

THE NEXT BIG
THING FOR TEXTILE
AND APPAREL
BUSINESSES

Capitalize on the brand-new
1.8 million square foot mall
for the industry



TEXTILE MALL
DUBAI

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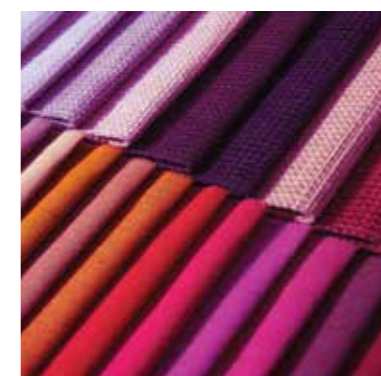
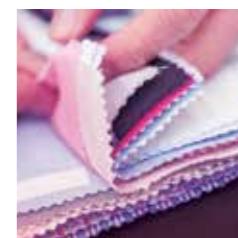
A NEW HUB FOR

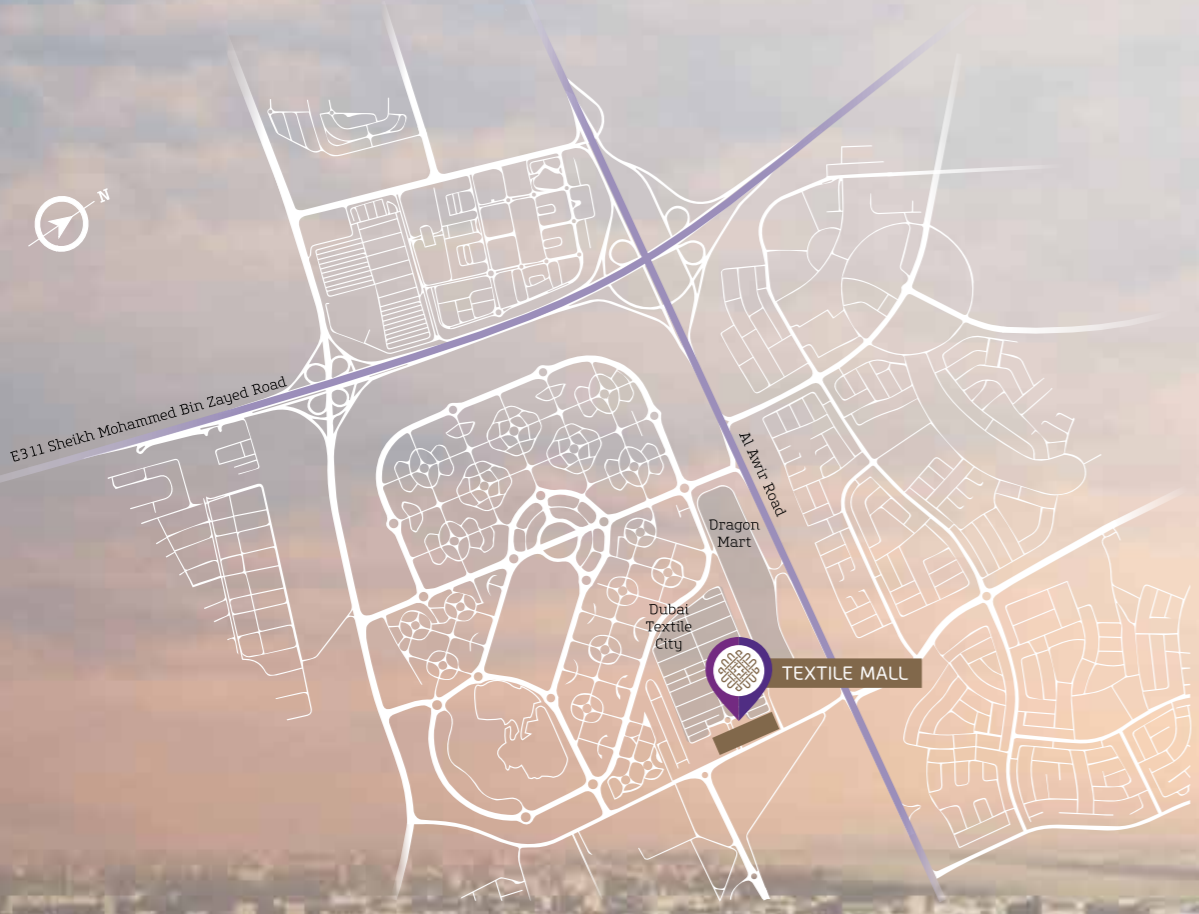
A DYNAMIC INDUSTRY

Dubai's strategic location, excellent logistics infrastructure and business friendly environment has made this dynamic city a place for many industries to thrive. Now with Textile Mall, PCFC (Ports, Customs & Free Zone Corporation) is set to establish a new global hub for the textile and apparel industry.

The 1.8 million square foot, purpose-designed Textile Mall will be the region's first one-stop-shop for all industry and wholesale purchasing needs.

With favorable leasing terms, multiple layout options and free zone status, the mall is the ideal platform for new and existing businesses to take advantage of emerging market opportunities.





GREAT ACCESSIBILITY, SUPERIOR LOCATION

Easy access to both Sheikh Mohammed Bin Zayed Road and Emirates Road provides efficient connectivity to Dubai's international airports, while a planned Dubai Metro extension will offer another level of accessibility for employees and customers. Beyond the renowned and highly successful Dragon Mart, the district is an up-and-coming area with a range of hospitality options, including a new 3-star hotel with direct access to Textile Mall.



MULTIPLE FLOORS, MULTIPLE OPTIONS

Every aspect of Textile Mall has been designed to facilitate ease of operations for businesses and to ensure an effortless customer experience. Ample parking allocations, multiple store sizes, amenities, and straightforward wayfinding throughout the mall will work together to create an environment that facilitates trade.

