



حديقة الملك سلمان
King Salman Park



KING SALMAN PARK

THE DESTINATION FOR INVESTMENT

A UNIQUE OPPORTUNITY FOR INVESTORS AND DEVELOPERS
IN THE HEART OF RIYADH, SAUDI ARABIA, A G20 CAPITAL CITY

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The King Salman Park Foundation

The King Salman Park Foundation (KSPF) is responsible for the construction and operation of the King Salman Park (KSP) project and is chaired by His Royal Highness, Prince Mohammed Bin Salman Bin Abdulaziz, Crown Prince and Prime Minister of Saudi Arabia.

KSPF will work alongside investors and developers to facilitate and support their participation in one of the world's most transformative urban regeneration projects.

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Your Invitation

We are offering investors and developers opportunity to share in the tremendous growth of Saudi Arabia's ever-expanding economy by joining us in the development of large, mixed-use real estate projects in central Riyadh.

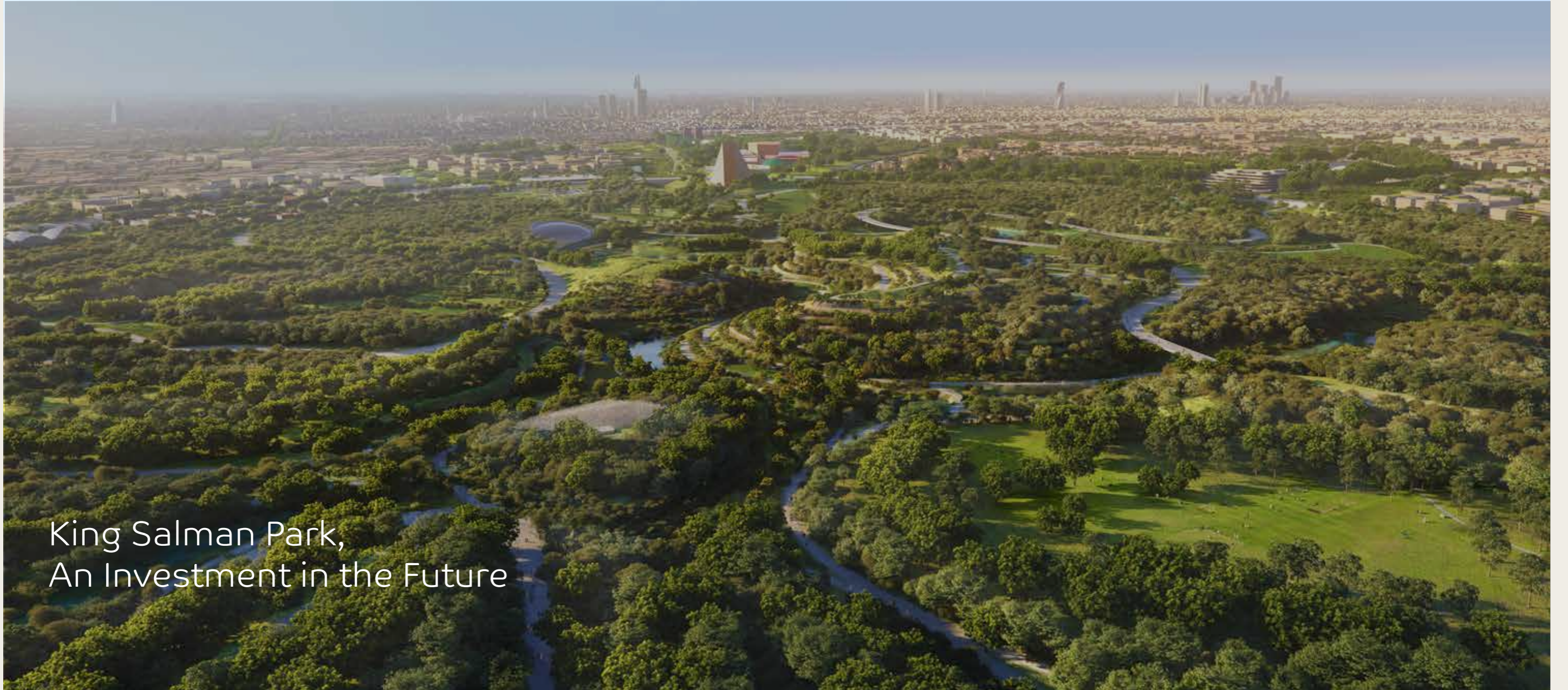
King Salman Park, one of Vision 2030's most ambitious initiatives, is on track to become the residential, commercial and tourism hub of Riyadh. Located just 25 minutes from the King Khalid International airport and linked to five new metro stations, the development will span nearly 17 square kilometers and include 11 square kilometers of lush green space, thousands of residential units, substantial office space, numerous cultural attractions, a convention center, hotels, several entertainment facilities, and so much more.

We invite you to learn more about King Salman Park and the investment opportunities it presents by contacting us. Thank you for your consideration.

George Tanasijevich
CEO, King Salman Park Foundation

King Salman Park (KSP) is the ideal market-entry point to establish a platform for growth, or the location to expand your existing presence in Saudi Arabia

- KSP is a legacy project that carries the King's name, and King Salman Park Foundation (KSPF) Board is Chaired by His Royal Highness, Prince Mohammed Bin Salman Bin Abdulaziz, Crown Prince and Prime Minister of Saudi Arabia.
- KSPF is a strong, stable, and reliable government entity that closely coordinates with other key ministries and agencies that support the development and operation of KSP.
- Substantial infrastructure improvements in Riyadh are underway to bring the world to Riyadh, including a new international airport and a new premium airline.
- International companies are flocking to KSA to establish business operations to expand the economy and share in its growth.
- Construction momentum is accelerating with the completion of our Visitor Pavilion and various infrastructure works, and substantial progress is being made towards our initial opening.
- Over 90% of our construction packages are under contract, thereby reducing budget risk.
- We are in the midst of our planting season, a major step towards filling our 11 kilometers of green space with 1.1 million trees and 14 million shrubs and perennials.
- We are due to occupy our Operations & Maintenance building prior to year end.
- Our first private sector investment opportunity at KSP was awarded 2025.
- We continually refine key areas of our Masterplan to increase returns for investors.



