

2025



King Hussein Business Park

Fueling innovation, magnifying returns



Jordan
Amman



○○
A Royal Vision
Since 2010

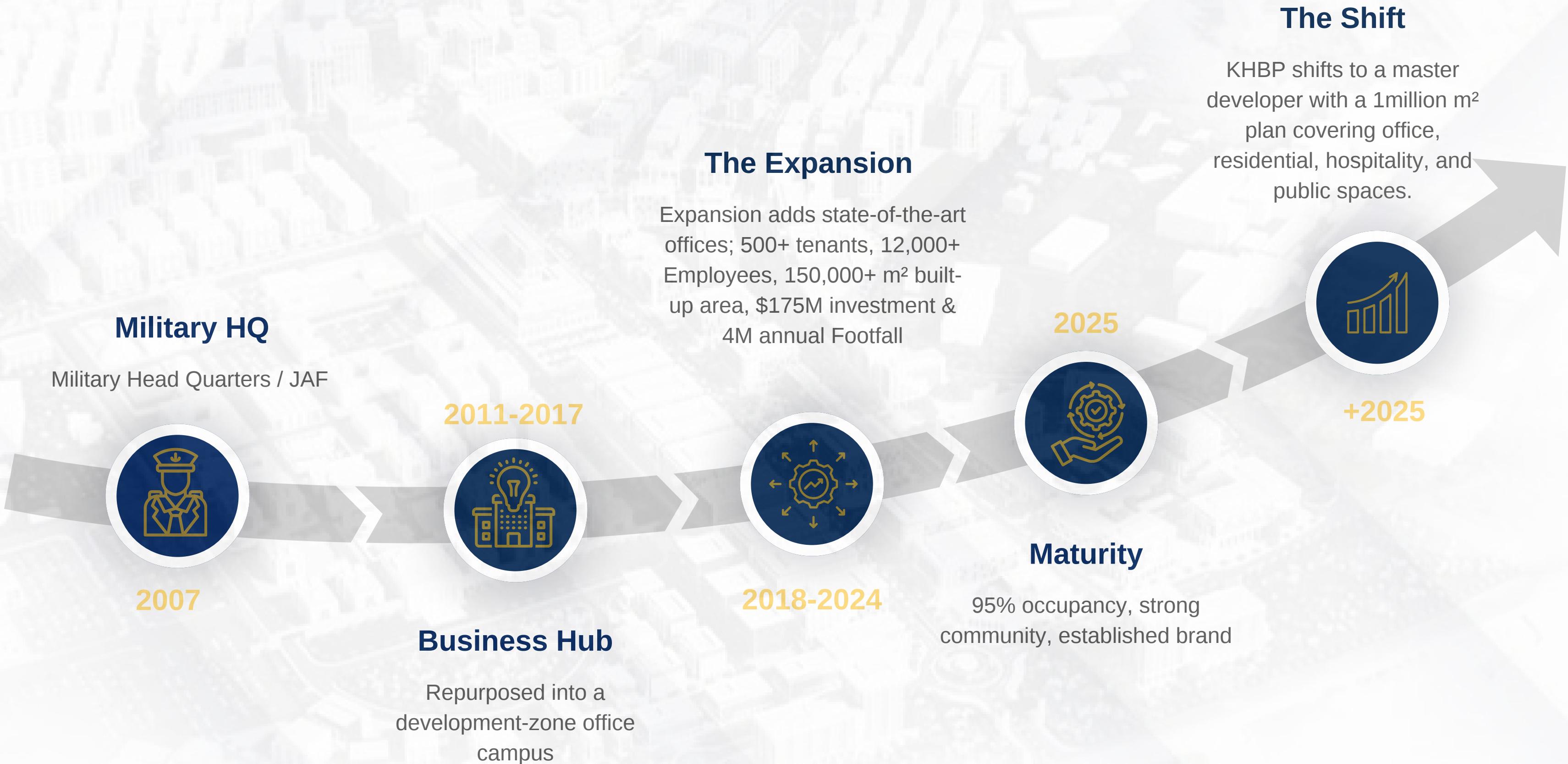


WHY KHBP?

