



Executive Summary

E M I Gate Holding LLC – SPC stands as a beacon of Emirati ingenuity and global ambition, a UAE-based investment powerhouse dedicated to reshaping the landscape of international infrastructure. Founded on February 19, 2021, in the heart of Abu Dhabi, we specialize in the development, construction, and management of strategic assets in aviation, logistics, hospitality, and national-scale projects. Our mission transcends mere construction; we forge connections between economies, empower emerging nations, and cultivate sustainable prosperity that endures for generations.

**E M I Gate
Holding is
actively
engaged with
54 nations.**

With a portfolio exceeding \$1.2 billion in active infrastructure developments spanning five continents, bolstered by strategic alliances in Africa, Europe, and the Middle East: E M I Gate Holding operates as a de-risked, turnkey partner for governments and investors. Our target internal rate of return (IRR) of 12-15% on long-term capital investments reflects a disciplined approach, underpinned by a compound annual growth rate (CAGR) surpassing 18% since inception. From state-of-the-art airports that bridge continents to luxury hotels that redefine hospitality, our projects are not just buildings, they are catalysts for economic vitality and social upliftment.



Visionary Leadership

H.E. Fatima Al Kaabi

Founder & President

Under the leadership of H.E. Fatima Al Kaabi, E M I Gate Holding is realizing its vision to be the world's leading Emirati investment firm. Her guidance is instrumental in pioneering transformative infrastructure projects that connect communities, foster global economic growth, and build a sustainable legacy for future generations. With several large-scale projects already in progress, her leadership ensures we are constantly moving forward.

Rooted in the UAE's legacy of visionary transformation, we embody the spirit of innovation and excellence that has propelled the nation to global prominence. Under the visionary leadership of H.E. Fatima Al Kaabi, our Founder, President, and Chairwoman, E M I Gate Holding challenges conventions, embraces complexity, and delivers legacies of opportunity. As we navigate the dynamic global economy of 2025, our commitment remains unwavering: to build not only infrastructure but the foundations of a connected, prosperous world.

This profile illuminates our journey, principles, expertise, and forward momentum, inviting strategic partners to join us in engineering tomorrow's horizons.



Our Guiding Principles

At the heart of E M I Gate Holding lies a triad of principles – Vision, Mission, and Commitment: that serve as our North Star, guiding every decision, partnership, and project. These are more than aspirational statements; they are the philosophical bedrock ensuring our pursuits are profitable, purposeful, and profoundly impactful. In an era where infrastructure must address climate resilience, digital integration, and inclusive growth, our principles align us with those of the United Nations Sustainable Development Goals (SDGs).

Our Vision: Pioneering Connectivity for a Sustainable Tomorrow

To be the world's preeminent partner in developing the critical infrastructure that connects communities, empowers economies, and builds a sustainable future for generations to come.

This vision propels us beyond bricks and mortar, envisioning a world where robust infrastructure fosters human flourishing. It positions E M I Gate Holding as a leader in projects that integrate smart technologies, green energy, and community-centric design. For instance, our envisioned airport developments incorporate solar-powered terminals and AI-driven logistics, reducing carbon footprints while enhancing efficiency. The goal is to achieve a leadership position built on trust, innovation, and the recognized ability to deliver projects that are fundamental to societal advancement. It is a declaration of intent to be a catalyst for positive change on a global scale, shaping a world where robust infrastructure provides the foundation for opportunity and growth.

Our Mission: End-to-End Excellence in Strategic Development

To identify, develop, build, and manage world-class airports, hotels, and strategic infrastructure projects globally through disciplined investment, operational excellence, and forging enduring partnerships that deliver superior, long-term value for our stakeholders and the communities we serve.

Thus, we ensure that every action taken is deliberate, strategic, and aligned with the creation of sustainable, long-term value.

