

2025

Jordan
Amman



King Hussein Business Park

Fueling innovation, magnifying returns



A Royal Vision
Since 2010

An aerial photograph of a city, likely Amman, Jordan, showing a dense urban landscape with numerous buildings and streets. A large, semi-transparent blue diagonal stripe runs from the top-left towards the bottom-right, partially obscuring the city view. Overlaid on this background is the text 'WHY KHBP?' in a bold, dark blue, sans-serif font. The word 'WHY' is significantly larger than 'KHBP?'.

WHY KHBP?

King Hussein Business Park



KHBP – Designed for a non-stop journey

Connecting spaces, people, and possibilities

The Shift

KHBP shifts to a master developer with a 1million m² plan covering office, residential, hospitality, and public spaces.

The Expansion

Expansion adds state-of-the-art offices; 500+ tenants, 12,000+ Employees, 150,000+ m² built-up area, \$175M investment & 4M annual Footfall

Military HQ

Military Head Quarters / JAF



2007

2011-2017



Business Hub

Repurposed into a development-zone office campus



2018-2024



Maturity

95% occupancy, strong community, established brand

2025



+2025



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



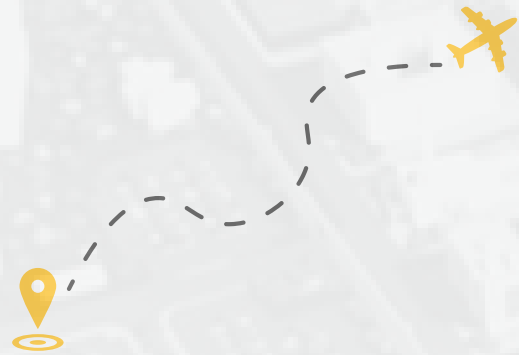
+1000 multinational companies

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.

