



واحة دبي للسيليكون  
Dubai Silicon Oasis

Investor Guide



Where Forward - Thinking Business  
Fosters a Future - Ready Community

[dso.ae](http://dso.ae)



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# Welcome to Dubai Silicon Oasis.

A dedicated economic zone for **knowledge** and **innovation**.

Dubai Silicon Oasis has emerged as a leading hub for business and sustainable living over the last two decades, transforming from the Middle East's Silicon Valley into a dedicated economic zone for Knowledge and Innovation.

Today, we are home to over 30,000 companies, from innovative startups and SMEs to multinational corporations and over 100,000 professionals and residents in several green communities across 7 sq. kilometres.

We are designed as a 15-minute city where all major facilities and services are within reach.

To businesses, we offer modern commercial and industrial spaces, digital infrastructure, R&D facilities, and the ability

to test new technologies on scale, from robotics and UAVs to autonomous cars and AI-powered Smart City integrations.

For residents, we offer a blend of Urban Residences and villa communities, ensuring comfortable and sustainable living. This lifestyle is enriched by a variety of amenities including public parks, malls, retail options, cafes, restaurants, as well as healthcare and educational facilities, creating a vibrant and family-friendly environment.

What makes Dubai Silicon Oasis genuinely unique is its flagship ecosystem, which connects the dots and provides opportunities for rapid acceleration and growth.



## Chairman's Message

# Where innovation nurtures talent

"Dubai Silicon Oasis is pivotal in driving Dubai's economic and technological growth, particularly in nurturing local talent and minds within advanced and emerging technology sectors.

Our commitment at DSO, under the Dubai Integrated Economic Zones Authority, is to harness this potential to shape our future."

**Dr. Mohammed Al Zarooni**  
Executive Chairman  
Dubai Integrated Economic  
Zones Authority



## Director General's Message

# Our passion for accelerating progress

“Central to our mission at Dubai Silicon Oasis is fostering knowledge and innovation across industries with the highest economic impact. Our vibrant ecosystem of business and residential communities shares our passion for accelerating progress and sustainable living while accessing the best-in-class facilities and services within 15-minute reach.”

**Dr Juma Al-Matrooshi**  
Director General  
Dubai Silicon Oasis



# Why Choose Dubai Silicon Oasis



- 1 Holistic and High-impact Ecosystem**  
Build your clientele, supply chain, and partner network all in one place – with members of Dubai Silicon Oasis – from startups to multinational companies.
- 2 Business-first environment**  
Grow your business with 100% business ownership, 0% personal income tax, minimal corporate tax and access to a specialised talent network.
- 3 Masterplan Community Offering**  
Choose from a variety of flexible office solutions, from co-working space and boutique buildings to build-to-suit flagship headquarters projects alongside residential offerings for leaders and teams.
- 4 Access to Markets & Industry Clusters**  
Through dedicated domains of activities, foster innovation and collaborate with selective ecosystems locally and internationally.
- 5 R&D, Academia and Technology Testbed**  
Access facilities to develop, test and demonstrate your technology across all high-impact industries and clusters.
- 6 Member of DIEZ**  
DSO is part of the Dubai Integrated Economic Zones Authority, a major economic catalyst in Dubai's development.
- 7 Simple setup**  
Swift and simple registration process with a variety of flexible, cost-effective licensing options.
- 8 Integration into the community**  
Join dedicated events, networking sessions, panel discussions and forums.
- 9 Support for Operations & Growth**  
Align your growth plans with our dedicated customer success team and explore options for brand visibility inside and outside of the economic zone.
- 10 Part of Urban Master Plan 2040**  
Contribute to the economic transformation of Dubai with one of five dedicated Urban Zones for city development, focused on fostering Knowledge and Innovation and attracting the brightest talents and minds.

