

BizFlow™

PROPERTY ASSESSMENT CONSULTANCY

PHASE 1 — EXECUTIVE SUMMARY

ADNH Catering

Al Quoz Central Kitchen Facility — Property Assessment

● **YELLOW — Medium Risk**

⚠ **PROCEED WITH CONDITIONS**

CLIENT

ADNH Catering (Abu Dhabi National Hotels)

PROPERTY

Plot 327-1156, Al Quoz Industrial Area 3

ASSESSMENT DATE

February 15, 2026

REFERENCE

2026-02-15-327-1156

TOTAL INVESTMENT

AED 57,000,000

VALIDITY

90 days (until May 15, 2026)



Sample Report Notice: This is a demonstration report using fictional property details to showcase BizFlow™ assessment methodology and report structure. All data are realistic estimates based on typical Dubai commercial properties but have not been verified with actual authorities. For your actual property assessment, [request a custom report](#).

EXECUTIVE OVERVIEW

Assessment Summary

High-level findings and board-ready recommendation

The Al Quoz Industrial Area 3 property is suitable for ADNH Catering's central kitchen operations (targeting 500-800 meals/day capacity) with manageable compliance requirements across all five regulatory authorities. Primary concerns include planned Dubai Metro Red Line extension (2029, 500m proximity) creating rezoning pressure toward Transit-Oriented Development, required DEWA electrical infrastructure upgrade (AED 2M investment), and a statistically-derived **35% probability of industrial-to-mixed-use rezoning** over the 20-year investment horizon.

Despite these medium-level risks, the property's Light Industrial (Industrial-3) zoning classification, established food production permit framework, and strategic location supporting ADNH's 11 million meals/month UAE-wide operations make it a **viable acquisition with appropriate risk mitigation conditions**.

35%

20-Year Rezoning Probability

AED 2.4M

First-Year Compliance Cost

500m

Metro Station Proximity (2029)

7-8 yr

Projected Payback Period

SECTION 1

Property Profile

Location, zoning, and development specifications

Location & Identification

Full Address	Plot 327-1156, Street 17B, Al Quoz Industrial Area 3, Dubai, UAE
Plot Number	327-1156
Makani Number	2584216352
GPS Coordinates	25.1234°N, 55.2345°E
Current Zoning	Light Industrial (Industrial-3) — Food production permitted
Plot Size	5,000 sq.m

Intended Development

Planned Use	Commercial central kitchen for hotel catering operations. Facility will prepare 500-800 meals daily for ADNH Catering's hospitality properties across Dubai and Abu Dhabi, supporting the company's current 11M meals/month UAE-wide production capacity.
Purchase Target	Q2 2026 (May 2026)
Construction	Q3-Q4 2026 (6 months fit-out)
Operations Launch	Q1 2027 (January 2027)
Total Investment	AED 57,000,000 (AED 45M purchase + AED 12M development)
Building Specs	15,000 sq.m GFA, 2 floors, 12m height
Operations Scale	150 employees (120 production, 30 admin), 500-800 meals/day baseline (expandable to 1,200), 50 daily deliveries

SECTION 2

Regulatory Compliance Analysis

Assessment across five Dubai regulatory authorities

2
Compliant
DM Zoning, RTA Parking

3
Review Required
ESMA, Civil Defence, DEWA

0
Non-Compliant
No blockers identified

AUTHORITY	REQUIREMENT	STATUS	DETAILS
Dubai Municipality	Industrial zoning classification	✓ Compliant	I-3 zoning permits food production. NOC: 4-6 weeks, AED 10K-20K. Building Code 2020 Section 4.3 compliance required (ventilation, waterproofing, 3.5m ceiling).
ESMA (Food Safety)	HACCP certification	⚠ Review Required	HACCP mandatory for >100 meals/day. Timeline: 8-12 weeks. First-year: AED 90K (consultant AED 30K, training AED 15K, inspections AED 12K). Annual: AED 62.5K. NSF-certified equipment required (~20% premium).
Dubai Civil Defence	Fire safety, emergency access	⚠ Conditional	Wet chemical suppression required (Class K fire risk). Cost: AED 150K-250K. Annual inspection: AED 3K. 2-hour fire-rated walls between kitchen and storage. Emergency access compliant (6m road width).
RTA	Parking & traffic impact	✓ Compliant	350 spaces required, 380 available (surplus). 250 daily trips (below 500-trip TIS threshold). No Traffic Impact Study needed, saving AED 30K-50K.
DEWA	Electrical load, water supply	⚠ Review Required	Critical: Existing 1.2 MVA insufficient. Required: 2.0 MVA. Upgrade: AED 1.8M-2.2M + 4-6 months. Water: 640,000 L/day peak. Grease trap: AED 75K.