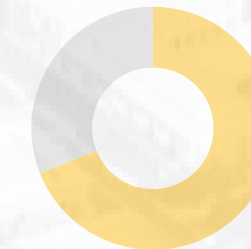


\$4.1 B

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

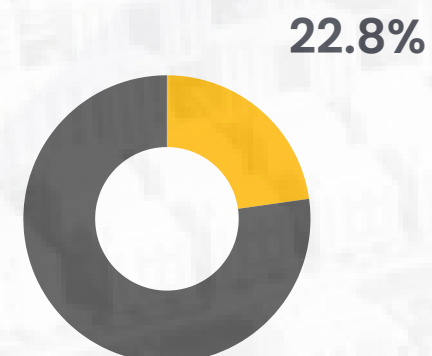




KHBP – Made in Jordan

Home to one of the region’s strongest human capital

MENA Tech Entrepreneurs Residing in Jordan



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

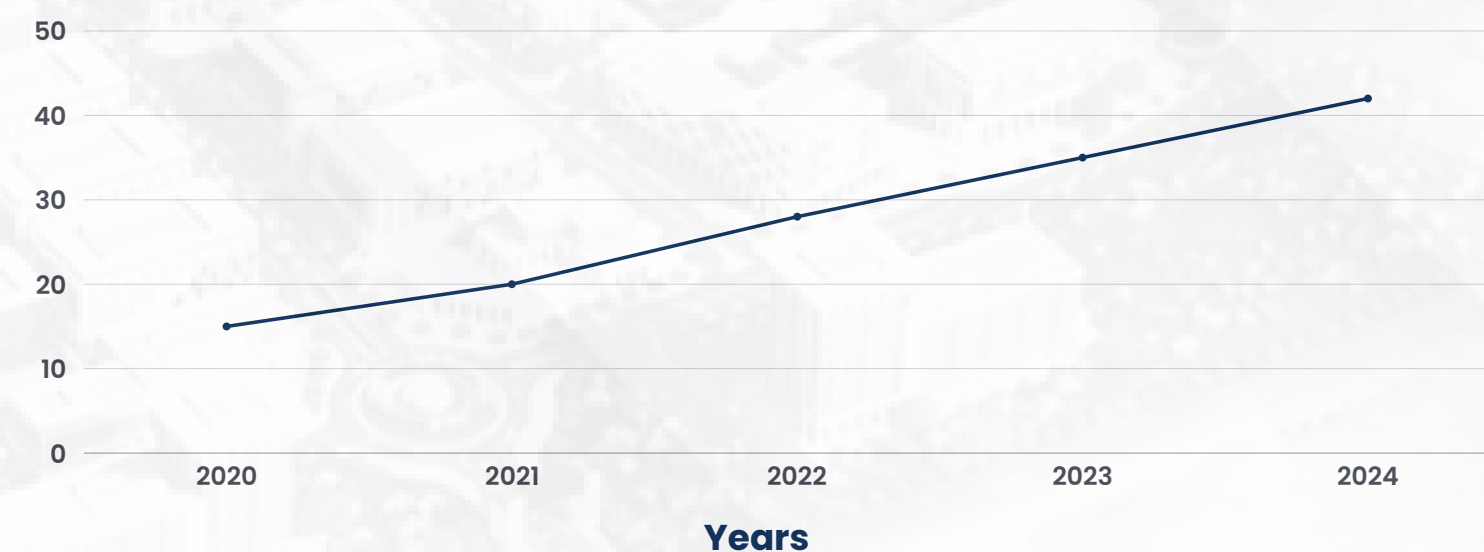
70%



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%

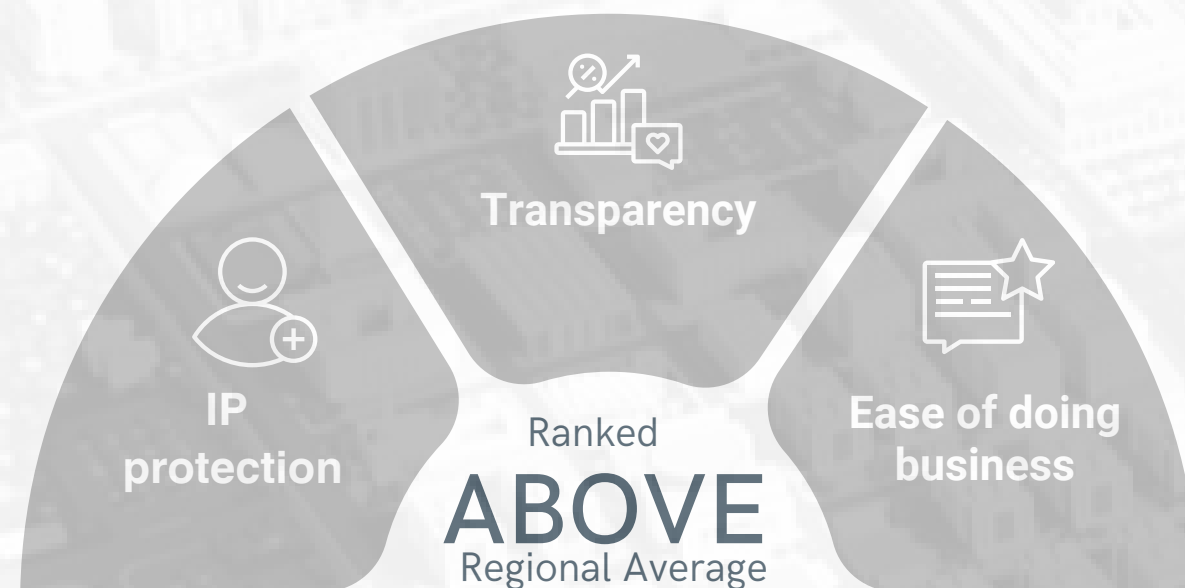
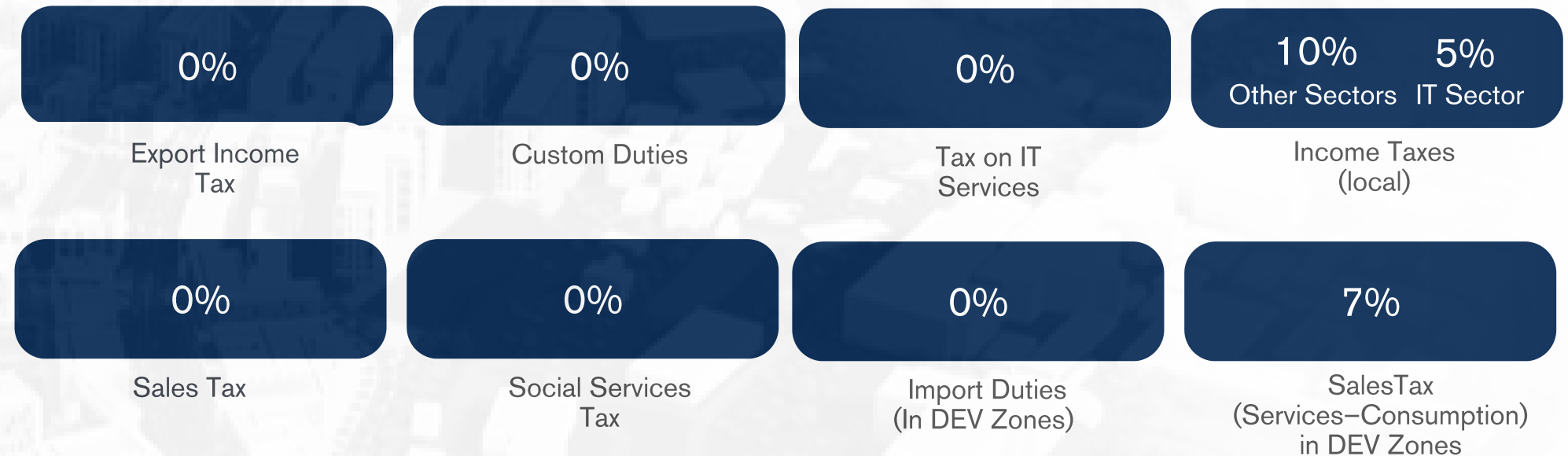
Most Sectors