King Hussein Business Park

KHBP – Designed for a non-stop journey

Connecting spaces, people, and possibilities



KHBP – Made In Jordan

Where Global Markets Meet Real-Time



Amman has time overlap with many major markets across three continents allowing real-time collaboration worldwide.

KHBP – Made in Jordan

A resilient, steady market with global access



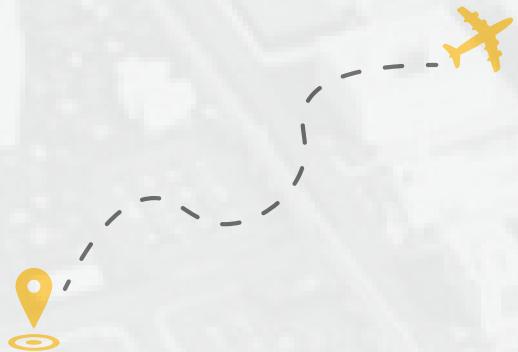
+1000 multinational companies

Regional hub for multinational companies serving the world from Amman.



+50 countries

Free Trade Agreements.



High flight connectivity

Queen Alia Airport links Jordan to many global capitals within 4–5 hours.

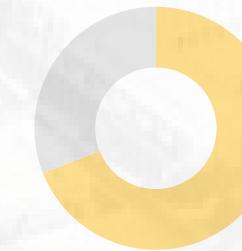


\$4.1 B

Jordan's total revenue from the telecom and IT sectors.



Jordan shares borders with 4 neighboring countries



+30 years
currency stability
1 JOD : 1.41 USD

Low inflation
1.85%
9 months of 2025



\$44.5B (2019) → \$50.97B (2023)
GDP Growth – 3.5% Annual Growth

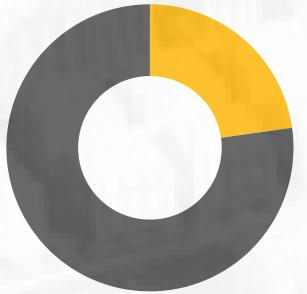


KHBP - Made in Jordan

Home to one of the region's strongest human capital

MENA Tech Entrepreneurs Residing in Jordan

22.8%



77.2%

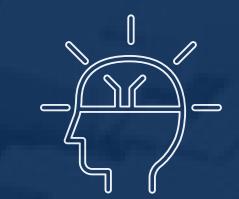
While Jordan's population is only 3% of MENA's