## At a glance



7.2 SQ. KM



90,000+ RESIDENTS



50,000+ TALENTS



30,000+ BUSINESSES



1000+ FDI PROJECTS IN 2023

# Our Members

## Join our vibrant community

Dubai Silicon Oasis has a nexus to 14 leading SMEs recognised by the **Future 100** initiative - a national initiative launched by the Ministry of Economy in partnership with the Minister of State for Government Development and the Future, listing, celebrating, and supporting SMEs making a promising contribution to the UAE's future economic sectors.



### ORASEYA ORASIA CAPITAL

#### Venture Capital Fund

- ✓ AED 500 Million (USD 136 Million) VC Fund
- ✓ Pre-Seed/Seed to Series-A & Series-B
- ✓ UAE-centric and Founder-centric

### SANDBOX

#### Startup Investment Programme

- ✓ \$150,000 Investment Opportunity per startup
- ✓ 2000+ Applications and <2% Acceptance Rate
- ✓ 38+ startups enrolled across 3 cohorts
- ✓ 200+ hours of expert workshops per year

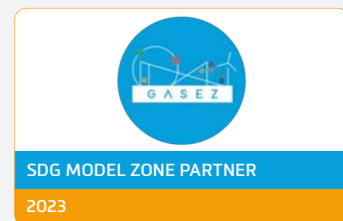
# Made for growing your business

Dubai Silicon Oasis offers high-quality facilities for businesses of all sizes. From co-working spaces to flagship headquarters and warehouses, to light industrial units, retail spaces and stores, we cater to businesses that make a difference and positively impact Dubai's economy.

All buildings are constructed to global energy-saving standards and undergo daily maintenance, with dedicated security and building management teams on site. To support our businesses, we foster a productive work environment and wholesome, sustainable living for their teams.



That is why we are recognized as a Top Global Zone for SMEs and R&D by fDi Insights (Financial Times). Operating under the umbrella of the Dubai Integrated Economic Zones Authority, we are committed to enabling businesses, enriching lives and building a vibrant economy.



In our dedication to sustainable development, Dubai Silicon Oasis has been honored by the Global Alliance of Special Economic Zones (GASEZ) as an SDG Model Zone Partner. We are proud to be the only economic zone in Dubai to receive this prestigious recognition.



## Our core offering includes:

### SERVICES

- Business establishment
- In-house government services
- IT services
- Municipal services
- Technology testing
- Digital & outdoor advertisement
- Events and Business Growth



### COMMERCIAL

- ✓ Co-working flexi desks
- ✓ Fixed desks
- ✓ Modern office spaces
- ✓ Large offices and floors
- ✓ Boutique office buildings



### LIVING SPACES

- ✓ Student Accommodation
- ✓ Staff Accommodation
- ✓ Residential Apartments
- ✓ Villas



### INDUSTRIAL

- ✓ Warehouses
- ✓ Light Industrial Units



### RETAIL

- ✓ Retail pop-ups
- ✓ Retail units
- ✓ Stores



### LAND FOR DEVELOPMENT

- ✓ Shovel-ready land plots
- ✓ Flagship headquarters
- ✓ Megaprojects



### EVENT SPACES

- ✓ Meeting rooms
- ✓ Auditoriums and halls
- ✓ Activation spaces
- ✓ Plaza and parks



# Join an industry cluster

Each designed to foster innovation, economic growth, talent and the knowledge exchange – become an active participant of Dubai Economic Agenda D33.

## INDUSTRIES OF THE FUTURE

 Emerging Tech & Industry 4.0

 Cybersecurity

 Robotics

 Web3

 3D Printing

 AI & Quantum

## INTEGRATING INDUSTRIES & ESG

 Professional Services & Creativity

 R&D & Education

 Entrepreneurship & Investments

 Future Mobility

 Sustainability

# Cluster membership

Dubai Economic Agenda (D33) aims to consolidate Dubai's position among the top 3 cities around the world and double the current size of the economy by 2033. To achieve this vision and facilitate the transition to a resilient and sustainable economy, Dubai Silicon Oasis has formed Future Industry Clusters and invites all members to contribute to the development of our ecosystem.