Digital company registration



3-5

Business Days



Competitive labor cost advantage

≈ \$9,000/year

Average public and private sectors salaries

98%
4G Covered

5G
Availability

99% 27% renewable
Electricity coverage nationwide

Top 4
For average fixed-internet speed in the Arab World





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



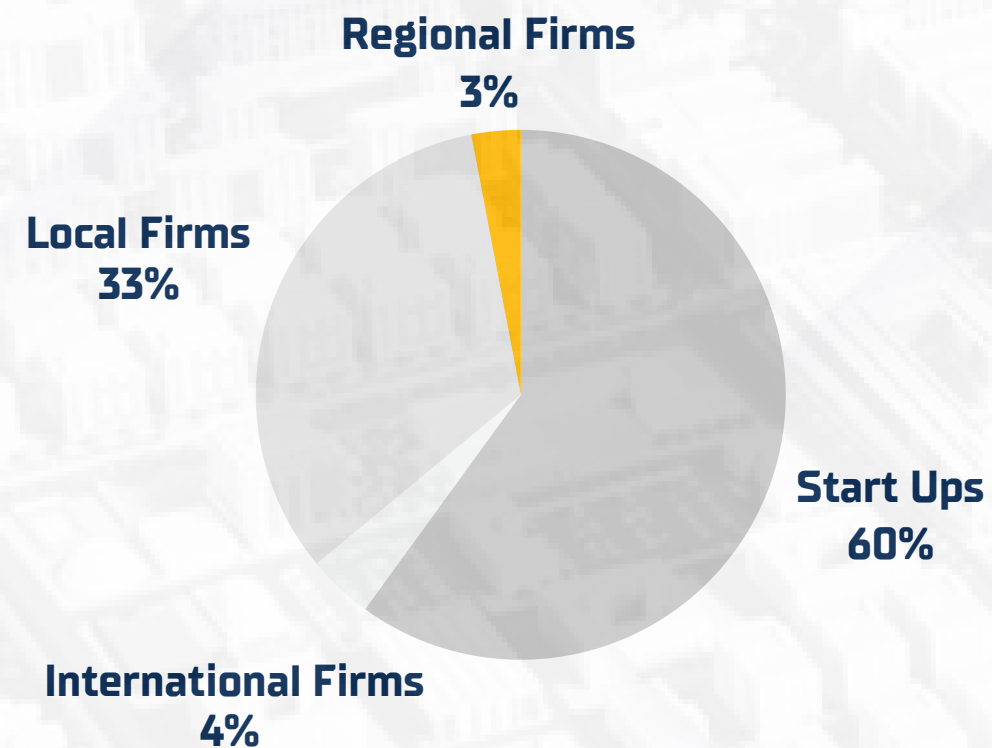
Safety

- Controlled Access
24/7
- Cameras
+500

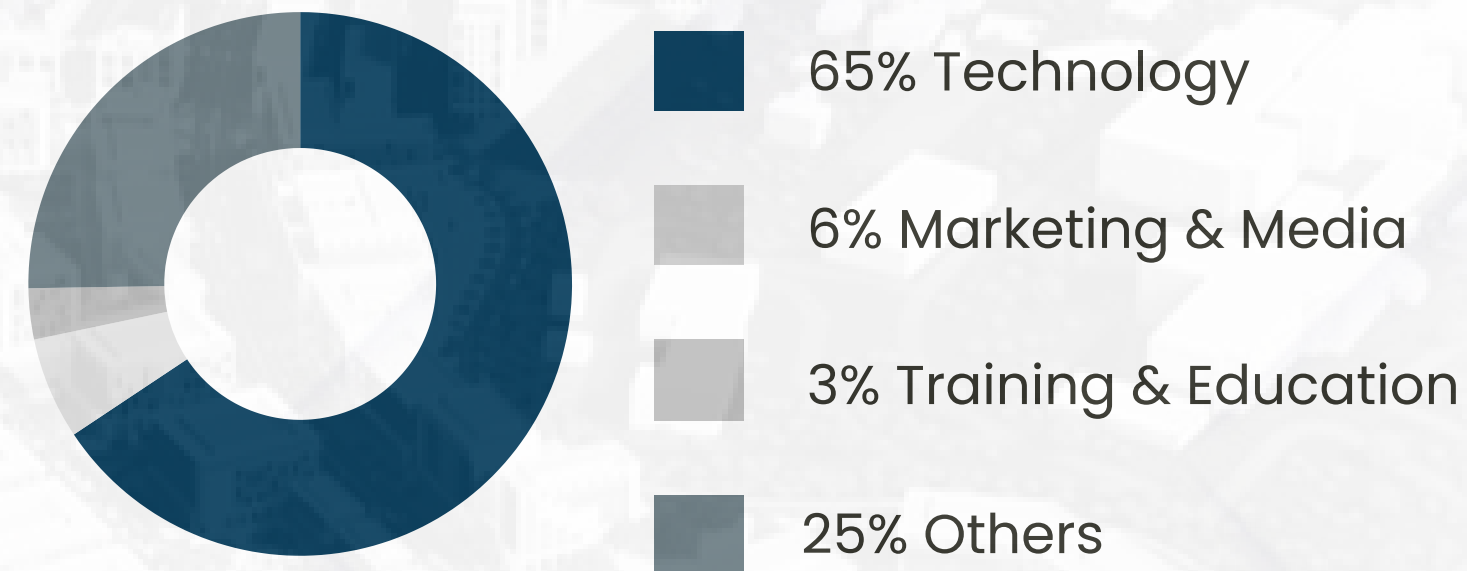


KHBP – The most in-demand business hub in Jordan

Where the country works



+500 Loyal Partners



65% of which are in Tech



Start Ups
300



Talent Force
+12,000

AI



Gaming



Virtual Reality



**Presence of
diverse Tech
Sectors**

• 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



Hosting

Jordan's Leading Incubators



iPark



ZINC



Oasis 500



VBC

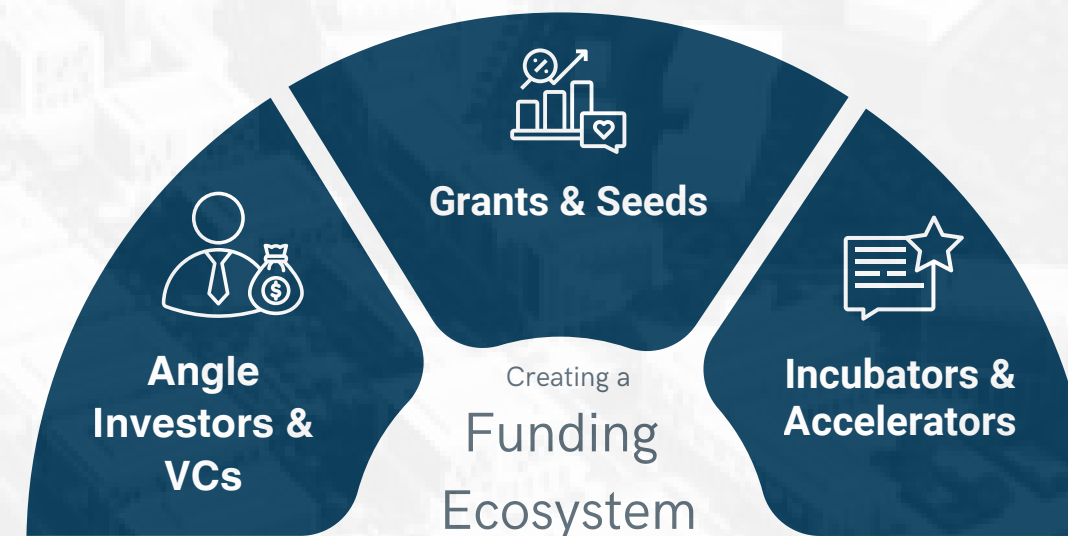


The Hive



Migrate

Coming Soon



Elevating the Business Ecosystem:

- 01 Offshore legalization
- 02 KHBP GROW Initiative 2.0
- 03 ESG Compliance

Unlocking Offshore Potential

Tax & Trade Advantages

Flexible labor regulations

Hassle-Free Compliance

Easy business set-up

GROW 1.0

Initiative By KHBP

Empowering Startups

Flexible rent options



High-Tech Facilities

Budget-friendly spaces



Startup Acceleration



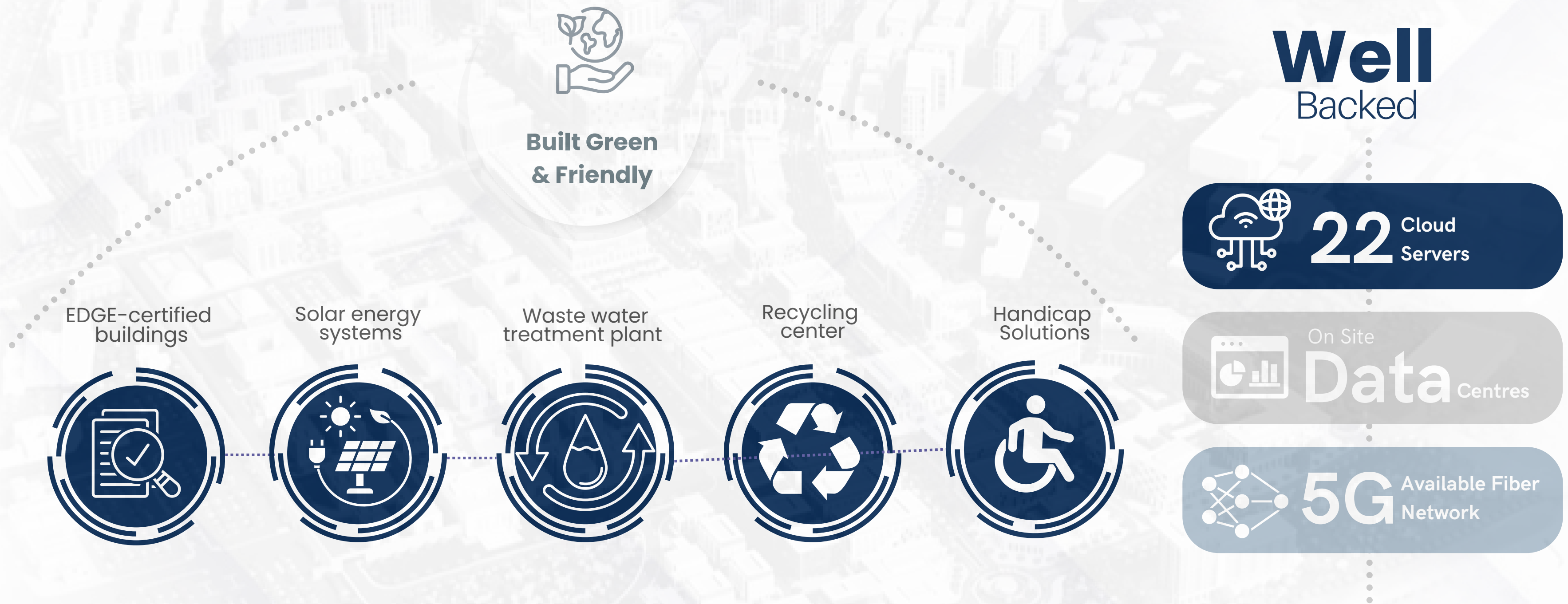
47

Supported Ventures



KHBP – Future proof

Where Digital Meets Green

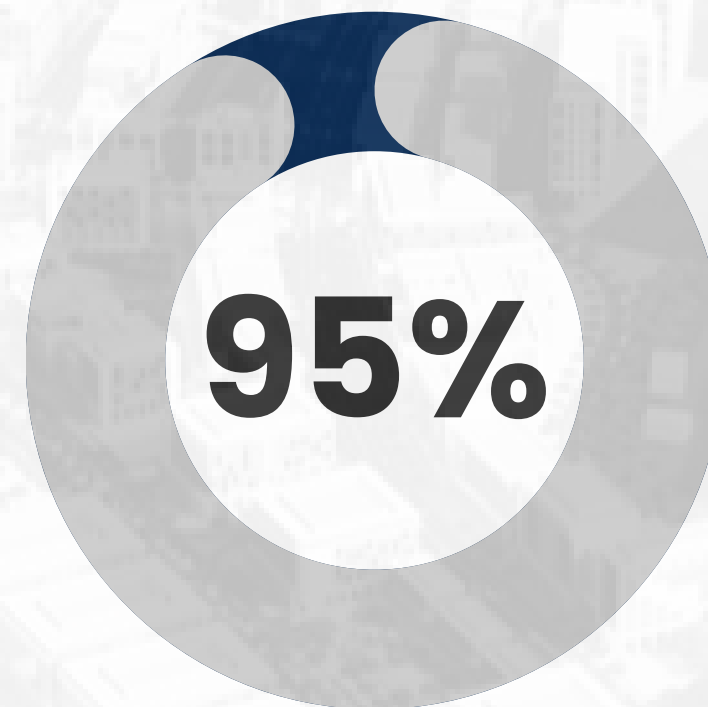




KHBP – Operating at peak efficiency

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