The unique 30-year fixed-price lease provides businesses with unmatched visibility, operational control over expenses and year-on-year savings when compared to conventional annual lease contracts.



AS BIG AS YOUR BUSINESS NEEDS

Textile Mall is composed of single store units ranging from 357.3 sqft to 4,272 sqft. Most of the units come with an option to lease adjacent units to form a single larger store, based on availability.





FAMILIAR AMENITIES,

NEW ENVIRONMENT

A growing marketplace needs familiar comforts and conveniences to thrive. Textile Mall will offer tenants, employees and customers essential services such as a medical center, day-to-day amenities and a host of local restaurants.

Convenience retail

Restaurants

Banks

Cafés

ATMs

Medical center

Exchange house

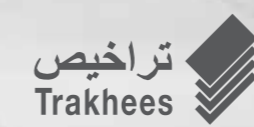
Government services

Shipping & logistics offices





A MALL WITH FREE ZONE BENEFITS



Textile Mall offers all tenants the added benefit of a free zone trade license. Issued by Trakhees, a Free Zone Enterprise (FZE) license allows for easy business set-up and simplified incorporation processes.

Key benefits:

- 100% foreign company ownership of business
- 0% corporate & personal income tax rate guaranteed for 50 years
- 100% repatriation of capital and profits
- No currency restriction
- Allocation of four (4) residencies visas per license
- Discounted licenses fees for businesses with existing trade licenses issued by the Government of Dubai

PCFC Ports, Customs & Free Zone Corporation

PCFC is composed of Dubai Customs, Dubai Ports Authority, Jebel Ali Free Zone Authority and Trakhees. As a combination of its companies, PCFC is responsible for one of the top ports in the world, offers unique business opportunities and delivers services of the highest quality and value, acting as a facilitator of trade. With deep experience in developing and managing free zones, PCFC is the developer of the Textile Mall.



مؤسسة الموانئ والجمارك والمنطقة الحرة
PORTS, CUSTOMS & FREE ZONE CORPORATION