By becoming a member of the cluster, you can take advantage of the following opportunities:

- Access Specialised Talent
- Exchange Knowledge and Build Business Opportunities
- Connect with Peers, Partners, Potential Clients and Ecosystem Enablers
- Contribute to Industry Associations and Research Outputs
- Participate in industry-led events, forums, masterclasses and networking sessions
- Join Thought Leadership initiatives and advocate change
- Automate Sustainability Reporting

Interested in our cluster membership?  
Reach out to us on [hello@dso.ae](mailto:hello@dso.ae)



# Our commitment to a sustainable future

Sustainability is at the core of our identity and informs every decision we make. With 2024 marking the continuation of the Year of Sustainability, we reaffirm our collective dedication to safeguarding our environment for future generations.

Our journey towards sustainable development is propelled by technological innovation, as demonstrated by our 2023 partnership with The Surplus, a platform designed to enable Industrial Symbiosis. This collaboration is dedicated to empowering our business community to minimize waste and boost their operational profitability, contributing to a series of significant sustainability initiatives at DSO.

**Interested in joining our pursuit of a sustainable future?  
Contact us at [partner@dso.ae](mailto:partner@dso.ae) for more information.**



**60+ LEED-CERTIFIED BUILDINGS**



**10 EV CHARGING STATIONS**



**SOLAR-POWERED BUILDINGS**



**100% ENERGY-EFFICIENT LED STREET LIGHTS**



**AI PEDESTRIAN CROSSINGS**



**PIONEERING PARTNERSHIP WITH THE SURPLUS TO REDUCE WASTE**



**SMART MOBILITY**



**THE UAE'S FIRST WATER-SAVING SUBSURFACE IRRIGATION SYSTEM**



**115.7 MILLION KG REDUCTION IN CO2 FOOTPRINT**

# Piloting innovations, enabling research & development

At Dubai Silicon Oasis, piloting innovations and enabling research & development are pivotal to our mission of fostering a knowledge-based economy.

We partner with various government agencies, industry enablers, accelerator programmes and leading private institutions, to facilitate research and development and piloting of emerging technologies on the ground.

These efforts are supported by our communities – from Dubai’s first EV-charging station, autonomous driving cars, MENA’s first medical delivery drone, and AI-enabled pedestrian crossing to smart grocery delivery robots that serve our residents – our members experience the innovation first-hand and contribute to the development of the future economy.

We believe in a collaborative approach to innovation and are on the look-out for projects that can impact the lives of people and transform business operations.

Have an idea? Reach out to us at [partner@dso.ae](mailto:partner@dso.ae)





# Setting up your business

## STEP 1 PERSONAL CONSULTATION

Your journey with us begins with a personal consultation to tailor real estate and licensing solutions to your business needs in line with permitted activities. Choose between a Service, Trade or Industrial license type and determine the business activities for your company.

## STEP 2 DOCUMENTATION & APPROVAL

To expedite your business setup processing, we will require a complete application and set of documents as determined by your Advisor. After the initial approval and license issuance, you will continue with residency formalities and business banking applications. Your advisor can introduce you to our vast partner network for banking and service partners.

## STEP 3 INTEGRATION INTO OUR COMMUNITY

Welcome on board! As the newest member of our ecosystem, you will gain access to industry clusters, special events, and a suite of tools via the Client Portal to elevate your business operations. Our community team eagerly awaits to facilitate your active participation in Dubai Silicon Oasis.

# Tour Dubai Silicon Oasis



**1**  
Dubai Silicon Oasis  
HQ



**2**  
The Lake



**3**  
Light Industrial Units &  
Warehouses



**4**  
Rochester  
Institute of Technology



**5**  
Cedre Villas



**6**  
North Park



**7**  
Fakeeh  
University Hospital



**8**  
Silicon  
Central Mall



**9**  
Dubai  
Digital Park



**10**  
Radisson RED



**11**  
Techno Hub



**12**  
Blue Line Metro  
(Upcoming Development)



# Dubai Silicon Oasis HQ

## Home to some of the leading multinational companies

Dubai Silicon Oasis Headquarters is a cornerstone of business innovation, offering modern, fully furnished plug and play office spaces and co-working fixed desks designed to cater to a wide array of business needs.