30% of the Contribution to the Tech Sector is by Females



13th Globally **3rd Regionally**

✓ Availability of scientists and engineers



Women in Entrepreneurship
90.9/100
Global Rank

 Annual university grads
+70,000 60% females

 STEM grads/year
+15,000

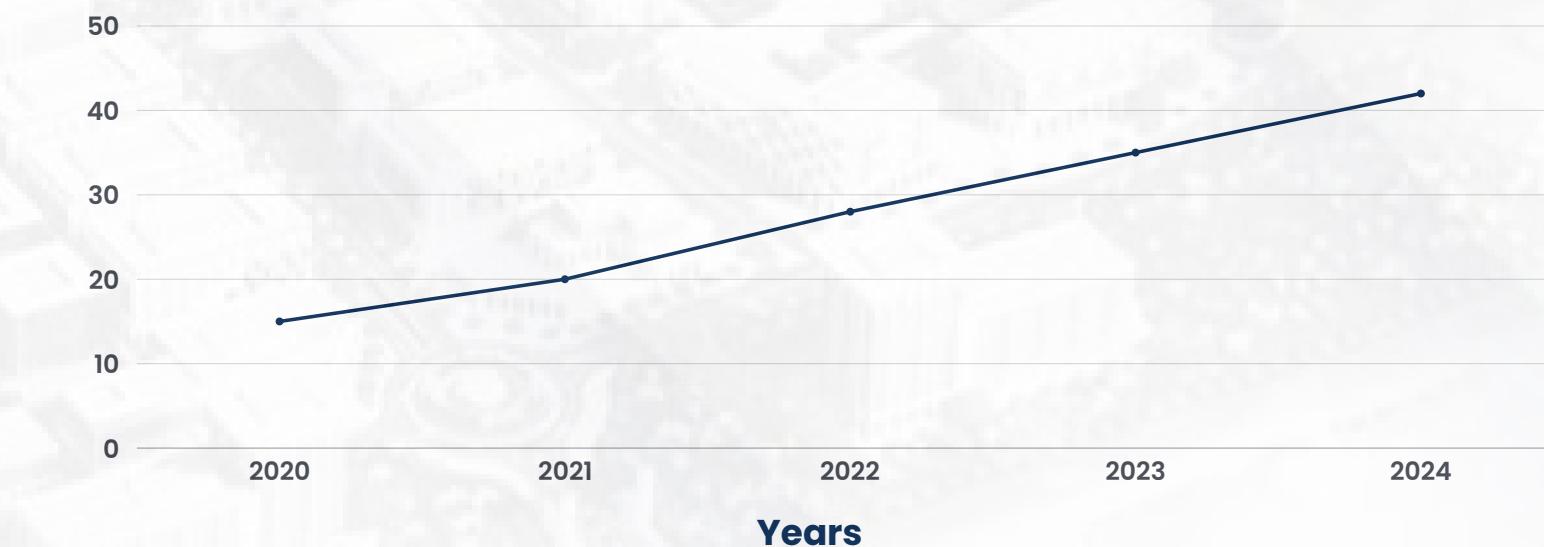
 ICT grads/year