King Salman Park,
An Investment in the Future

The Masterplan

A \$25 billion project that fulfills key elements of Vision 2030

Enhanced Quality of life

A gift to the world, King Salman Park is symbolic of Saudi's national transformation and boldly captures the aspirations of its people. The project is centrally located, 25 minutes away from the airport and connected to 5 metro stations. It is a key element of Riyadh's ambition to become one of the world's top 10 most livable cities by 2030.

New Concept for Parks

King Salman Park will feature a modern and unique design. The iconic architectural features of the Park blend with the natural topography, celebrating the lush green landscapes and the tree-covered valleys, and offering immersive experiences at every turn.

The Park will set a new benchmark for green spaces, with over 1.1 million trees, 800 plant species and a unique topography design expected to reduce the city's temperature and create cool micro-climates.

King Salman Park will become the new center of activity in Riyadh with over 150 attractions featuring everchanging 24-7 programming that encourages repeat visitation.

A New Kind of Urban Living

Offering an unprecedented pedestrian-friendly community and direct access to nature with breathtaking views of the Park and the city, residents of King Salman Park will have access to all basic needs within a convenient 15-minute radius.



Live. Work. Visit. Learn. Play.

King Salman Park will offer an unrivalled combination of opportunities and experiences for those who live and work there, and for visitors from Saudi Arabia and around the world. As we continue to refine and adjust our Masterplan, we envision KSP to include:

Residential

If you are looking for a residence with the best views in Riyadh, imagine what you could see when gazing out the window of your KSP apartment. No place else could offer you such close-up views of eleven square kilometers of lush greenery and striking architectural structures in the midst of a pedestrian-friendly community, offering the convenience of your day-to-day needs all within a 15-minute walk.

Office

Whether you live in or around KSP or commute in, our office spaces will provide you with customized workspaces that will promote creativity, productivity, and collaboration. Our office complexes will also provide ample Parking for you and your guests. You will be situated near our MICE facility and venues where you can host and entertain your business associates.

Retail, Food & Beverage

Locals and tourists alike love to shop and eat. King Salman Park will provide exciting options for both, conveniently spread across our 17 square kilometers. We will seek to offer the world's most prominent retail names as well as emerging local and regional brands. We also aspire to be known as Riyadh's Kitchen by providing an exciting and diverse range of F&B options, spanning all price points, ethnic categories, and experiences. Whenever you're hungry, we'll have a table for you.

Hospitality

Visitor arrivals in Saudi Arabia are projected to grow to 150 million by 2030. As we continue to refine our Masterplan, we anticipate increasing our quantity of hotel rooms. Tourists will benefit from the convenience of our central downtown location and its proximity to the airport. Ease of access to our diverse and compelling mix of nature, culture, entertainment, shopping and dining will drive hotel demand from leisure tourists. MICE Delegates who stay on-site will spend their time interacting with colleagues and customers, rather than fighting traffic to get to a convention center.

Arts & Culture

A top feature of our initial opening will be the Royal Arts Complex (RAC). It will serve as an anchor attraction of our Arts & Culture, by providing a diverse platform for performance arts and serving as an incubator for participation in the arts and creative expression. In addition to the RAC, KSP will have several museums that will feature themes that will captivate, educate, and inspire.

Sports & Recreation

Seasoned athletes and casual enthusiasts will race to our comprehensive range of sports facilities. Our lineup is anticipated to include spaces for cricket, volleyball, football, handball, softball, running, cycling, rollerblading, and water-based activities. We are also planning an equestrian center supported by horseback riding trails in the Park. KSP has commissioned a design for a championship 18-hole golf course, a unique attraction in center of the city, by a globally-recognized course designer.

Entertainment

King Salman Park will offer a variety of indoor and outdoor entertainment venues. This will be highly programmed with a busy schedule of recurring and one-off events that will attract audiences of all ages and interests. Perhaps the highlight of our entertainment spaces will be our planned state-of-the-art 20,000-seat arena that will be suitable for an exciting array of events, including the hottest touring acts, top sports competitions, and MICE plenary events. The arena will be designed to global standards for corporate hospitality suites, customer experience and sight lines, acoustics and sound quality, load-in / load-out efficiency, and back-of-house areas for performers and our operations team.

Meetings, Incentives, Conferences & Exhibitions (MICE)

We anticipate being the home to one of the world class largest MICE facilities in the world, to be built in phases. Designed to host the most prestigious global events, the complex will feature cutting-edge technology, sustainable practices, and the capability to seamlessly cater to hybrid events. We plan to physically link the MICE facility to an arena for large-scale plenary sessions. The facility will be supported by conveniently located hotels, restaurants, and retail offerings.