Our Commitment to Shared Prosperity: Building Legacies of Inclusion

We believe that transformative infrastructure projects are the bedrock of thriving communities. Our commitment is to ensure that every project we undertake serves as a catalyst for local economic growth, social advancement, and environmental stewardship. We partner with communities to build not just assets, but legacies of opportunity and well-being.



E M I Gate Holding exists not merely to invest, but to uplift. Our commitment is a social contract rooted in national development, where success is measured not just by financial returns, but by the prosperity we help create. We pledge to generate local employment, nurture supporting industries, enhance public services, and protect the environment – ensuring that growth benefits all and fuels a cycle of shared opportunity. As H.E. Sheikh Mohamed bin Zayed Al Nahyan eloquently stated, “The joy of life is to work on something that no one has done before and that others do not expect.” Our commitment embodies this, turning ambitious ideas into inclusive realities.

Our mission is operationalized through three pillars:



Disciplined Capital Allocation

rigorous due diligence and risk-adjusted modeling ensure financial sustainability, with every investment vetted against ESG criteria.



Operational Excellence

a commitment to operational excellence that guarantees quality and efficiency in execution



Enduring Partnerships

we prioritize joint ventures with local stakeholders, sharing knowledge transfer and equity to foster mutual growth.



His Majesty King Mswati III-led team presents a potential investment worth EUR 60 billion in the United Arab Emirates.

Leadership: The Architect of Our Vision

H.E. FATIMA AL KAABI

Founder, President, and Chairwoman of the Board

H. H.E. Fatima Al Kaabi's journey is a testament to Emirati resilience and global foresight. As the driving force behind E M I Gate Holding, her leadership weaves bold ambition with meticulous execution, transforming latent opportunities into monumental achievements. A trailblazing businesswoman, diplomat, and philanthropist, Her Excellency has demonstrated success across a wide spectrum of industries including investments, real estate, tourism, commerce, and industry. Her portfolio includes the stewardship of luxury resorts, state-of-the-art hospitals, premier educational institutions, and dynamic free zones, each a cornerstone in integrated economic ecosystems.

This diverse expertise empowers E M I Gate Holding to approach every project as a holistic ecosystem where commercial viability, social impact, and logistical precision converge. Her strategic vision has led to international investment agreements, including with the Kingdom of Eswatini, and positioned the company as a trusted partner in national development, not merely an external investor. Her Excellency's lifelong commitment to integrated growth and community upliftment makes her uniquely equipped to deliver turnkey solutions that transform landscapes and lives.