From compact **106 sq.foot** spaces perfect for high-impact SMEs, to expansive areas and dedicated floors and wings suited for regional headquarters and R&D centers, the HQ is strategically positioned to empower businesses with flexibility and unparalleled infrastructure in a thriving technology hub.

Home to some of the leading multinational companies, this architectural marvel spans 9 floors and 6 wings, distinguished by its sustainable design. The HQ has become a part of Dubai's iconic skyline, featuring comprehensive amenities, award-winning airflow system, with ample parking and valet services, underscoring its status as a premier business destination.



**FLAGSHIP LOCATION**



**REGULAR EVENTS AND ACTIVITIES**



**HIGH SPEED INTERNET CONNECTION**



**VOIP CONNECTIONS**



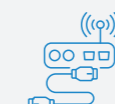
**AVAYA COMMUNICATIONS SYSTEM**



**PREMIER TIER 3 DATA CENTER**



**UPS SYSTEM BACKUP**



**CABLE ACCESS (TWO VOICE AND TWO DATA)**



**CCTV AND 24HR SECURITY**

## Dubai Digital Park

# Welcome to Dubai's first integrated smart city.

Dubai Digital Park spans an area of **150,000 sq. metres** and offers a vibrant, walkable blend of commercial, residential, leisure and retail spaces. This dynamic area merges cutting-edge offices, stylish apartments, and a lively selection of cafes, restaurants, and boutiques, centered around the DDP Plaza.

The DDP plaza is designed to be the heart of the community, hosting a variety of festivals and events throughout the year, including the celebrated Live At The Lake festival, which draws thousands of participants of all ages, from children, families to professional

athletes and corporate teams, becoming a staple for both local and neighboring communities. The community is also home to Radisson RED – a modern, millennial twist on the classic Radisson hotel chain, built with the latest technologies and amenities, including a small art gallery and a podcast studio.

Work, play, socialise, and relax, completely commute-free.



MODERN OFFICES



STANDALONE BOUTIQUE BUILDINGS



EVENT STAGE



CONFERENCE FACILITIES



RESIDENTIAL SPACE



RETAIL





# Dubai Technology Entrepreneur Campus

## The largest tech startup coworking space in the Middle East

Launch your venture at the **Dubai Technology Entrepreneur Campus (Dtec)**, the largest tech startup coworking space in the Middle East, boasting 108,000 sq. feet dedicated to nurturing new businesses.

Dtec, spanning two campus areas in the renowned Technohub 1 building and A5 - Dubai Digital Park, offers essential facilities and services including accelerator programs, MVP labs, and fundraising access to support startups in scaling their ventures.

Home to over a thousand startups from 90 countries, Dtec provides comprehensive support for startups from company formation to finding coworking spaces and business matchmaking opportunities. It also houses Oraseya Capital, DIEZ's investment arm with a dedicated half-billion dirham fund, making access to Dtec competitive and reserved for high-impact startups and SMEs.

Follow Dtec's event calendar to be a part of our flagship events and networking sessions.

### Benefits:

- ✓ Easy Business Setup
- ✓ Flexi & Fixed Desks
- ✓ Private Offices
- ✓ Access to Global Markets
- ✓ Mentorship Programmes
- ✓ High-speed Internet
- ✓ Visas
- ✓ Subsidised Business License
- ✓ Incubators & Accelerators
- ✓ Conference Facilities & Meeting Rooms
- ✓ 24/7 Access
- ✓ Restaurants, Cafes, & Game Rooms



# Techno Hub

TECHNO HUB 2

The Techno Hub, adjacent to Dubai Digital Park, consists of four iconic buildings housing startups, scale-ups, SMEs, and leading multinational companies in the UAE.

Designed to enhance collaboration and productivity, Techno Hub features convenient and flexible office spaces, both furnished and unfurnished, alongside fixed and flexi desks.

It uniquely incorporates game rooms to foster creative exchanges among entrepreneurs through activities like ping pong or chess, emphasizing a balance between work and leisure within its vibrant community.