Over 13,000 Workers On-site Achieving Construction Milestones



Visitor Pavilion



2.5 km Tunnel Diverting Traffic Under the Park



Royal Arts Complex



Art Park & Lake



Museum of World Cultures

Extraordinary Architecture Integrated into a Unique Environment



Visitors Pavilion | Render



Visitors Pavilion | Current Progress



Royal Arts Complex | Render



Royal Arts Complex | Current Progress



The Loop Bridge | Render



The Loop Bridge | Current Progress



Art Park | Render



Art Park | Current Progress



Amphitheater | Render



Amphitheater | Current Progress

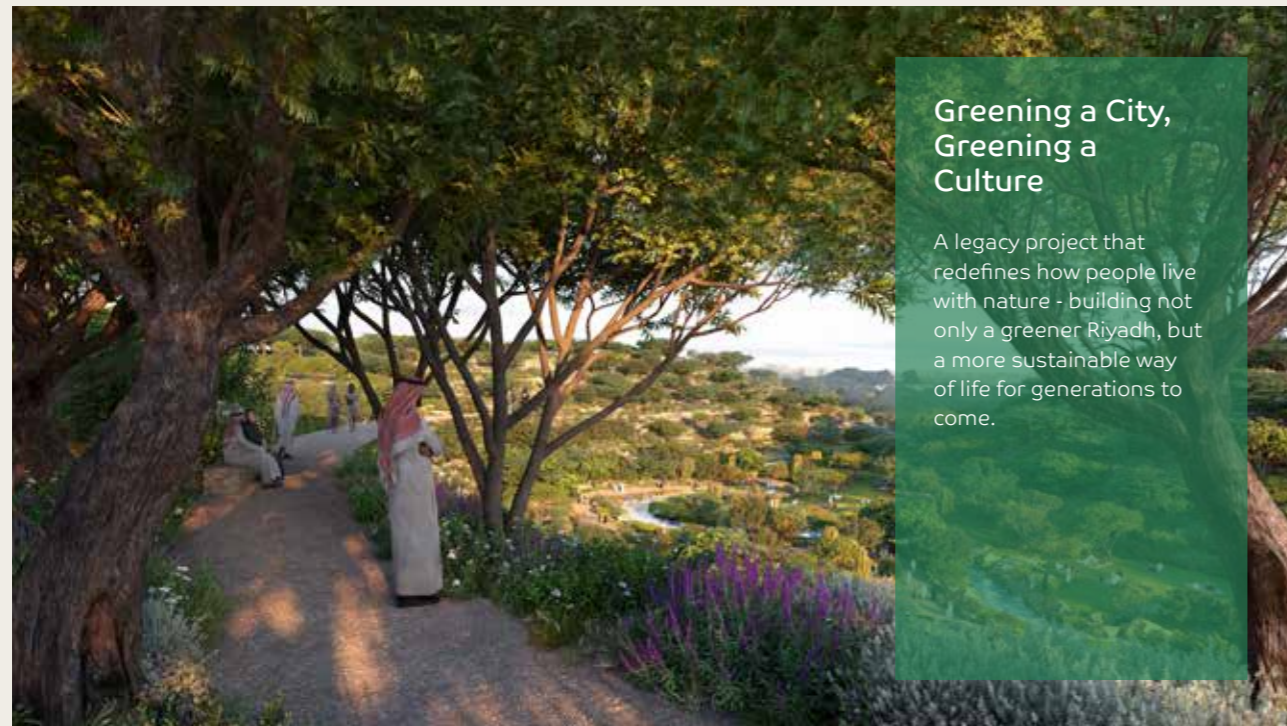


Sustainable Urban Development

The Green Heart of the City

King Salman Park plays a pivotal role in advancing the Kingdom's sustainability strategy and Vision 2030 goals. It represents a dramatic transformation—from a heat vortex to a cooling biosphere—setting new global benchmarks in urban biodiversity, climate adaptation, and livability. With the introduction of over 600 new plant species and a doubling of Riyadh's green space per capita, the Park will redefine the city's natural infrastructure and environmental resilience.

As a catalyst for green and active living, King Salman Park integrates wellness-focused features and inclusive public spaces that foster physical, mental, and emotional wellbeing. By weaving green corridors, shaded trails, and vibrant communal areas throughout Riyadh, the Park strengthens social connection and nurtures a culture of sustainability rooted in Saudi traditions. In doing so, King Salman Park will not only green a city but also green a culture—cultivating a lasting shift toward environmental awareness, responsible living, and harmony with nature. This enduring connection between people and place ensures the Park's legacy as both a national landmark and a global model for sustainable urban living.



A New Standard for Sustainable Urban Development in an Arid Climate

Climate Infrastructure

With 70% green coverage and innovative earthworks that create cool, shaded microclimates, King Salman Park naturally moderates temperatures, mitigates urban heat, and improves air quality. This living landscape contributes to Riyadh's broader climate infrastructure, enhancing comfort, resilience, and wellbeing across the city.

Sustainable Water Management

Tailored for desert conditions, King Salman Park pioneers advanced water conservation strategies. Its irrigation system operates entirely on treated recycled water, guided by smart technologies that monitor plant-level demand. Combined with landscape design that regenerates arid soils and buildings that minimize potable water use, the Park sets a new regional benchmark for water stewardship.

Energy Efficiency and Carbon Reduction

Guided by Salmani architectural principles, the Park's buildings leverage natural airflow, shading, and reflective materials to reduce energy demand. From early design through operations, measures are in place to lower embodied carbon, improve energy performance, and divert waste from landfill—supporting the Kingdom's Net Zero 2060 ambition and demonstrating climate leadership in practice.

Green Mobility

Envisioned as a 15-minute city, King Salman Park promotes sustainable and active movement. Seamlessly connected to five metro stations and ten bus routes, the Park encourages walking and cycling along 7.25 kilometers of shaded, car-free pathways, reducing emissions while enhancing accessibility and community interaction.



A Smart City within a City

Creating Connected, Cognitive and Caring Communities

At the heart of the Smart City vision for King Salman Park are the core pillars of excellence in city operations, green space and sustainability and an exemplar visitor experience, all centered around an improved quality of life for the people of Riyadh and beyond.

The Smart City strategy will utilize both proven and innovative Smart City technologies and concepts to support and enhance the way that our visitors will move around, interact with, and experience the Park with its beautiful and wide-reaching green spaces, and its many exciting venues, attractions, and events.

We will harness and learn from data, both quantitative and qualitative, to evolve and to understand how best to deliver a world-leading experience for the many millions of people who will visit the Park from Riyadh, Saudi Arabia, and across the globe.

King Salman Park will be a city within a city and so our list of Smart City use cases is long and diverse, offering endless opportunities to enhance the lives of our visitors, as well as our Park residents, workers, and students.

It's an exciting framework to build from as we look to realize our long-term goal of becoming the most connected and "Smartest" urban Park in the world.

King Salman Park will become a living lab for innovation wherein we can collaborate with the public sector, private sector, start-ups, universities, schools, and the wider Riyadh community.

Progress is already being made with the development of the Park's digital infrastructure and the design of our Smart City environment, including but not limited to our IoT and data integration layer, a digital twin, immersive VR/AR experiences, AI, and a Super App.

We are very excited about where the future is taking us, and we will always welcome ambitious partners to help us realize our groundbreaking Smart City vision.





King Salman Park Facts and Figures

17^{million}

sqm Total Land Size

1.1^{million}

Trees

400

New plant species to a park setting

50^{million}

Annual Visitors

**Global
World-class
MICE facility**

27^{thousand}

Residential Units

540^{thousand}

sqm Office Space

270^{thousand}

sqm Retail Space

11^{million}

sqm Total Greenery

700

Total plant species

8.5^{million}

sqm Overall Development GFA

150+

Entertainment, and arts & culture attractions

20^{thousand}

Arena Seats

96^{thousand}

sqm Total Residents

30^{thousand}

sqm Office Workers

1000's

Hotel Rooms



Your King Salman Park Investment Opportunities

Exterior view of completed Visitor Pavilion

The Place for You to Invest

Thank you for your interest in King Salman Park, the world’s most exciting urban Park and mixed-use development. To assist you in evaluating investment opportunities in KSP, we will share with you on the following pages information on specific investment opportunities, the process to pursue an opportunity, the timing and potential value of an investment, and other matters of interest.