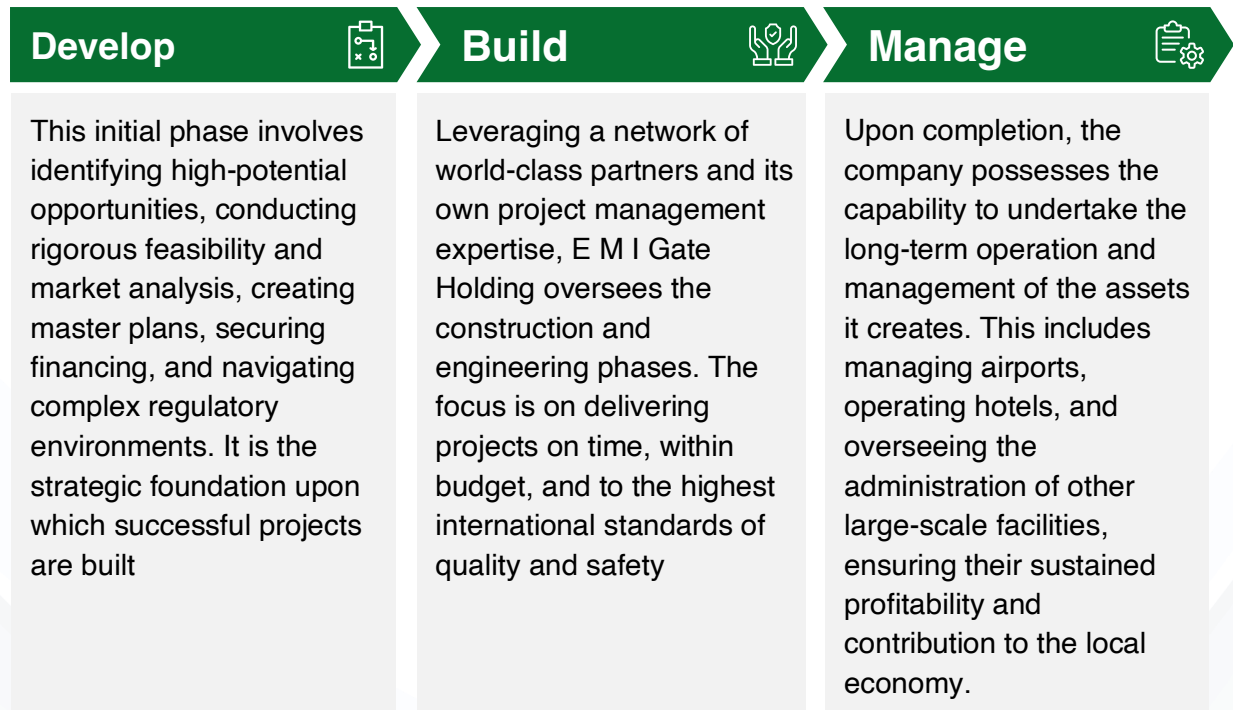
A critical element of her leadership is her proven ability to operate with distinction at the highest levels of international relations and diplomacy. This is exemplified by her appointment as a special advisor to His Majesty King Mswati III of the Kingdom of Eswatini in the economic, trade, and investment fields which is a testament to the trust and respect she commands on the world stage, where she navigates the complexities of sovereign-level negotiations and forges enduring partnerships with governments. As a pioneering Emirati leader, she represents the dynamic and forward-thinking spirit of the UAE, serving as a global ambassador for the nation's unique development model characterized by bold vision, rapid execution, and an uncompromising commitment to excellence, while actively promoting the innovative investment environment of the UAE and extending the company's reach far beyond its borders to build bridges between the UAE and the world through transformative projects like the Eswatini partnership.

Under her guidance, E M I Gate Holding has evolved from a nascent holding entity to a formidable player, with a board comprising diverse experts in engineering, finance, and sustainability. H.E. Al Kaabi's philosophy which is viewing projects as symbiotic systems where commercial viability amplifies social good: permeates our culture.



Core Focus and Expertise

E M I Gate Holding's mandate is resolute: **Develop, Build, Manage**. This end-to-end model distinguishes us in a fragmented industry, offering clients a seamless partner from concept to cash flow. Our expertise spans the full lifecycle, mitigating risks and amplifying returns through integrated oversight.



Diversified Portfolio Sectors

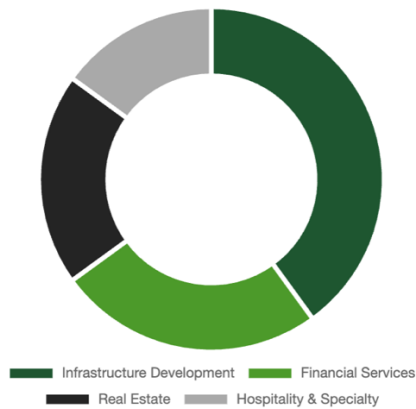
Our investments are strategically diversified to hedge risks and capture synergies:

Sector	Key Focus Areas	Projected Impact
Infrastructure Development	Airports, logistics hubs, urban master plans	Driving core revenue through long-term concessions
Financial Services	Investment advisory, risk management	Enabling capital efficiency and de-risking
Real Estate	Mixed-use developments, sustainable housing	Capitalizing on urbanization trends
Hospitality & Specialty	Luxury resorts, eco-tourism, niche trades	High-margin assets with tourism multipliers



A Diversified Global Portfolio

Our investment strategy is centered on identifying and nurturing high-growth opportunities across a spectrum of vital sectors, with a strategic emphasis on large-scale infrastructure projects that form the backbone of modern economies.