+30,000

 Literacy rate
98%

 Under age of 30
70%

 Online Arabic content
>70% Produced by Jordan

Jordan keeps rising in the Global Innovation Index

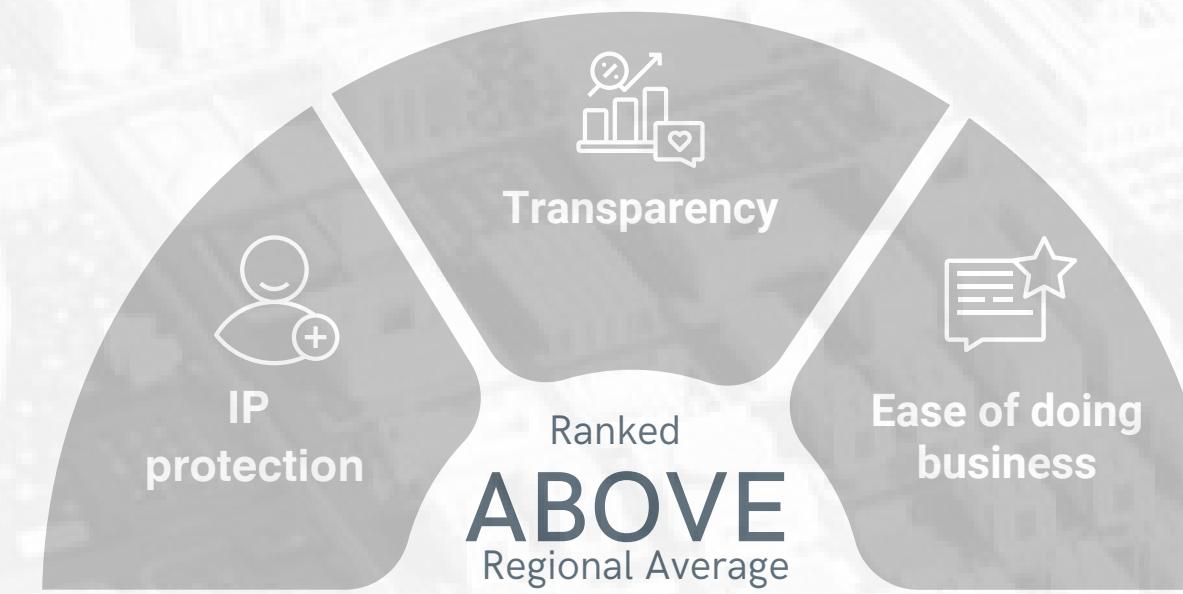


KHBP – Made in Jordan

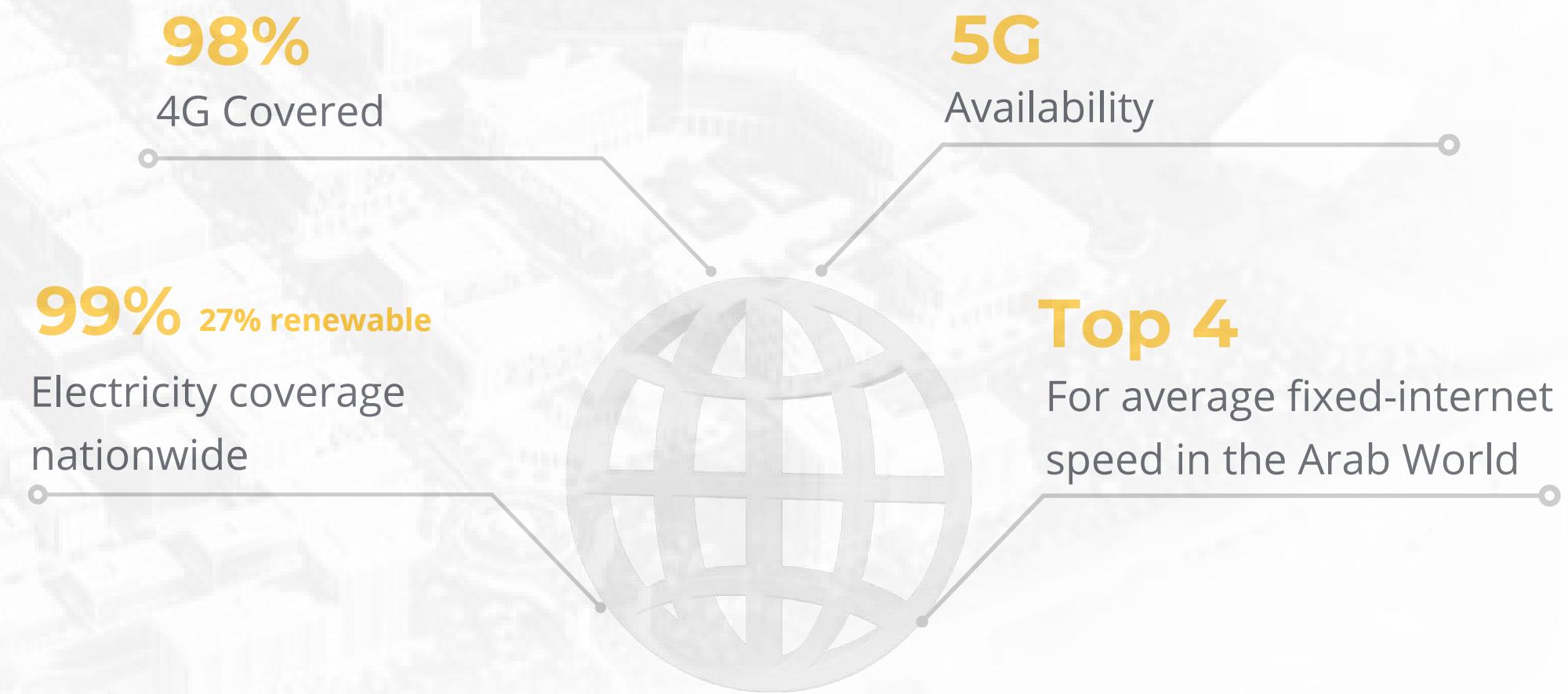
Where connectivity meets business opportunity