The Process

With your permission, we would propose assigning you to a KSPF representative who will serve as your point of contact on all matters King Salman Park. We would start by educating you on Vision 2030 and how our Masterplan aligns with it. We would discuss issues of importance for you and seek your feedback on what would be your ideal form of involvement in our project.

To take the process to another level, we would execute an NDA and assist you in completing our qualification process. We could then host you for a site visit and begin sharing detailed information with you.

Upcoming Opportunities 2026

With our first five investment packages awarded or nearing award, we are now building on this success with a new series of investment opportunities planned for 2026 and beyond, structured around the proven model of our earlier packages. Each is envisioned as a high-value mixed-use destination, anchored by strong residential demand and complemented by office, retail, F&B, and hospitality components, reinforcing our value proposition of a high-quality lifestyle and introducing the 15-minute district concept.

Some select packages will also be distinguished by landmark assets such as a championship golf course and community, a sports and entertainment district, a 20,000-seat arena, or a world-class convention center, creating long-term value, diversified revenue streams, and sustained investor appeal.

Our investment packages vary in terms of size and phasing, however, majority are rooted in a mixed-use development profile with a varying quantum, where each package will consist of a mix of residential, office, and retail. Some specific packages will also include a hospitality component, while others might also include specialized assets additional to the previously mentioned rooted asset classes. Finally, and depending on they’re corresponding location on the masterplan, each package consists of different typologies across asset classes, specifically pertaining to residential, hospitality, and office.

To pursue one of these, or future opportunities, you would participate in an RFI / RFP process, either on your own as the master developer, or as part of a consortium. If you are the successful bidder, we will enter into an agreement. For example, we could form a joint venture to which we contribute the land as our equity. You would be responsible for design, financing, construction, and operations. KSPF would have certain agreed upon approval rights.

Working with KSPF

If you decide to pursue an investment opportunity at KSP, we can move forward, side by side, supporting and assisting you with a variety of matters, including:

- Introductions to potential consortium partners or collaborators;
- Referrals to resources to assist you in establishing a Saudi business entity;
- Introductions to sources of financing;
- Guidance on applicable design requirements; and
- Insights on government approval processes.

Previous Opportunities

Over the past years, King Salman Park has introduced a variety of investment and development opportunities that have played a key role in shaping its ongoing transformation. These past initiatives, similar in nature to those anticipated in the coming years, have established a strong foundation for future growth. They have successfully attracted local, regional, and international investors while setting high benchmarks for quality, innovation, and sustainability.

Future Opportunities

Highly coordinated and meticulously managed construction works will be ongoing over the balance of the decade, and beyond. New assets and attractions will be progressively opening year after year, presenting continual opportunity for investment and to draw the world’s attention to King Salman Park.

Setting a New Standard

Our Chairman, His Royal Highness, Prince Mohammed Bin Salman Bin Abdulaziz, has set a high bar for us, but is also providing the guidance and support we need to exceed the boundaries of global standards and achieve our lofty ambitions. If you don’t settle for routine and ordinary, but instead pursue new, different, and top-of-class, through implementation of international best practices in all phases of the development process, King Salman Park is the place for you to invest.

Investment Opportunities

- Awarded
- Under process to award
- Upcoming packages




Distinctive Mixed-Use Districts

Package 1

An integrated mixed-use district located in the Cultural Hub on the western side of KSP.

-  Covers area ~300,000 sqm
-  22% Green coverage
-  ~ 1.3 Floor Area Ratio (FAR)
-  Building height up to 7 floors (G+6)
-  ~385,000 sqm Gross Floor Area (GFA)
-  ~1,600 Residential & Apartment units
-  ~75,000 sqm GFA Grade A offices
-  ~55,000 sqm GFA retail and F&B
-  ~230 4-star Hotel keys

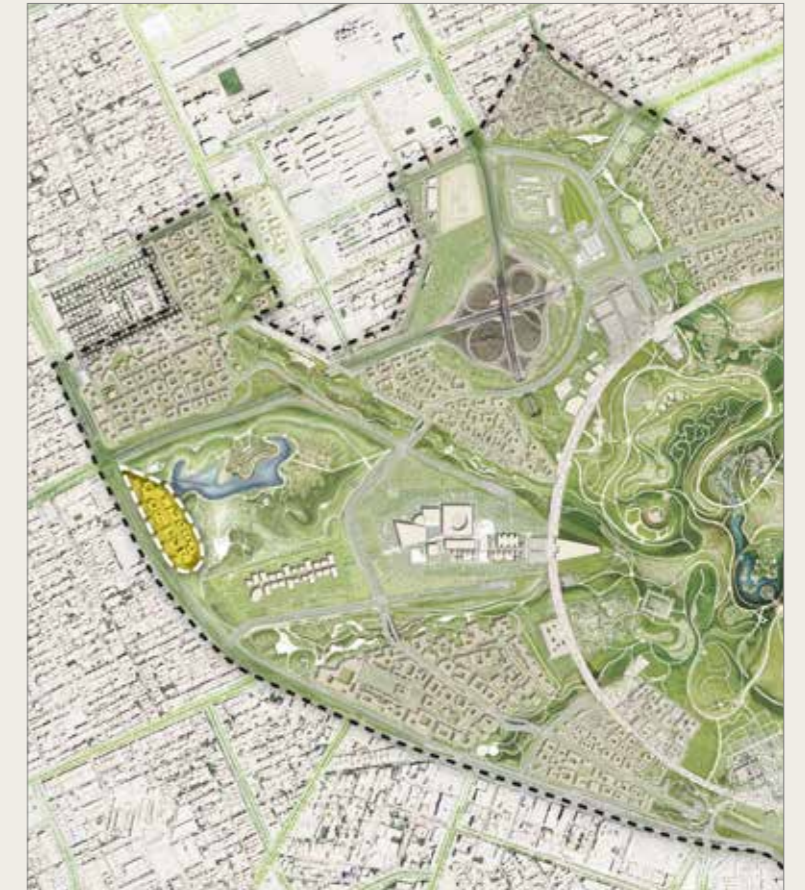



 Awarded

Package 2

An integrated mixed-use district located at the border of the masterplan.