#### Benefits:

- ✓ Flexible Office Space
- ✓ Parking Facilities
- ✓ Game Rooms
- ✓ Food Court
- ✓ Meeting Rooms
- ✓ CCTV and 24 Hour Security
- ✓ High Speed Internet Connection
- ✓ Event Space

# Light Industrial Units (LIU)

The Light Industrial Units (LIUs) at Dubai Silicon Oasis are designed to accommodate a variety of industrial activities, including production, automated assembly, and storage for industries ranging from supercar manufacturing and telecom to cloud kitchens and tech-powered immersive experiences.

Each unit offers **3,868 sq. feet** of space, with a warehouse or operational area of **2,307 sq. feet** and a double-storey office area of

**1,560 sq. feet**, providing a versatile environment for businesses to thrive.

**LIU facilities:**

- ✓ Structural, mechanical, & electrical designed ceiling
- ✓ Electronic sounder
- ✓ Complete fiber optic networking
- ✓ CCTV and 24 hour security
- ✓ Fire alarm system



# Warehouses

Dubai Silicon Oasis provides versatile warehouse facilities ranging from **3,228 to 5,380 sq. feet**, each including an attached office space of **214 sq. feet**.

The High Bay building stands out with over **172,000 sq. feet** of warehouse space, featuring steel-structured units alongside dedicated office floors tailored to meet diverse storage needs.

These warehouses are selectively offered to businesses that significantly contribute to the Dubai economy, ensuring impactful use of the space.

#### Warehouse facilities:

- ✓ Fully air conditioned
- ✓ Industrial data and power outlets
- ✓ Uninterruptible Power Supply (UPS) for IT equipment
- ✓ CCTV, access control, and 24 hour security
- ✓ Fire alarm and fire-fighting system





DEVELOPMENT-READY LAND

Perfect for:

REGIONAL HEADQUARTERS

RESEARCH & DEVELOPMENT CENTERS AND LABS

UNIVERSITY CAMPUSES

INDUSTRY 4.0 MANUFACTURING AND ASSEMBLY

LOGISTICS & DISTRIBUTION CENTRES

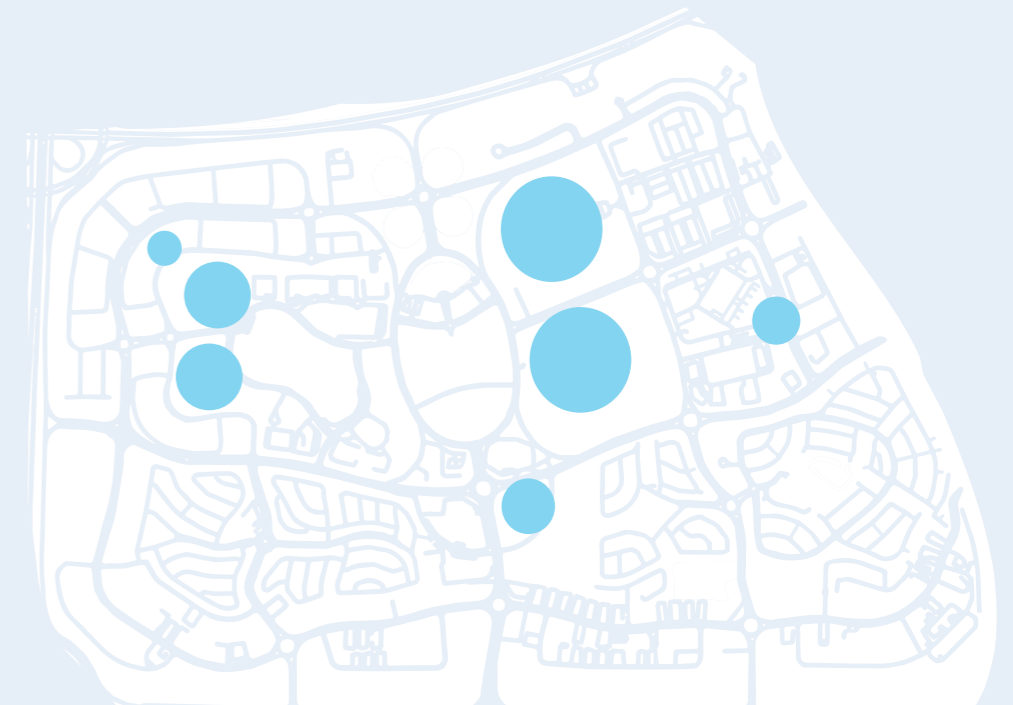
# Land for flagship projects & developments