First-Year Compliance Cost

AED 2.4M–2.8M

DEWA upgrade dominates (AED 1.8M-2.2M)

Annual Recurring Cost

AED 80K–95K

ESMA renewals, inspections, DEWA tariff

SECTION 3

Dubai 2040 Master Plan Impact

Rezoning risk, infrastructure projects, and 20-year outlook

Current Zoning Status

Designation: Light Industrial (Industrial-3) within Al Quoz Industrial Area 3
Permitted Uses: Food production, light manufacturing, warehousing, logistics
2040 Vision: Al Quoz designated as transitional "Creative & Industrial District" — gradual shift from pure industrial to mixed-use creative economy over 15-20 years

Planned Infrastructure Changes (2025-2045)

TIMEFRAME	PROJECT	IMPACT	EFFECT ON PROPERTY
2025-2027	SMB Zayed Road widening (Phase 1)	<div><div></div>Medium</div>	8-month construction disruption. Long-term: improved access, -15% delivery times. May delay Q1 2027 launch by 2-3 months.
2028-2030	Dubai Metro Red Line Extension to Al Quoz	<div><div></div>High</div>	Critical Risk: Station 500m from property. TOD rezoning within 800m radius. 65% of industrial properties near metro rezoned within 5 years. If rezoned: AED 20-30M conversion cost.
2031-2035	Al Khail Road interchange upgrades	<div><div></div>Low</div>	Minor traffic improvements, no property impact.
2036-2040	Phase-out of heavy industrial (I-1) in Al Quoz	<div><div></div>Low</div>	Does not affect I-3 properties. Food production explicitly retained in Dubai 2040 food security strategy.
2041-2045	Al Quoz Creative District full build-out	<div><div></div>Medium</div>	Residential encroachment may create noise/delivery conflicts. Exit strategy recommended for 2040-2045.

Rezoning Risk Assessment

35%

20-Year Rezoning Probability

Medium Risk (15-45% range)

Calculation: Base probability (12% historical) + Metro proximity multiplier (+23%) - Food security protection (-5%) = **30-40%**
(point estimate: 35%)

Key Drivers:

- Metro proximity (500m)** — Strongest driver, 65% of probability increase
- Creative district pressure** — Art galleries, studios creating gentrification precedent
- TOD policy** — Dubai 2040 mandates mixed-use within 400-800m metro radius
- Countervailing:** Dubai food security strategy protects food infrastructure

SECTION 4

Infrastructure Risk Analysis

Metro, roads, utilities, and telecommunications assessment

Element	Current Status	20-Year Outlook	Risk
Dubai Metro	Red Line ends at UAE Exchange (8km away)	Station 500m from property (Q4 2029). TOD rezoning likely Q1 2030. +40% land value.	<div></div> High
SMB Zayed Road	6 lanes, moderate congestion	8 lanes by Q4 2027. 26-month construction. Post: -15% delivery times, +20% property value.	<div></div> Medium
Al Khail Road	Adequate capacity	Interchange upgrades 2031-2035. No direct impact.	<div></div> Low
DEWA Grid	1.2 MVA (insufficient)	Upgrade to 2.0 MVA required. AED 1.8M-2.2M. 4-6 months.	<div></div> High
Telecom	Etisalat 1Gbps, Du 500Mbps fiber	Stable. 5G coverage active. Exceeds requirements.	<div></div> Low

Infrastructure Risk Summary

2 High Risks: Metro-driven rezoning, DEWA grid capacity • 1 Medium Risk: Road widening disruption • 2 Low Risks: Al Khail Road, telecom

Aggregate Risk Level: Medium (High risks are mitigable with conditions)

SECTION 5

Key Findings & Recommendations

Critical risks, mitigation strategies, and location advantages

Compliance Summary

✓ Compliant	Zoning & Land Use — Industrial-3 zoning permits food production without variance
⚠ Review	Regulatory Readiness — 8-12 weeks for ESMA HACCP certification; must begin immediately post-purchase
🔴 Critical	Infrastructure Gap — DEWA 2.0 MVA upgrade (AED 2M, 4-6 months) required before operations
🟡 Medium	Future Viability — Medium-term secure (10 years), long-term uncertain (metro impact 2029+)

Critical Risks (Top 3)

1. Metro-Driven Rezoning (2029-2035)

HIGH (65%)

Dubai Metro Red Line extension (station 500m, opens Q4 2029) triggers TOD rezoning pressure. 65% of industrial properties near metro stations rezoned within 5 years. If rezoned: AED 20-30M conversion cost or forced sale.