-  Covers area ~60,000 sqm
-  20% Green coverage
-  1.90 Floor Area Ratio (FAR)
-  Building height up to 7 floors (G+6)
-  ~112,000 sqm Gross Floor Area (GFA)
-  ~284 Residential & Apartment units
-  ~23,000 sqm GFA Grade A offices
-  ~4,600 sqm GFA retail and F&B
-  ~220 5-star Hotel keys




 Under process to award

Package 3


An integrated mixed-use district Strategically located with proximity to RAC.


 Covers an area ~160,000 sqm


 11% Green coverage


 1.52 Floor Area Ratio (FAR)

 Building height up to 10 floors (G+9)

 ~244,000 sqm Gross Floor Area (GFA)


 ~816 Residential & Apartment units

 ~45,600 sqm GFA Grade A offices

 ~6,800 sqm GFA retail and F&B


 ~198 5-star Hotel keys




 Awarded


Package 4


An integrated mixed-use district located Lies in the heart of the cultural district.


 Covers area ~120,000 sqm

 18% Green coverage


 1.90 Floor Area Ratio (FAR)


 Building height up to 7 floors (G+6)

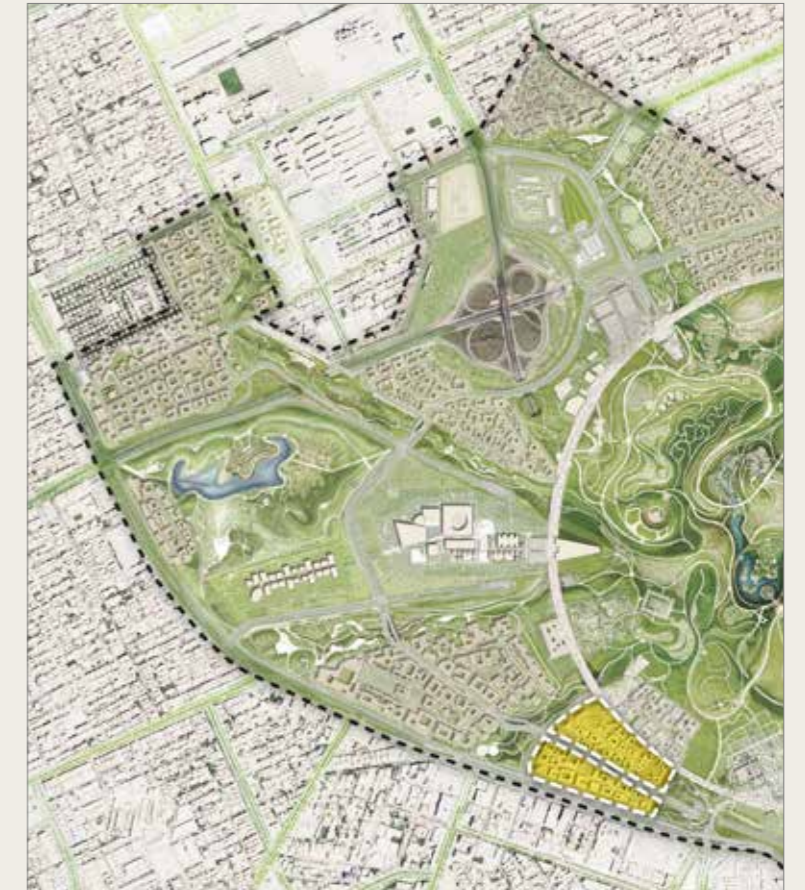
 ~233,000 sqm Gross Floor Area (GFA)


 ~678 Residential & Apartment units

 ~48,000 sqm GFA Grade A offices

 ~22,000 sqm GFA retail and F&B


 ~145 5-star Hotel keys





 Under process to award


Package 5

An integrated mixed-use district strategically positioned near King Salman Park Station


 Covers area ~330,000 sqm

 30% Green coverage

 2.40 Floor Area Ratio (FAR)

 Building height up to 10 floors (G+9)

 ~800,000 sqm Gross Floor Area (GFA)


 ~3750 Residential & Apartment units

 ~104,000 sqm GFA Grade A offices

 ~14,000 sqm GFA retail and F&B

 ~152 5-star Hotel keys



 Under process to award






Upcoming Investment Opportunities


Vibrant Residential Districts Anchored In Nature & Greenery

Strategically situated in the outer parts of the central forest and with proximity to the Loop, residents will enjoy both easy accessibility to both their homes and the wider park.


The most resident-centric part of the park. It mostly comprises of residential districts with units ranging from ultra-premium to mid-range, each with unique characteristics centered around nature and good quality living. Depending on their location, some districts will benefit from direct access to the Loop and thus the overall park. While others will enjoy some of the best green frontage the park has to offer. Across these districts there will also be both a retail and office component. Coupled with the park's overall attractions and propositions, this will provide residents with the opportunity to live, work, and play in the largest park in the world.

Ranges per opportunity:

 Land Area: 123K – 716 K sqm


 Gross Floor Area (GFA): 143K – 945K sqm


 Residential GFA: 112K – 768K sqm

 Residential Units: 424 – 4,174 units


 Office GFA: 14K – 81K sqm

 Retail and F&B GFA: 8 K – 45 K sqm

 Hotel Keys: 76 – 786 Keys

 Estimated CAPEX: SAR 1.7 Bn – SAR 9.6 Bn



 Upcoming packages

Riyadh Signature Asset Development Opportunity

This prime area of the Park is designated as the location for assets that will redefine the character of the city and its reputation for business, entertainment, recreation, and tourism. The anchor assets are planned to include Saudi Arabia's primary global MICE facility, a 20,000 seat multi-purpose arena that redefines international standards, and a championship golf course suitable for professional tournaments, all strategically positioned in the heart of the city. These assets will be complimented by various residential and commercial properties.

