoum International Airport will increase the value of the Aviation District for both aeronautical and non-aeronautical property. It will also bring major investment and job opportunities for skilled workers.

The Aviation District provides opportunities to a wide range of business segments that cover the entire aviation supply chain, general aviation, maintenance, repair and overhaul, and education and training.

A variety of favourable factors ensure the future sustainability and viability of the Aviation District.

CONDUCTIVE OPERATING ENVIRONMENT

- A fully integrated logistics platform that seamlessly links land, air and sea trade.
- A free zone with 100% foreign ownership, with provisions for a number of licensed categories.
- Simplified business channels due to Dubai South's direct engagement with relevant authorities such as the Department of Civil Aviation Authority, local municipalities, customs, immigration and police authorities.
- Dedicated plots with aprons and readily available infrastructure for Code C and Code F aircraft.
- Airside and landside access allowing direct and efficient movement of goods and services.

INTELLIGENTLY DESIGNED AVIATION ECOSYSTEM

AIRSIDE FACILITIES

Airside development that includes facilities for aircraft maintenance, repair, overhaul, painting, completion and parking, and all other aviation-related facilities are available on Code F and C plots.

EDUCATION, TRAINING AND R&D

The education cluster will bring together programs from leading education and training institutes and form a comprehensive campus. Working in collaboration with such institutions, this zone will also include a unique diagnostic and engineering centre which will be a source of innovation for the industry.

AIRSIDE FREE ZONE

A custom-bonded free zone, this area will have direct access to airside, and will host Tier 1 to Tier 3 aviation-related businesses.

EXHIBITION CENTRE DUBAI AIRSHOW

A dedicated exhibition zone which is the permanent home of the Dubai Airshow. The exhibition space features a large static park and will be a platform to showcase exciting industry advancements.

VIP TERMINAL

A dedicated general aviation terminal offering premium services to business aviation clients.

WAREHOUSE / LIGHT INDUSTRY

This area will attract aviation related industries which need to be located within close proximity to airside and the aerospace supply chain.

EMIRATES FLIGHT ACADEMY

The largest academy of its kind in the region, the Emirates Flight Academy will train students to meet the demand for talent within the regional and international aviation markets.

COMMERCIAL

A state-of-the-art zone for commercial development and features office spaces for aviation and related businesses.