Core Investment Areas:

-  **Infrastructure Development**
Developing, building, and managing airports, hotels, and other medium to large-scale projects worldwide.
-  **Financial Services & Investments**
Providing robust financial solutions and managing diverse investment portfolios for sustained growth.
-  **Real Estate Development**
Creating premier commercial and residential properties that define modern living and working.
-  **Hospitality & Specialty Business**
Innovating in hospitality and other niche sectors to deliver exceptional value and experiences.

This balanced approach, informed by macroeconomic forecasting, positions us for resilient growth amid geopolitical shifts.

The Engine of Execution: Our Strategic Holding Structure

Since its inception in 2021, E M I Gate Holding's holding company architecture has been our secret weapon, a centralized command center for global orchestration. This structure facilitates capital deployment across borders, compartmentalizes risks, and centralizes excellence, enabling us to execute multi-billion-dollar projects with precision.

Key Subsidiaries: Pillars of Specialized Strength

- 45 Investments LLC (Almona Investments):
- Almerath Wasool Risk Management
- Emigate Investments
- Velos Investment & Real Estate Development LLC
- Beaati Elmostadama LLC

These entities operate semi-autonomously yet align under our unified governance, fostering innovation while maintaining control.



Operational Pillars: Efficiency at Scale

- **Centralized Centers of Excellence:** Operational excellence at E M I Gate Holding is driven by centralized Centers of Excellence in Accounting, HR, IT, and Financial Management. These world-class teams ensure consistent standards, governance, and risk control across all projects – from airports to hotels: delivering reliability and predictability for partner governments and investors, regardless of geography.
- **E M I Gate Holding's structure enables strategic asset control and risk insulation.** By centralizing ownership of high-value equipment and leasing it to project-specific subsidiaries, the company ensures operational readiness while shielding core assets from individual project liabilities – a hallmark of robust governance that supports scalable, multi-project execution.
- **Profit Distribution and Reinvestment:** Profits from subsidiaries flow into a centralized capital pool that sustains core operations and powers reinvestment – seeding new ventures, funding infrastructure, and acquiring strategic capabilities. This disciplined cycle ensures a continuous pipeline of transformative projects and long-term scalability.



Sector Expertise in Depth

While versatile, E M I Gate Holding's prowess shines in four interlocking sectors, each informed by decades of collective experience. We bring not just funding, but foresight; anticipating trends like electric aviation and regenerative tourism.

Aviation: Gateways to Global Prosperity



Airports are the arteries of the modern economy. For instance, our Regional Airport Expansion in West Africa (\$190M), one of several large-scale international projects currently in progress, exemplifies our expertise in the development and management of airports and related logistics infrastructure.



Hospitality: Crafting Iconic Experiences



We design destinations that harmonize luxury with locality. With a capital investment of \$240 million, our UAE hospitality portfolio stands as a bold declaration of our commitment to world-class excellence. These assets will redefine luxury and integrated tourism, delivering iconic hotels and resorts that elevate the region's global appeal.

Logistics & Trade: Hubs of Commerce



Free zones and ports are our forte, streamlining supply chains with blockchain tracking and automated warehousing. The Eswatini International Free Zone (\$240M) exemplifies this, is strategically designed to attract substantial FDI by 2027, leveraging tax incentives and one-stop services as outlined in the national development agenda.

Social Infrastructure: Foundations of Equity



Hospitals, schools, and community centers anchor sustainable growth. Our social Infrastructure Development projects (hospital and school on 61.8 hectares) are our continuing effort to build essential community assets to improve public health and education outcomes.

This sectoral synergy, aviation feeding logistics, hospitality amplifying trade: creates exponential value and ensures that E M I Gate Holding brings not just capital, but critical domain knowledge to every project it undertakes.

Our Global Project Lifecycle

A disciplined approach to identifying, developing, and managing world-class infrastructure projects from conception to completion.