This opportunity includes two main components:









Urban Hospitality, Entertainment & MICE Zone

One way to consider this area is as an updated, modernized interpretation of LA Live in Los Angeles, a highly successful urban redevelopment which has transformed the city and served as a model for other destinations. This area will include one of the five largest MICE facilities in the world, to be built in phases over time. It will be complimented by thousands of hotel room keys, substantial retail and F&B outlets, ample Parking, and direct connection to a Metro station. Our plan also calls for the area to have a significant supply of residential properties and supporting amenities.


Residential & Golf Lifestyle Community Development

Residences in this area will be enhanced by the benefits of views of a championship golf course and/or easy access to sports and recreational facilities, which will contribute significantly to a resident's quality of life in a way that currently does not exist in Riyadh. Upscale residences will surround the course and be situated adjacent to sports and recreational facilities, leaving no excuse to avoid exercising! This area will also be close to the equestrian center and riding trails, and be situated on the edge of the Loop, the architecturally distinctive thoroughfare which surrounds and provides access to the Park's central park area.

Ranges per opportunity:

- | | |
|---|--|
|  Land Area: 270K – 2.5 Mn sqm |  Office GFA: 4K – 80K sqm |
|  Gross Floor Area (GFA): 114K – 1.4 Mn sqm |  Retail and F&B GFA: 2K – 20K sqm |
|  Residential GFA: 480K – 1.3 Mn sqm |  Hotel Keys: 200 – 2,800 Keys |
|  Residential Units: 2K – 6K Units |  Estimated CAPEX: ~ SAR 1.5 Bn – SAR 9 Bn |



 Upcoming packages

Establishing Your Business in KSA

Saudi Arabia has increasingly simplified the process for establishing a local business entity.

4X According to the 2023 AstroLabs Saudi Market Entry Report, accelerations in the decision-making cycle for entry into Saudi Arabia decreased the time taken from 8 to 12 months in 2018 to less than 4 months in 2024.

Legal Framework Options

In Saudi Arabia, foreign-owned companies can select from four key legal structures:

- Limited Liability Company (LLC)
- Branch Office
- Joint Stock Company
- Solidarity Professional Company

Licensing Options

The construction sector in KSA offers five primary license categories:

- Service License: best for construction companies
- Industrial License: best for manufacturing companies
- Professional License: best for engineering and architectural firms
- Real Estate License: best for real estate developers
- Trade License: best for import and export companies

Business Set-up Process

Stage 1

1. MISA License
2. Name reservation
3. Drafting and attesting the local Articles of Association
4. Issuance of Commercial Registration (CR) and registration with the Chamber of Commerce (CoC)

Stage 2

1. Company seal
2. Registration with the Ministry of Labor and Insurance Authority
3. Registration of national address
4. Issuance of General Manager visa
5. Registration with local tax authorities

Stage 3

1. Activation of CoC account
2. Issuance of health insurance and conduction of medical check-up
3. Issuance of GM's Residency Registration with key governmental portals
4. Assistance in bank account opening



Saudization

Saudization mandates companies in Saudi Arabia to employ a certain percentage of Saudi nationals, varying by sector and company size. Compliance is monitored through governmental platforms like Qiwa and Mudad. For construction, engineering, and architectural sectors, Saudization rates can range from 10% to 30%.

Operational Costs

Average Leases

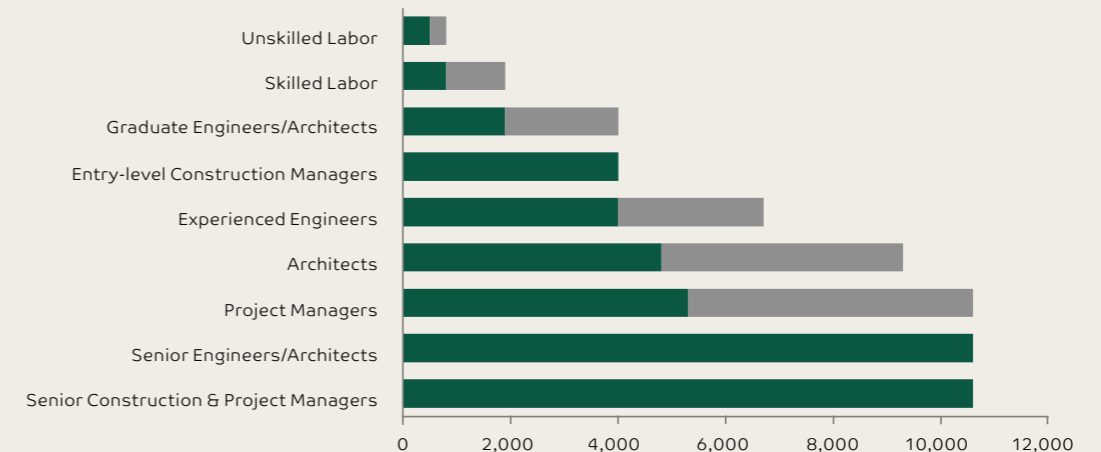
Commercial Real Estate

Prime office spaces in Riyadh's central business district ranges from USD 500 to USD 800 per square meter per annum.

Industrial

Industrial warehouse rent in key industrial cities in KSA typically ranges between USD 100 to USD 300 per square meter per annum.

Average Monthly Salary Range Guidelines (USD)



FAQs

What is the economic outlook for Saudi Arabia? ^[1]

Saudi Arabia's economic outlook is exceptionally positive, standing as the largest economy in the Middle East and the 19th largest globally. It ranks fifth among G20 nations in terms of GDP per capita, with a grow of real GDP by 4.4% in 2024, making it among the fastest-growing economies within the G20. Saudi Arabia has a strong and growing economy already over \$1 trillion in GDP by 2030. This optimistic financial forecast is bolstered by continuous demographic growth and technological progress, signaling a strong economic future for the country.

What makes Saudi Arabia an ideal location for investors? ^[1]

The Kingdom has built investor trust and has reached 34.5% FDI stock as percentage of GDP. Saudi Arabia has the most ambitious construction sector in the world, with a project pipeline of over \$1.8 trillion by 2030. To increase participation in global supply chains, Saudi Arabia launched a global supply chain resilience initiative. It also provides best-in-class investor support and incentives to prospective investors.