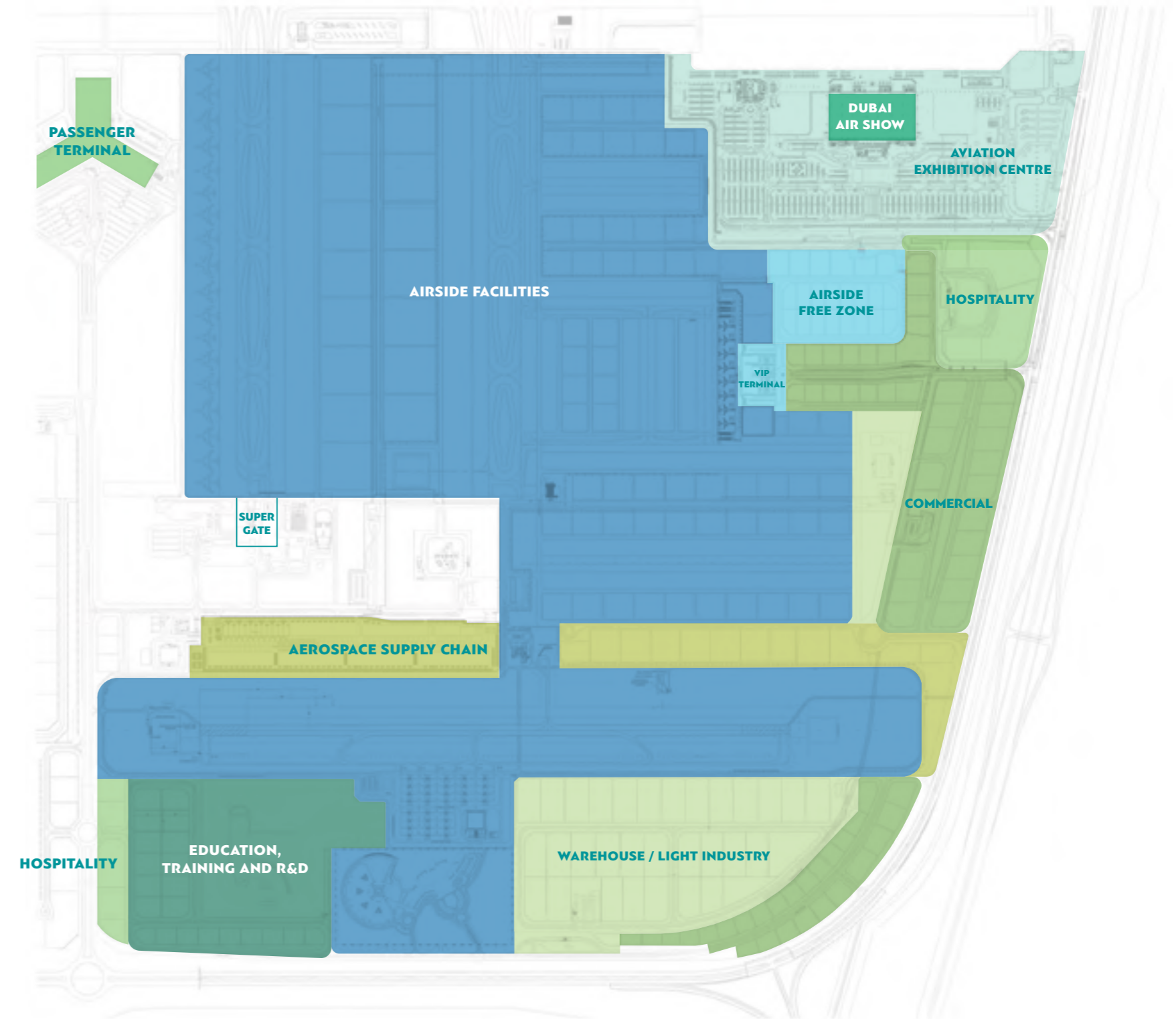
HOSPITALITY

Exclusive 3 to 5 star hospitality and leisure amenities to facilitate business operations at the Aviation District. With services such as hotels, restaurants and fitness clubs, the hospitality zone will accommodate the unique needs of pilots, crew and support staff.