Mitigation Strategies:

- **Rezoning protection clause** in purchase agreement: Seller refunds AED 20M if industrial use prohibited within 10 years
- **5-year lease-back option**: Right to sell back at 110% purchase price if metro station opens <600m
- **Adaptive reuse design**: Building designed for easy conversion (removable equipment, flexible floor plan)
- **Early exit strategy**: Plan to sell 2030-2032 before rezoning formalizes

2. DEWA Electrical Infrastructure Upgrade

CERTAIN (100%)

Existing 1.2 MVA insufficient. Required: 2.0 MVA (ovens 800kW, cold storage 400kW, HVAC 600kW). Capital cost AED 1.8M-2.2M, timeline 4-6 months. Delay = AED 2-3M revenue loss.

Mitigation Strategies:

- **Concurrent application**: Submit DEWA upgrade with purchase agreement (6-month buffer)
- **Expedited review**: AED 50K priority fee reduces timeline to 3 months
- **Contingency clause**: Purchase contingent on DEWA approval
- **Backup generators**: AED 200K rental as 3-month contingency

3. ESMA HACCP Certification Timeline

CERTAIN (100%)

HACCP mandatory for >100 meals/day. Process: consultant (AED 30K) + HACCP plan (3-4 wks) + training (AED 15K, 2-3 wks) + inspection (1 wk) + issuance (1-2 wks) = 8-12 weeks total.

Mitigation Strategies:

- **Pre-purchase consultant**: Engage during due diligence period
- **Parallel training**: Train 30 employees during Q4 2026 fit-out
- **Pre-opening inspection**: Schedule for December 2026
- **Contingency staffing**: AED 50K for temporary HACCP-certified supervisors

Opportunities (Location Advantages)

- ✓ **Strategic Positioning for ADNHI's UAE Network**

Al Quoz provides 30-minute delivery radius to 80% of ADN H's Dubai hospitality properties. **20% logistics cost savings** vs. alternative Jebel Ali location (AED 1.2M annual savings).

✔ **Industrial-3 Zoning Stability (Short-Medium Term)**

Only 12% of I-3 properties rezoned since 2000 (vs. 35% I-1). Dubai 2040 food security strategy explicitly protects food production. **10-year operating certainty** sufficient for 7-8 year payback.

✔ **Expansion Capacity**

5,000 sq.m plot allows vertical expansion (add 3rd floor for +50% capacity). Building permit allows up to 18m (current 12m). Supports ADN H's growth from 11M to 16M meals/month by 2030.

SECTION 6

Board Recommendation

Formal recommendation with conditions for ADNH Catering board approval



PROCEED WITH CONDITIONS

Medium Risk — 5 Conditions Required

The Al Quoz Industrial Area 3 property presents a **viable but risk-managed investment opportunity**. The property satisfies ADNH's core requirements: (1) Light Industrial zoning permitting food production, (2) strategic location enabling 30-minute delivery to 80% of Dubai properties, (3) sufficient scale for 500-800 meals/day with expansion to 1,200, and (4) compliance pathway across all five regulatory authorities.

The **Medium Risk rating** reflects two critical concerns: (1) **Metro-driven rezoning risk** (65% probability by 2035, potentially prohibiting industrial operations), and (2) **DEWA infrastructure gap** (AED 2M upgrade, 4-6 month timeline). The short-to-medium-term investment case (10 years) remains strong with 12% historical I-3 rezoning rate and Dubai 2040 food security protections.

The five conditions below collectively reduce worst-case loss exposure from **AED 20M to AED 5M** while preserving full upside potential.

Conditions

1

Rezoning Protection Clause in Purchase Agreement

Requirement: Seller provides written guarantee — if Dubai Municipality rezones property to prohibit industrial/food production within 10 years (before Feb 2036), seller refunds AED 20M.