Is Saudi Arabia a demand driven marketplace? ^[2]

Increased demand across Riyadh's real estate sectors has contributed to positive performance in all areas. In 2023, the economy's robustness and growth rates have resulted in an average year-over-year increase in residential rents, retail rents, and office space rents by 2%, 8% and 19% respectively.

Is it difficult to do business in Saudi Arabia?

Doing business in Saudi Arabia is only getting easier each year. According to the 2023 AstroLabs Saudi Market Entry Report, accelerations in the decision-making cycle for entry into Saudi Arabia decreased the time taken from 8 to 12 months in 2018 to less than 4 months in 2024.

How is Riyadh evolving?

Riyadh is rapidly transforming into a dynamic hub, marked by progressive governance and economic diversification. It is strategically advancing towards Saudi Vision 2030's goals, enhancing its infrastructure and urban development to emerge as a leading Smart City, aspiring to rank among the top global cities for living standards by 2030.

Is it possible for a company with its headquarters outside of Saudi Arabia to invest in King Salman Park?

Yes, KSPF encourages investment from companies and co-developers around the globe, regardless of their HQ location. Aimed at fostering innovation and impactful development, KSPF is committed to forming partnerships with qualified and interested international entities. Additionally, KSPF supports these international companies in establishing their presence within Saudi Arabia, to ensure smooth integration into the local market. We also encourage co-developers to form partnerships with local entities when entering the Saudi market.

[1] Source: Ministry of Investment of Saudi Arabia (MISA). Website: misa.gov.sa

[2] Source: AstroLabs. Website: astrolabs.com



FAQs

What type of investors and developers are you hoping to attract to King Salman Park?

King Salman Park aims to collaborate with a broad spectrum of investors and developers internationally, enhancing the Park's diversity and bringing world-class expertise to create a space that meets everyone's needs—residents, locals, visitors, and tourists alike. We offer various partnership models tailored to align with KSP's standards and our partners' expectations. We are currently focused on identifying profiles who would be interested in developing whole districts. Should you only be interested in developing or investing in a single plot, please do share your interest and KSPF may be able to match you with a developer taking on an entire district.

What are the possible transaction models?

KSPF suggests one primary transaction model, which may take the form of either a typical Joint Venture (JV) or a fund structure.

What is the JV Model?

In the JV Model:

- KSPF provides the land as equity and partners with a developer.
- The Foundation defines the allowable Floor Area Ratio (FAR) and design guidelines.
- Private Developer (and a third-party) would become the equity owner providing 100% of capital expenditure for design, development, and initial operations of the asset.
- Developers would need to be set up as a commercial entity in Saudi Arabia.

What is the Fund Model?

In the Fund model:

- KSPF provides the land as equity and partners with an investor as a financier and a developer as a fee developer.
- The Foundation defines the allowable Floor Area Ratio (FAR) and design guidelines.
- Investors provide the required capital to the Fund for an agreed rate of return to cover 100% of capital expenditure for design, development, and initial operations of the asset.
- Private Developer is hired as a fee developer. They do not invest equity, but receive fees based on completing the project.
- This investment strategy is governed by CMA regulations, through a Fund Entity (e.g., Real Estate Fund).
- Additionally, KSPF is open to exploring other transaction models through discussions, i want to add JV model or either throu JV or A found.

What are the timelines of the typical investment opportunities for both the investment and development phases?

Investment opportunities at King Salman Park would typically require an investor or developer to deploy capital over a 2 to 4 year period. This would commence from the award of the investment to the opening of the project. This timeframe may vary depending on the size and complexity of the development in question.

Does KSPF engage in direct negotiation or follow an RFP process?

KSPF adheres to a structured RFP process targeting companies that meet specific criteria and demonstrate the necessary capabilities. The RFP process will be communicated to all qualified companies who demonstrate interest. In exceptional cases, KSPF may opt for direct negotiations, a decision that solely rests at the KSPF Board of Directors' discretion.

Can investors suggest modifications to RFP criteria relating to the development plan?

Yes, investors have the flexibility to propose adjustments for their investment area within KSP, provided these changes align with the project Masterplan, overall supply targets, expected returns, intended 'look and feel' of the district, and maintain key integration with infrastructure and mobility networks. While modifications are subject to a rigorous review and approval process, KSPF welcomes innovative ideas that enrich the Park's value and align with its broader vision, including the aspirations of Vision 2030, the Quality-of-Life program, and the 15-minute district concept, ensuring that all proposed changes bolster KSP's goals and community benefits.

What is the role of the developer?

The developer's role at King Salman Park encompasses developing assigned plots while ensuring their projects adhere to the Park's delivery phases and design guidelines provided by KSPF. As the master developer, KSPF controls the Masterplan and is responsible for delivering infrastructure and Park anchor assets. For example, the Visitor Pavilion has been completed and surrounding infrastructure and roads are actively progressing. This infrastructure is expected to be fully functional upon plot delivery to developers, facilitating a synchronized and integrated development effort throughout the Park. Developers are required to align with KSPF's design guidelines, guaranteeing that each project contributes cohesively to the Park's overall vision and aesthetic, thus ensuring a unified and appealing completion.

What role will developers assume upon being selected to develop land at KSP?

Upon choosing to develop land at KSP, developers would either become partners, co-developers, or be designated as "sub-developers" depending on the transaction model. In all cases, KSPF acts as the master developer and provides overarching guidance.

FAQs

Is the developer allowed to sell land and/or assets as a means of exit from the investment?

Exit strategies vary by engagement model. In the JV model, the sale of land is not permitted and does not form part of the exit strategy. Instead, exits may occur through off-plan sales during development or through the sale of completed assets post-development. Alternatively, the investment vehicle may be transitioned into a publicly traded REIT. In a Land Lease Model, the exit occurs at the conclusion of lease.

What are the current regulations and policies regarding title deeds. Is it freehold or leasehold?

Title deeds at King Salman Park are maintained by KSPF and are transferred as freehold to the chosen investment vehicle—be it a JV or Fund Model—based on the specific.

Can investors propose new projects or developments within the Park?

Yes, investors are welcome to propose new projects or developments within the Park, as long as they align with KSP's vision, adhere to the established guidelines of the Masterplan, and satisfy initial financial and project size criteria.

Does KSPF adhere to specific design codes or follow a design guidelines manual?