Dubai Silicon Oasis is offering land plots for strategic projects, including bespoke regional headquarters, advanced factories of future industries, luxury residences, and unique megaprojects with sizes ranging from **5,000 to 255,600 sq. metres**.

The area will soon benefit from the Dubai Metro Blue Line project,

enhancing connectivity to key city spots, including Dubai Downtown and Dubai Airport, and significantly improving commute times.

Additionally, DSO is planning an expansion of its headquarters as part of a comprehensive AED 3.5 billion masterplan, further enriching its commercial and residential infrastructure.



● DEVELOPMENT-READY LAND

# Living in Dubai Silicon Oasis

Living in Dubai Silicon Oasis offers the convenience and efficiency of a 15 minute city, where essential facilities are always within easy reach.

The Cedre and Semmer villa communities, set amidst lush greenery, offer family-friendly amenities including shopping centres, pools, and fitness clubs.

The area is well-equipped with top-tier international schools, nurseries, universities, healthcare facilities, and a variety of shopping destinations, promoting a lifestyle that is both green and sustainable. This vibrant community spirit ensures a welcoming environment where neighbours become friends.

# Quality Choice for Your Family



## Cedre Villas

A gated community of modern villas, available in four models: Luxury, Twin, Town, and Executive.



## Semmer Villas

An exclusive collection of family-friendly, four-bedroom homes.

# Urban Residences

Many teams of our corporate members chose to work and live in Dubai Silicon Oasis for many reasons, from efficiency, a convenient and traffic-free commute or an integrated lifestyle in one of the greenest communities in Dubai.

Residents receive special offers from local retailers and are engaged with initiatives like the community

farm that aim to boost the circular economy. They also experience first-hand the piloting of the new and emerging technologies on-site at Dubai Silicon Oasis.

By choosing to work and live in DSO, you are becoming a part of a future-forward community dedicated to fostering Knowledge and Innovation.

## Silicon Residences

A gated residential complex of one or two-bedroom apartments, ideal for staff accommodation.

## University Residences

Fully-furnished, serviced apartments, designed to provide students with a safe and secure living environment. Ideal for students of Rochester Institute of Technology or Academic City institutions.

## Residences at Dubai Digital Park

Modern low-rise accessible apartments are in the heart of Dubai Digital Park's vibrant community. Ideal for teams of businesses established in DDP.

# Community events & lifestyle

Dubai Silicon Oasis is home to hundreds of events throughout the year, from conferences and masterclasses to community-led festivals.

## Cluster Events

We host flagship conferences, panel discussions, and demo days attracting top regional leaders, industry stakeholders, and decision-makers, focused on fostering the ecosystem of Future Industry Clusters.

## Networking & Matchmaking Sessions

We facilitate B2B networking and matchmaking with our corporate members, ensuring your business has ample opportunities to grow and connect with our members and beyond.

## 10X Business Club

For businesses aiming for collaborative growth, we offer membership in the 10X Business Club, which seeks synergies across multiple industries and operational activities.

## Festivals

The annual 30x30 Fitness Challenge in October precedes our flagship Live-At-The-Lake festival throughout the winter, uniting DSO-based families for diverse activities by the lake.

## Community Events

From outdoor movie nights to tennis and padel days, we cater to the DSO community's varied interests.

## Cultural Events

Don't miss our cultural immersion days and celebrations throughout the year.



Where Forward - Thinking Business  
Fosters a Future - Ready Community

Connect with us







Member of



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