Mechanism: Escrow account holding AED 20M for 10 years, released to seller in 2036 if no rezoning.

Rationale: Transfers rezoning risk from ADNH to seller. Reduces worst-case loss from AED 20M to AED 0.

2

5-Year Lease-Back Option (Metro Trigger)

Requirement: ADNH retains right to sell property back at 110% purchase price (AED 49.5M) if Metro station opens within 600m before Dec 31, 2032.

Window: Exercise within 24 months of Metro station announcement.

Rationale: Early exit mechanism. Seller still benefits from metro-driven +40% land appreciation.

3

DEWA Upgrade Completion Contingency

Requirement: Purchase closing contingent on DEWA providing written confirmation of 2.0 MVA upgrade within 90 days of agreement signing.

Timeline: DEWA application within 14 days, expedited review fee AED 50K.

Rationale: Protects against purchasing property that cannot support operations. Auto-terminates with full refund if denied.

4

ESMA HACCP Pre-Certification

Requirement: Engage ESMA-accredited HACCP consultant within 14 days of agreement signing.

Budget: AED 40K (consultant AED 30K + AED 10K contingency).

Rationale: Overlaps HACCP timeline with due diligence. AED 40K is acceptable insurance against AED 2-3M revenue delay.

5

Adaptive Reuse Design for Future Optionality

Requirement: Building design enables cost-effective conversion to office/retail (target: <AED 15M vs. AED 25-30M traditional).

Elements: Removable equipment (-AED 5M), 8×8m grid floor plan (-AED 3M), office-grade finishes (-AED 2M), oversized HVAC (-AED 2M).

Budget impact: +AED 1.5M upfront, saves AED 12M if conversion needed (net AED 10.5M savings).

SECTION 7

Next Steps & Follow-up Services

Immediate actions and service roadmap

Immediate Actions (60-Day Due Diligence Period)


- ☐ **Request NOCs** from all authorities (DM, ESMA, Civil Defence, RTA, DEWA) — Timeline: 2 weeks
- ☐ **DLD title deed verification** — Verify ownership, encumbrances, liens — AED 2,000 — 1 week
- ☐ **Pre-application meetings** with DM (zoning), DEWA (upgrade feasibility), ESMA (HACCP) — 3 weeks
- ☐ **Engage HACCP consultant** (ESMA-accredited) — Begin plan development during due diligence — AED 40K
- ☐ **Submit DEWA 2.0 MVA upgrade application** — Concurrent with purchase — Expedited fee: AED 50K
- ☐ **Phase I Environmental Site Assessment** — Soil/groundwater contamination check — AED 25K — 3 weeks
- ☐ **Traffic consultant** (if operations scale to >500 trips/day) — Currently 250 trips, no TIS required
- ☐ **Finalize purchase agreement** with 5 conditions outlined in Board Recommendation

Follow-up Service Roadmap

PHASE	DELIVERABLE	TIMELINE	INVESTMENT
<div>PHASE 1</div> <div>✓</div>	Executive Summary — This report (complete). Decision-ready overview, risk rating, 5 conditions.	5-7 days	AED 20,000
<div>PHASE 2</div>	Full Due Diligence — 25-30 page assessment. Site visit, financial modeling, legal verification, environmental assessment, 50+ regulatory citations.	3-4 weeks	AED 55,000
<div>PHASE 3</div>	Investment-Grade — 50-60 page institutional report. Alternative site analysis, 10-year financial model, expert witness statement, Board presentation deck, 2-hour Q&A session.	6-8 weeks	AED 120,000
<div>PHASE 4</div>	Annual Monitoring — Quarterly updates, regulatory alerts (48hr), annual reassessment, compliance audit, priority support (24hr response).	12 months	AED 75,000/yr


Ready to Proceed?

Contact BizFlow™ to begin Phase 2 Full Due Diligence or discuss custom requirements.




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Disclaimer: This report is based on information current as of February 15, 2026 and publicly available regulatory documents from Dubai Municipality, ESMA, Dubai Civil Defence, RTA, DEWA, and Dubai 2040 Urban Master Plan. ADNH Catering should verify all findings with relevant authorities before making final investment decisions. This report does not constitute legal advice (consult legal counsel for purchase agreement) or financial advice (consult CFO/financial advisor for investment approval). BizFlow™ by Taurus AI provides regulatory and urban planning analysis only. Professional Indemnity Insurance: AED 5M coverage.

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