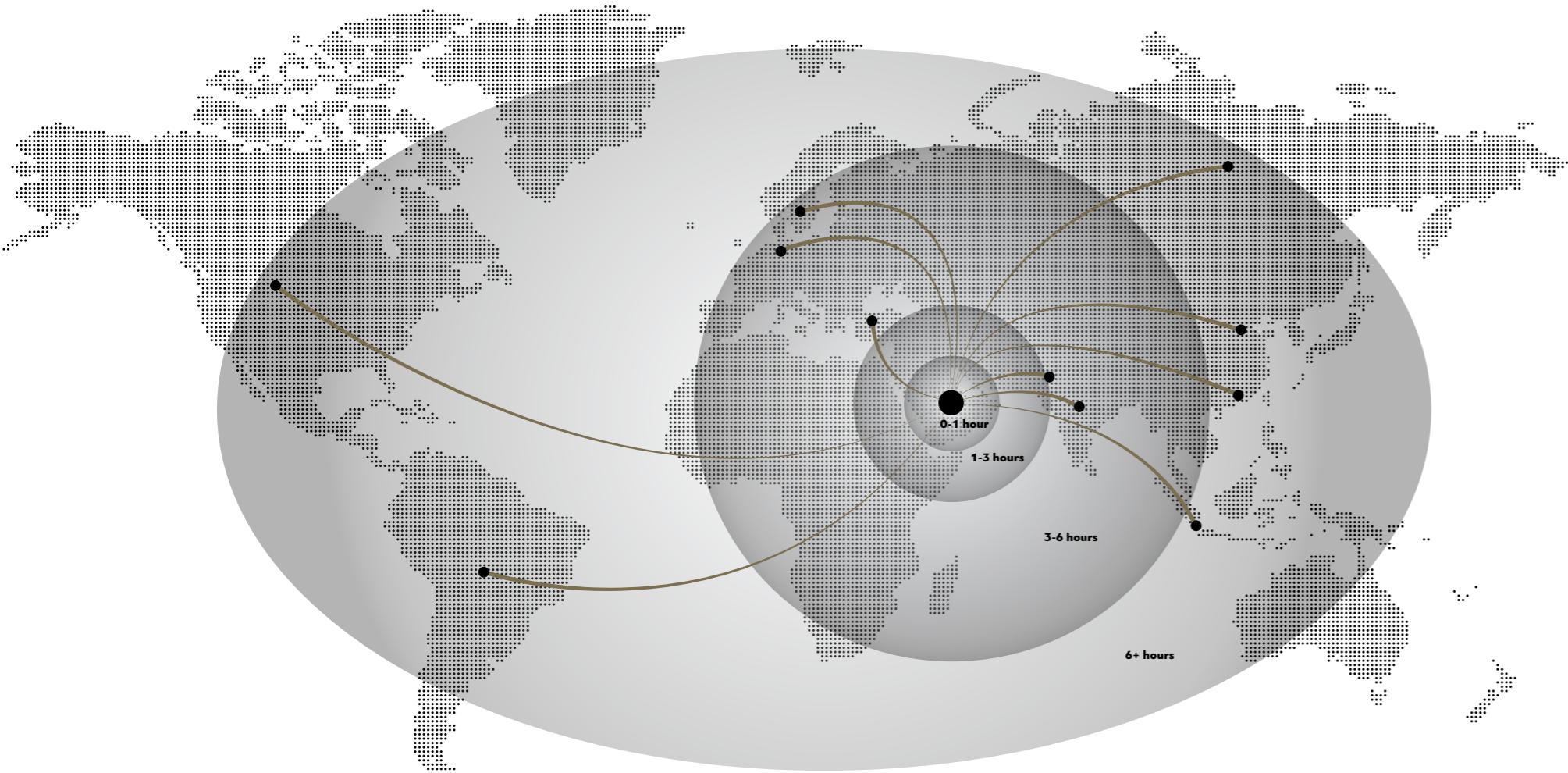
AEROSPACE SUPPLY CHAIN

A landside facility featuring a multi-purpose building for tenants that are a part of the aerospace supply chain. Catering specifically to small and medium enterprises in the global MRO sector, the buildings will contain front offices and workshop facilities.

Development of phase 2 will commence in 2017. An additional facility with smaller units for distribution and warehousing of aircraft spares, rotatables activity and materials storage will supplement the initial two phases.