Company Ownership
100%
Most Sectors

Digital company registration
 **3-5**
Business Days



 Competitive labor cost advantage
≈ \$9,000/year
Average public and private sectors salaries



KHBP – Created for the people

Where Business Meets Lifestyle

Active Living District



Smart Mobility

-  Amman Bus Routed to the Park
-  Smart Commutes
-  Ride-Hailing Pooling
-  Multi-Storey Parking

Human Capital Engine

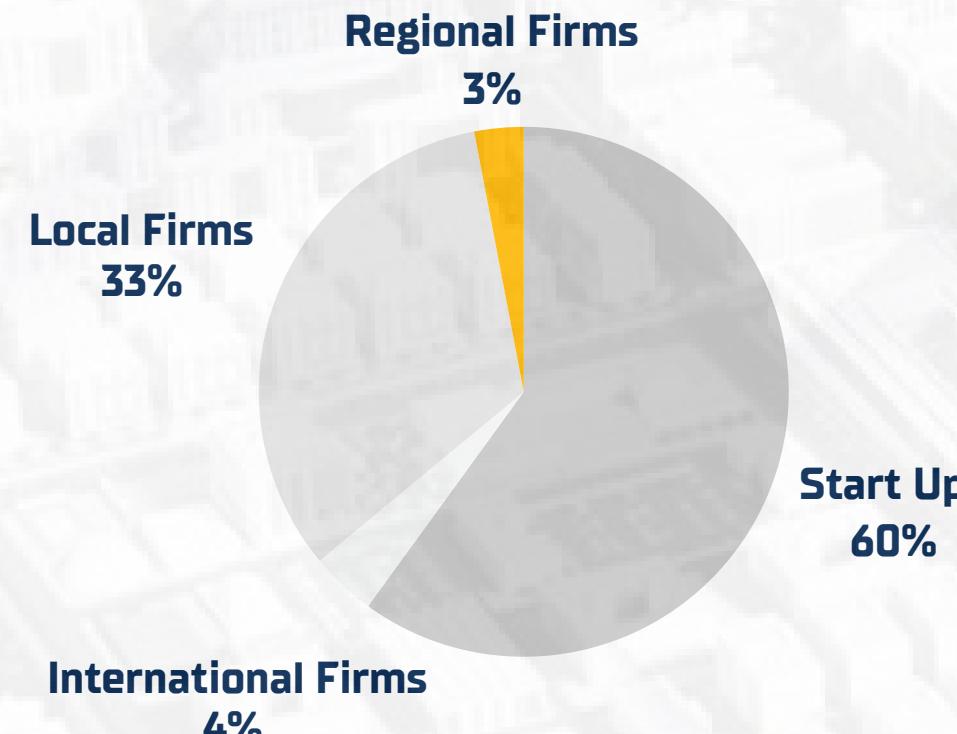


Safety

-  Controlled Access **24/7**
-  Cameras +500

KHBP – The most in-demand business hub in Jordan

Where the country works



+500 Loyal Partners



65% of which are in Tech



- **HealthTech**
- **EdTech**
- **FinTech**

KHBP - An ecosystem where leaders and innovators thrive

Highlighting some of our global leaders and rising local and regional innovators



KHBP - Innovation enabler

Building a complete ecosystem that empowers Start-ups to scale

Now

Coming Soon

Hosting

Jordan's Leading Incubators



iPark



ZINC



Oasis 500



VBC



The Hive