Yes, KSPF implements a set of detailed development control regulations and applies a general design guidelines manual, both of which have been developed by KSPF. These will be provided to developers as part of the RFP process. This ensures consistency and quality across all developments in KSP, aligning them with the Park's overarching aesthetic and functional goals. In addition to the guidelines provided by the Foundation, developers will need to adhere to national codes and regulations.

What is the design approval process?

KSPF has a dedicated Design and Development team that is ready to assist developers achieve approval from early concept to detailed phases. Securing KSPF approval is mandatory before obtaining the standard government approvals and No Objection Certificates (NOCs).

Who is responsible for obtaining building permits, completion certificates, and other necessary certifications?

As the responsible authority for the King Salman Park, KSPF will be able to issue certain permits directly. The responsibility for obtaining permits and certificates falls on the developers, but KSPF will support these efforts by collaborating closely with developers and coordinating with relevant authorities to streamline and expedite the process.

Does KSPF offer a corporate guarantee through the Ministry of Finance (MoF) or the Private Investment Fund (PIF)?

KSPF, as an independent government entity, does not offer corporate guarantees.

What are the government's plans for infrastructure and connectivity enhancements to support the Park?

Riyadh has extensively invested in its infrastructure and the central location of King Salman Park will enable it to directly benefit from the new transportation system. The Park will be easily accessible to residents and visitors alike through 5 new metro lines, including the green and red lines, as well as through a Rapid Bus Transit system. Strategically located, the Park is just a 25-minute commute from King Khalid International Airport. Additionally, KSPF is developing 8 Parking hubs to accommodate the anticipated visitor and resident flow, underlining the substantial investment in supporting Park accessibility.

Are there any notable collaborations or partnerships in the project's development?

King Salman Park features collaborations with world-renowned designers and architects, including Ricardo Bofill for the Royal Arts Complex and Henning Larsen for landscape design. Notably, the first investment opportunity was awarded to Saudi Fransi Capital and Naif Al Rajhi Investment Company on March 6, 2023, with around USD 1B in deployed capital. Furthermore, KSPF has entered a Public-Private Partnership (PPP) with Saudi Tabreed, a leading company in the district cooling sector, utilizing the Build-Own-Operate-Transfer (BOOT) model for district cooling.

Who can I contact for more information?


You can reach out to the KSPF Investments and Partnership Attractions team should you have any additional questions. They are reachable at: ipa@kspf.gov.sa



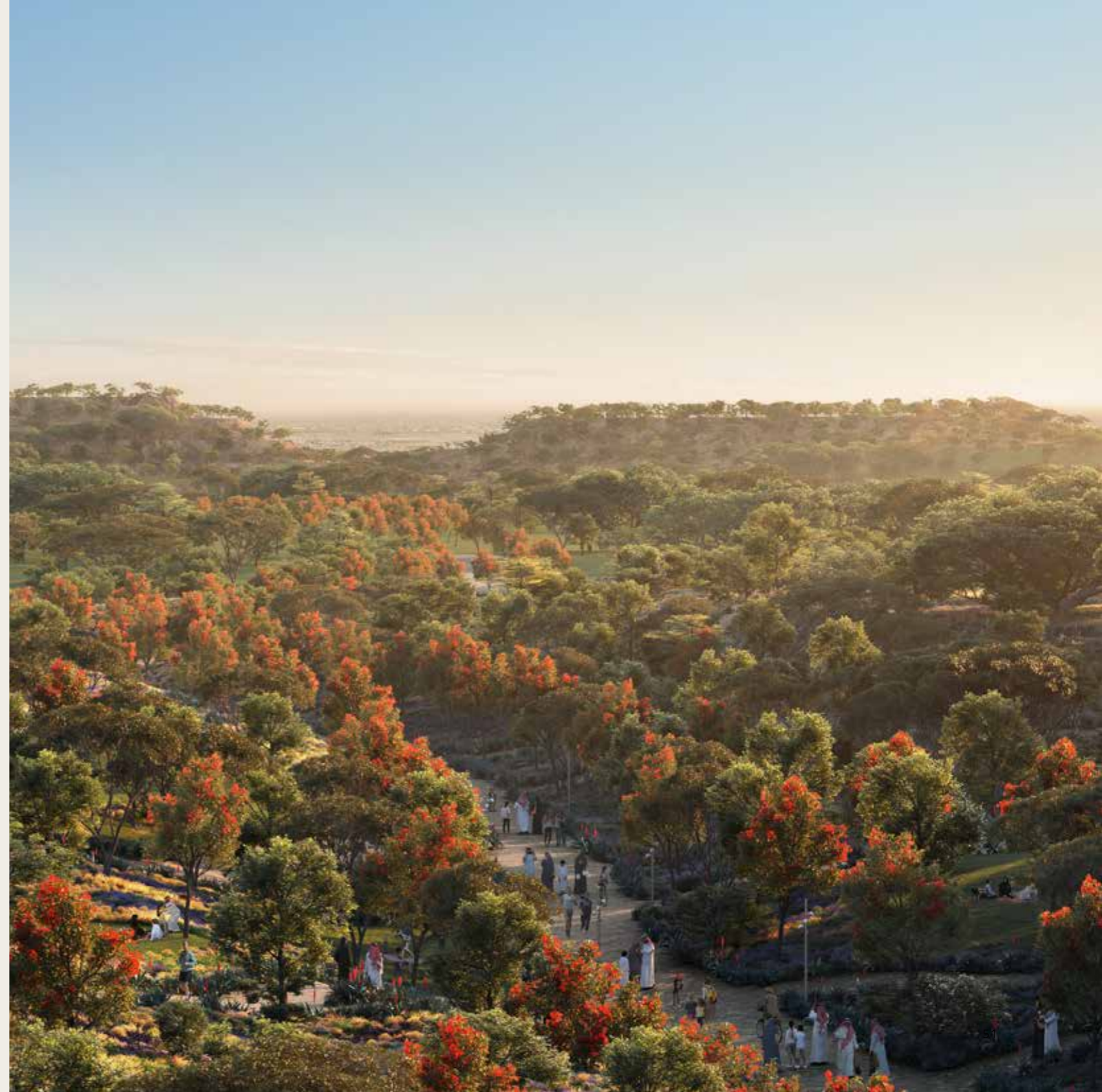
For more information,
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