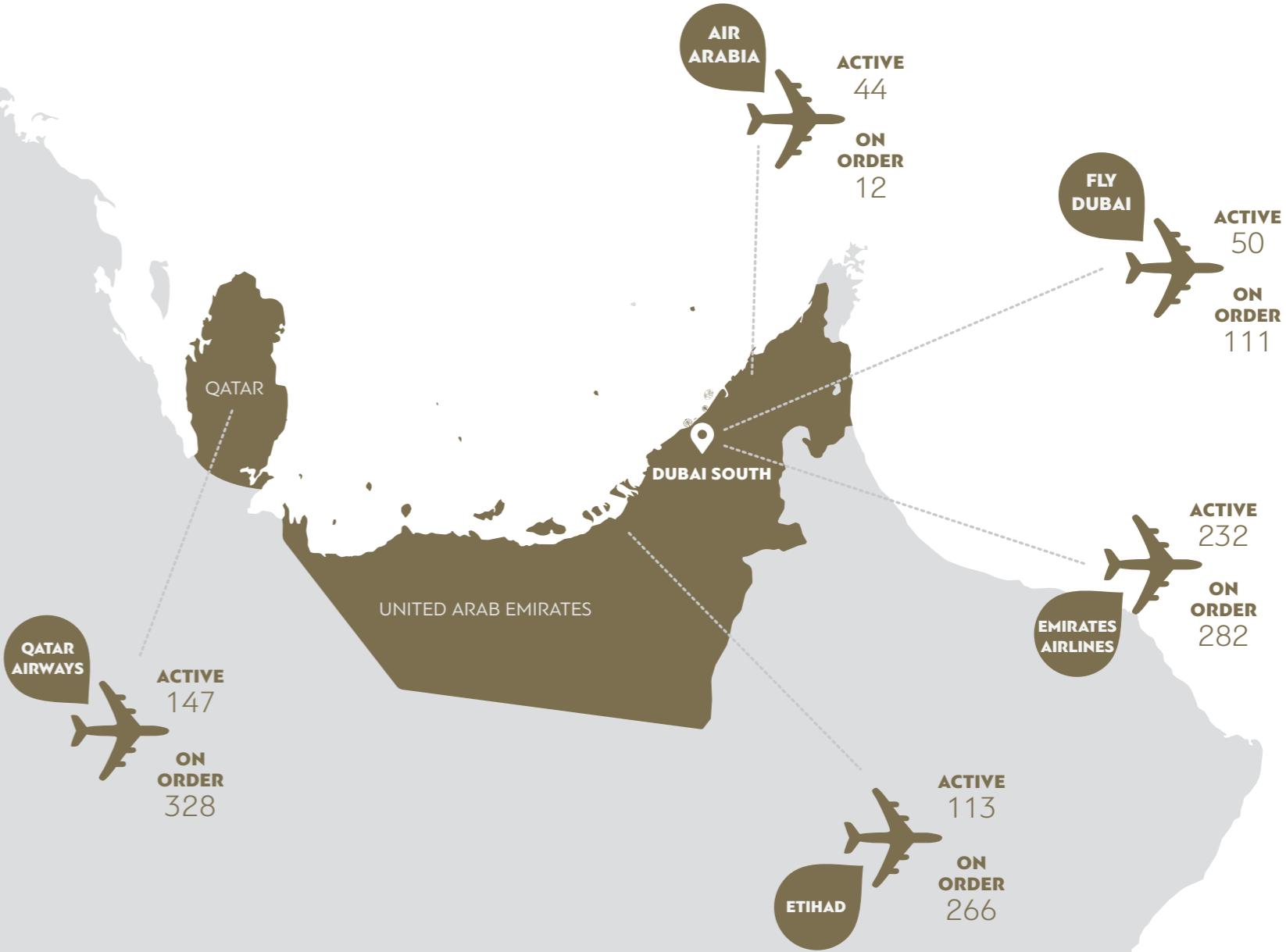


FLIGHT TIME DURATION

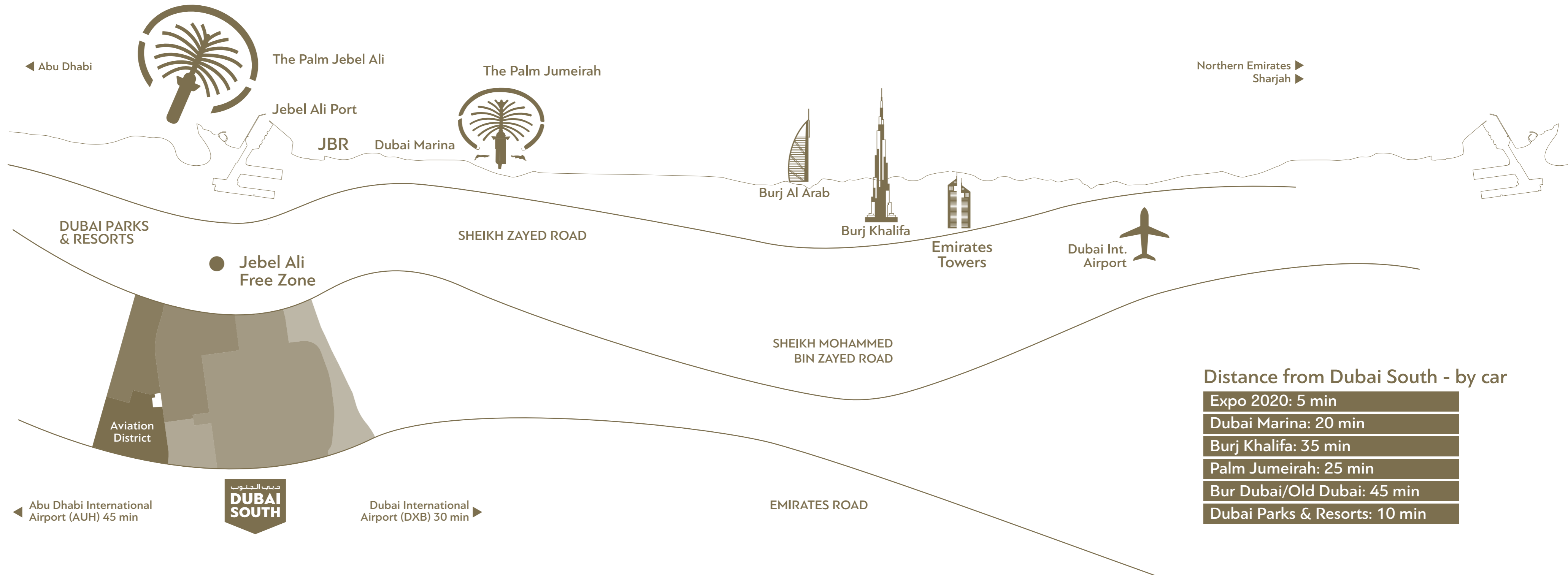


Over 100 airlines connect Dubai to more than 240 destinations globally

ACCESS TO THE WORLD'S
FASTEST GROWING MARKET



* Numbers reflected on map may change at any time.





VIP

TERMINAL

مبنى الطيران الخاص

Significant developments have taken place at Dubai South that continue to define the Aviation District's future as the location for aerospace and aviation related activities in MEASA. Dubai South has established a holistic business aviation ecosystem with the VIP Terminal, dedicated VIP catering, fuel facilities and MRO, enabling support services to form an integrated value chain for the business aviation segment.





DETAILS OF THE FACILITY

- Fully operational in 2016, the VIP Terminal acts as a prestigious front door to Dubai, offering bespoke services and seamless connectivity.
- With a footprint of over 5,600 m², this state-of-the-art terminal building will be home to world-class fixed-base operators (FBOs).
- Key stakeholders – Dubai Police, Customs and Immigration authorities – on site 24/7, providing security and operational efficiency.
- Supporting assets in a centralised location (MRO, hangar, fuel and VIP catering).

AEROSPACE SUPPLY CHAIN

This landside facility features a multi-purpose building for tenants that are a part of the aerospace supply chain. Catering specifically to small and medium enterprises in the global MRO sector, the buildings will comprise of front offices and workshop facilities. Phase 1 is ready for occupancy including major Tier-1 clients and OEMs providing a range of MRO services in the Middle East.