Migrate

GROW 1.0

Initiative By KHBP

Empowering Startups

Flexible rent options



High-Tech Facilities



Budget-friendly spaces



Startup Acceleration



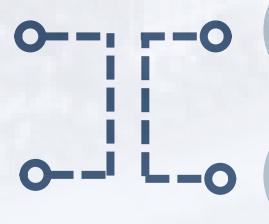
47

Supported Ventures

Unlocking Offshore Potential

Tax & Trade Advantages

Flexible labor regulations



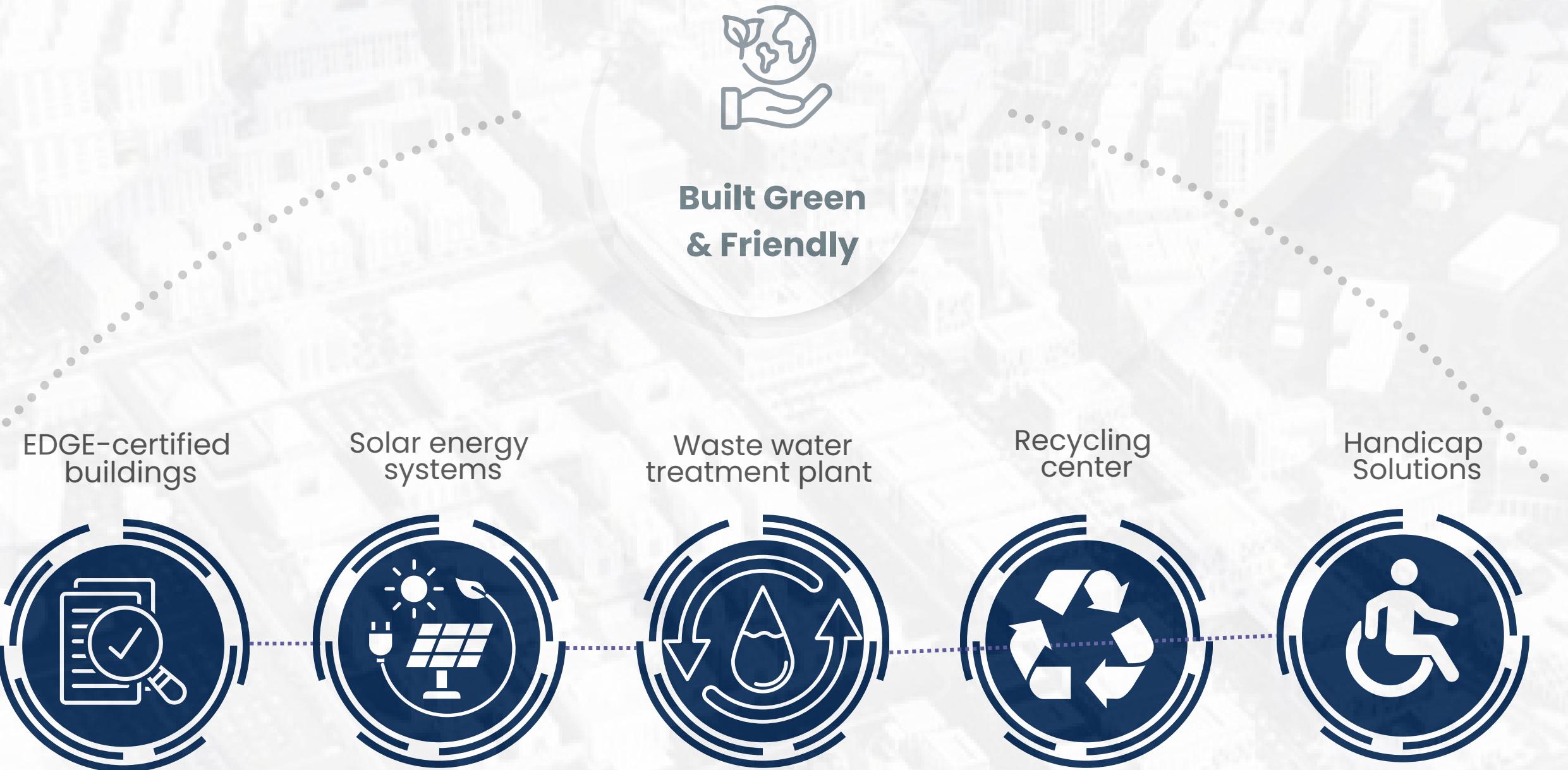
Hassle-Free Compliance



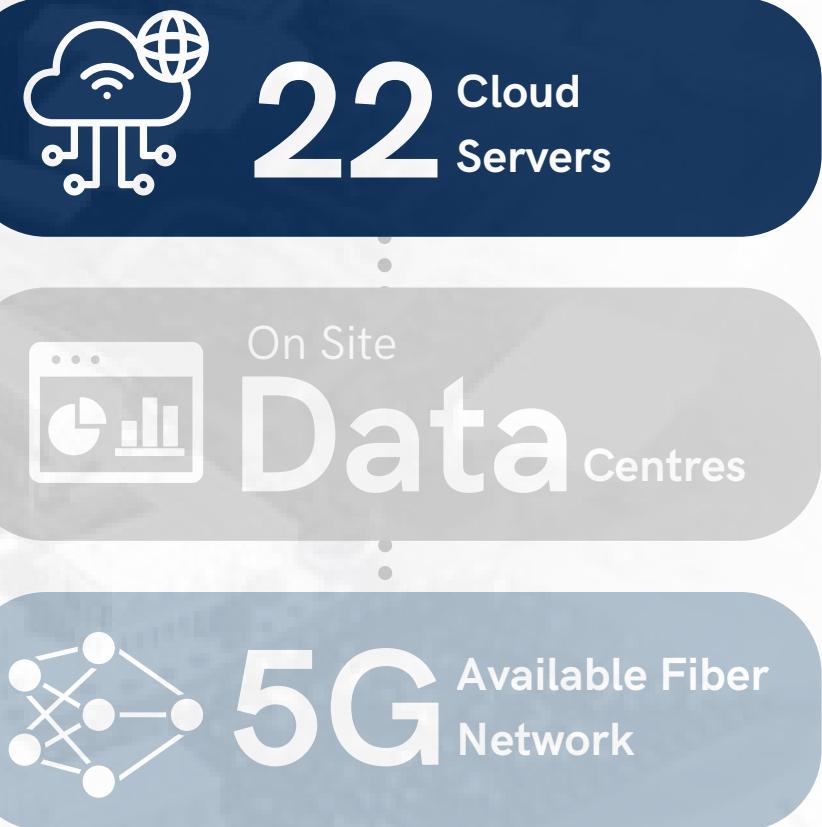
Easy business set-up

KHBP – Future proof

Where Digital Meets Green



Well
Backed



KHBP – Operating at peak efficiency

Designed to maximize performance, stability, and long-term returns

Phase 1
Where we are today



95%

Occupied +5
Years
A High-Confidence Asset

116,515 m²

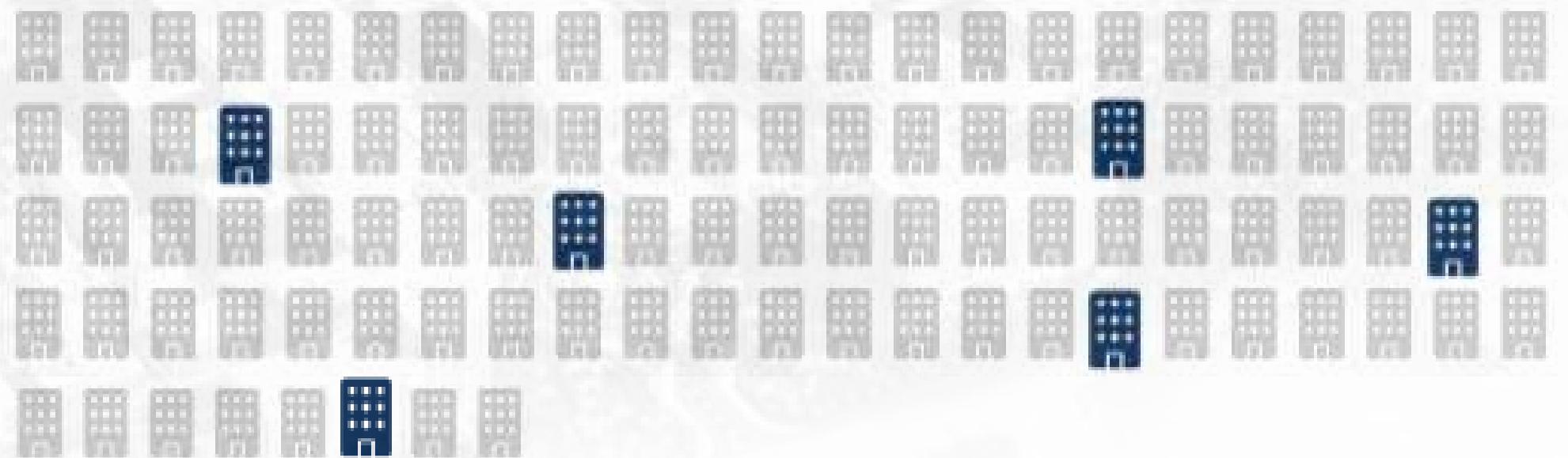
Land Area

113,000m²

162,000 m²

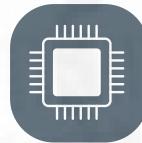
GLA

Built-Up Area



KHBP – Preparing today for tomorrow's opportunities

A closer Look at Next Horizons



Phase 01

Existing KHBP-The Core



Phase 1B

Sports & Entertainment



Phase 1C