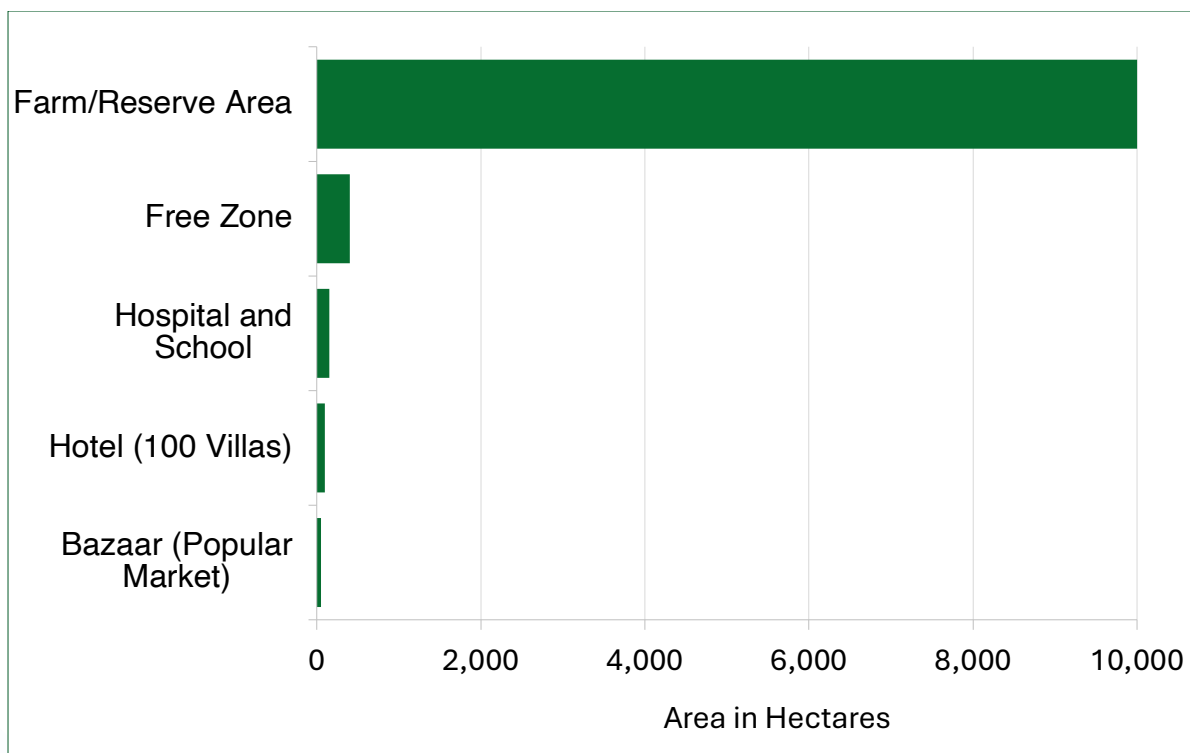
Project Highlight: The Kingdom of Eswatini Partnership

The strategic alliance between E M I Gate Holding and the Kingdom of Eswatini is a bold expression of nation-scale development in action. Formalized through a landmark Memorandum of Understanding, this partnership goes beyond investment; it represents a shared vision for sustainable economic transformation. Spanning 10,336.9 hectares, the initiative is a master-planned ecosystem where agriculture, eco-tourism, hospitality, logistics, and social infrastructure are interwoven to create a self-sustaining cycle of prosperity. Each component amplifies the others, generating employment, attracting foreign investment, and enhancing national resilience. This integrated model reflects E M I Gate Holding's signature approach: building platforms for progress that align commercial ambition with public policy, originating from the UAE and extending across Africa and beyond. The table below highlights the company's commitment to ensuring that its investments deliver tangible, broad-based benefits.