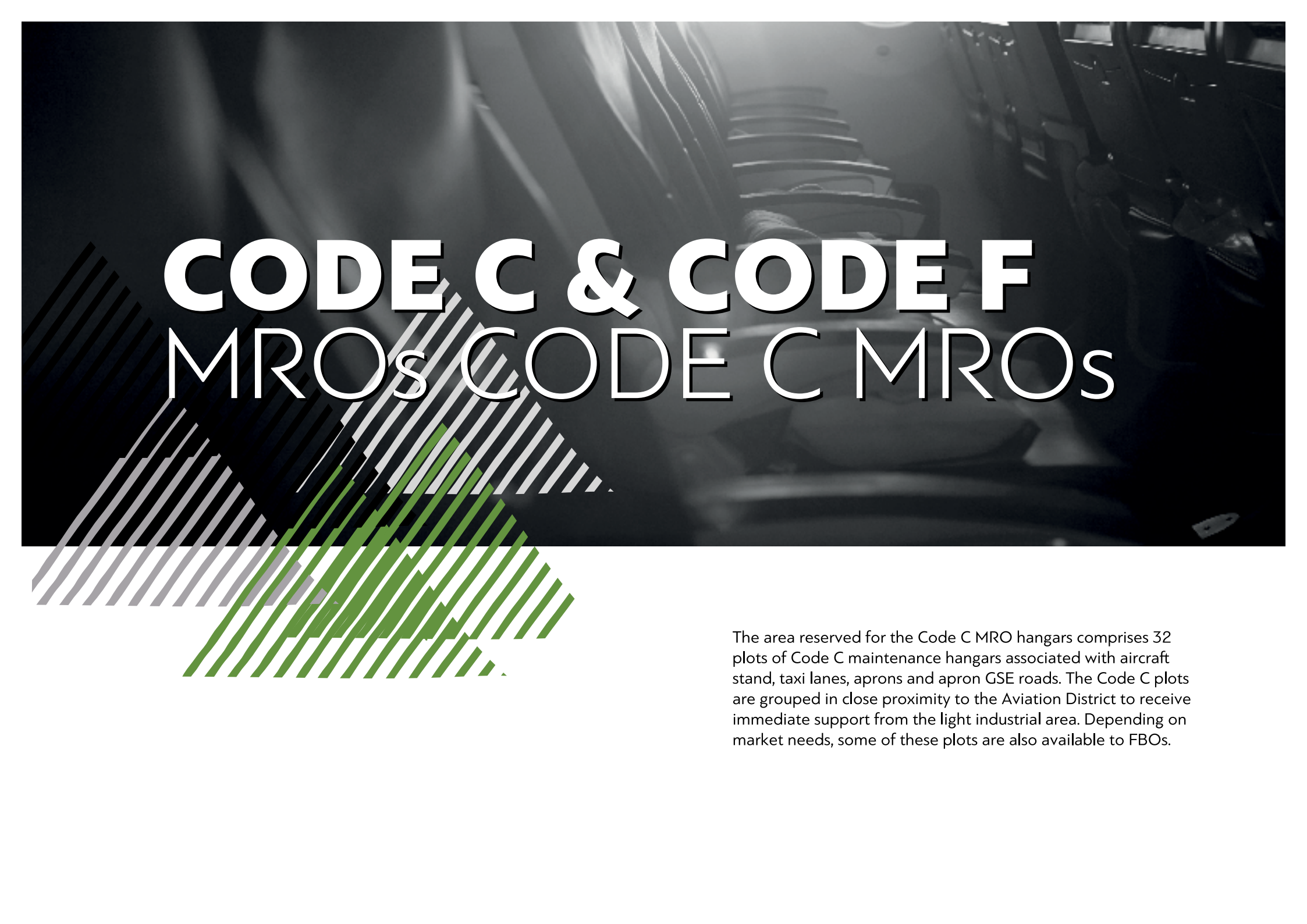
Phase 2 is expected to commence in 2017. An additional facility with smaller units for distribution and warehousing of aircraft spares, rotables activity and materials storage will supplement the initial two phases.





MORE DETAILS

- A facility for eight semi-independent warehouses with office space in the Aerospace Supply Chain area.
- First complex with a footprint of approximately 9,000 m² was completed in Q4 2016.
- Options for tenants to take up a minimum of a single unit with a size of approximately 750 m², or up to a maximum of 9,000 m² i.e. one whole facility.



CODE C & CODE F

MROs CODE C MROs

The area reserved for the Code C MRO hangars comprises 32 plots of Code C maintenance hangars associated with aircraft stand, taxi lanes, aprons and apron GSE roads. The Code C plots are grouped in close proximity to the Aviation District to receive immediate support from the light industrial area. Depending on market needs, some of these plots are also available to FBOs.

CODE F MROs

The airside development at the Aviation District facilitates all types of general aviation activities such as Code F MRO hangars, paint shops and completion centres. All the hangar plots are located airside and are arranged along the western border of the general aviation area in close proximity to the third party cargo terminals and the Aviation District light industrial area.

The hangar plots and associated aprons are mainly dedicated to maintenance and repair activities of MRO operators. Each hangar can accommodate one Code F aircraft and/or a combination of other aircrafts.

ASSOCIATED MAINTENANCE WORKSHOPS INCLUDE

- › Workshop area
- › Technical office area
- › Main stores area

These hangars are assigned a plot area of 145 m x 166.75 m. The maximum plot coverage is 85%. Moreover, the plots are laterally separated by a distance of 5 m from the apron GSE road, which runs in front of the hangars.

P A R K

I N G

H A N G

A R S



The Aviation District will soon have temperature controlled parking hangars to complement the services provided by the FBOs, making it a complete, dynamic and preferred business aviation destination.

FBO operators are given the opportunity to grow their business to meet the potential demand in the future.

- The parking hangars will be built on Code C plots.
- The hangars will be able to accommodate up to 3 Code C aircrafts of BBJ type and/or a combination of smaller aircrafts.

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