Mixed-Use “Retail, Commercial, F&B”



Phase 02

The Gate
(Tech, Financial, Design, Lifestyle) Districts



Phase 03

Residential & Wellness



01 223,907 m²

1B 98,158 m²

1C 94,485 m²

02 308,758 m²

03 206,987 m²

KHBP – Turning development into tangible returns

Phase 2 Development and Financial Outlook



- 01 The Gate District
- 02 Lifestyle District
- 03 Design District
- 04 Tech District
- 05 Financial District

TOTAL GFA
650,770 m²

Building Coverage

TOTAL GLA
502,545 m²

Plot Areas

~ 960k m²

Phase II Financial Snapshot



\$119M

Annual Revenue

\$1.5B

Total Cash Flow

\$515M

Total Investment Opportunity

Return Power
ROI
12.9-~18%

Annualized Excellence
IRR
~12.7-13.9

KHBP – Built to last

Shaping the next chapter of excellence

2025-2026

Completing infill office buildings, launching the business hotel, and monetizing existing demand.

2026-2030

Delivering integrated residential, hospitality, retail, and public spaces to create a mixed-use community.

Post 2030

Developing peripheral plots to enhance visibility and integrate the park with surrounding districts



2026-2028

Developing additional offices, solidifying the “Tech & Innovation Hub” positioning, and establishing a healthcare and research precinct with a medical center/research facility and anchor tenants.

2028-2032

Expanding residential and community amenities, completing the remaining office stock, and launching innovation clusters.



The **INVITE**

Investor entry-options

KHBP welcomes both models

Option A

Long-Term Land Lease



KHBP leases land to a developer under a long-term ground lease agreement.



The investor funds, builds, and manages the project independently.



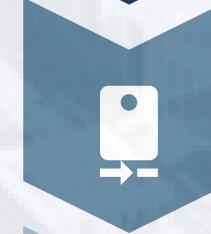
After the agreed period, the ownership of the project is transferred back to KHBP.

Option B

Land-as-Equity Partnership



KHBP contributes land as equity to a project.



The investor finances construction and development.



Profits are shared according to ownership stakes.



INVEST

in a High-Confidence Market