Our landmark partnership with the kingdom of Eswatini exemplifies our commitment to global development. This strategic initiative, covering over 10,000 hectares, is a cornerstone of our mission to build and develop transformative investments originating from the UAE into Africa





Key Project Components	Strategic Impact
Agricultural & Conservation Reserve	Food security + eco-tourism opportunities
International Free Zone	FDI hub for trade, logistics, and manufacturing
Social Infrastructure (Hospital & School)	Building hospitals and schools to elevate public health and education
Luxury Hospitality (100-Villa Hotel)	Launching a 100-villa luxury destination to elevate national tourism and drive economic growth.
Commercial Marketplace	Fostering SME empowerment via Centralized Bazaar

Global Philosophy and Investment Strategy

E M I Gate Holding delivers bold yet disciplined infrastructure investment in high-growth regions. Anchored in strategic partnerships with governments and institutions, the company prioritizes long-term value, social impact, and risk-managed



execution. Its turnkey platform combines sovereign relationships, capital precision, and operational excellence by unlocking transformative national infrastructure across the globe.



“E M I Gate Holding delivers bold yet disciplined infrastructure investment in high growth regions”



Diversified Capital Generation

- Grows and exits high-potential subsidiaries for profit
- Holds offshore assets, minority stakes, and real estate to expand income streams beyond the core group

Operational Efficiency & Risk Control

- Centralized leasing of equipment and services protects core assets and streamlines capital flow
- Shared Centers of Excellence in Accounting, HR, IT, and Management drive scale and consistency

Disciplined Financial Architecture

- Extracts profits from subsidiaries to fund growth and sustain operations
- Maintains centralized control to limit liability, streamline oversight, and secure ownership

Governance with Purpose

- Carbon-neutral construction
- Women-led executive leadership
- Community-driven employment and training



A Pipeline of Transformative Projects

Our pipeline pulses with momentum, blending confidential flagships with emerging opportunities.

Region	Project Type	Capex (USD M)
Africa	Integrated Economic Zone	850
UAE	Luxury Hospitality Assets	240
West Africa	Regional Airport Expansion	190

Financial Overview



Over **\$1.2 billion** in infrastructure development under planning and execution.



Operating across **5 continents**, with strategic alliances in **Africa, Europe, and the Middle East.**



Target IRR of **12-15%** on long-term capital



Portfolio growth rate > **18% CAGR since 2021**

A Global Partner with Emirati Roots

E M I Gate Holding is a proudly Emirati company that carries the UAE's DNA of ambition, innovation, and execution excellence onto the global stage. This heritage is the foundation of our operational ethos and our promise to partners, enabling us to deliver transformative projects at speed and scale globally. **E M I Gate Holding is actively shaping the future across 54 nations.**

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Our value proposition is clear and compelling: we are a fully integrated, end-to-end partner for conceptualizing, financing, developing, building, and managing the critical infrastructure that empowers nations. By combining strategic financial acumen with hands-on operational expertise, we de-risk complex projects and provide a single point of accountability for delivering tangible, high-performing assets.

E M I Gate Holding is poised to meet the global need for reliable development partners, offering a powerful combination of capital, capability, and commitment. We invite



governments, institutions, and investors to join us in a partnership to build a future of enhanced connectivity, sustainable growth, and shared prosperity.

Media Coverage

[AMI Jet MOU](#)

[Special Advisor Announcement](#)

[E M I and Eswatini MOU](#)

[E M I and Eswatini Agreement](#)

[E M I and Eswatini Video](#)

[School and Hospital Announcement](#)

[More Jobs for Eswatini](#)

[Eswatini Development](#)

[E M I and Eswatini Begins](#)

[Eswatini Investment Discussions](#)

[Facebook Video 1](#)

[Facebook Video 2](#)

[Guinea Mining Support](#)

[Eswatini Public Works](#)

[Citizen Advisor Announcement](#)



E M I Gate Holding welcomes strategic partners, sovereign entities, and institutional investors to co-develop tomorrow's global infrastructure. Together, we build the bridges that connect the world

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