Phase 1
Where we are today



Occupied ⁺⁵Years

A High-Confidence Asset

116,515 m²

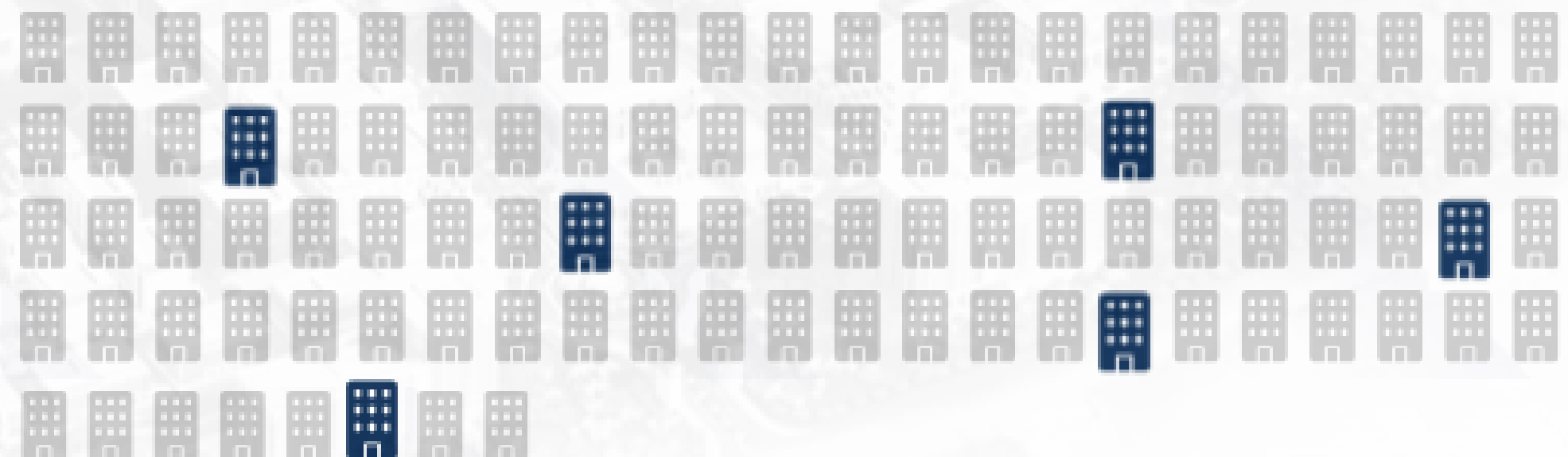
Land Area

162,000 m²

Built-Up Area

113,000m²

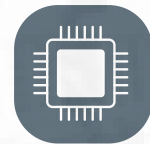
GLA





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

Phase II Financial Snapshot



\$1.5B
Total Cash Flow

\$119M
Annual Revenue

\$515M
Total Investment Opportunity

TOTAL
GFA
650,770 m²

TOTAL
GLA
502,545 m²

211,070 m²
Plot Areas

47%
Building Coverage

~ 960k m²
Built-Up Area

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

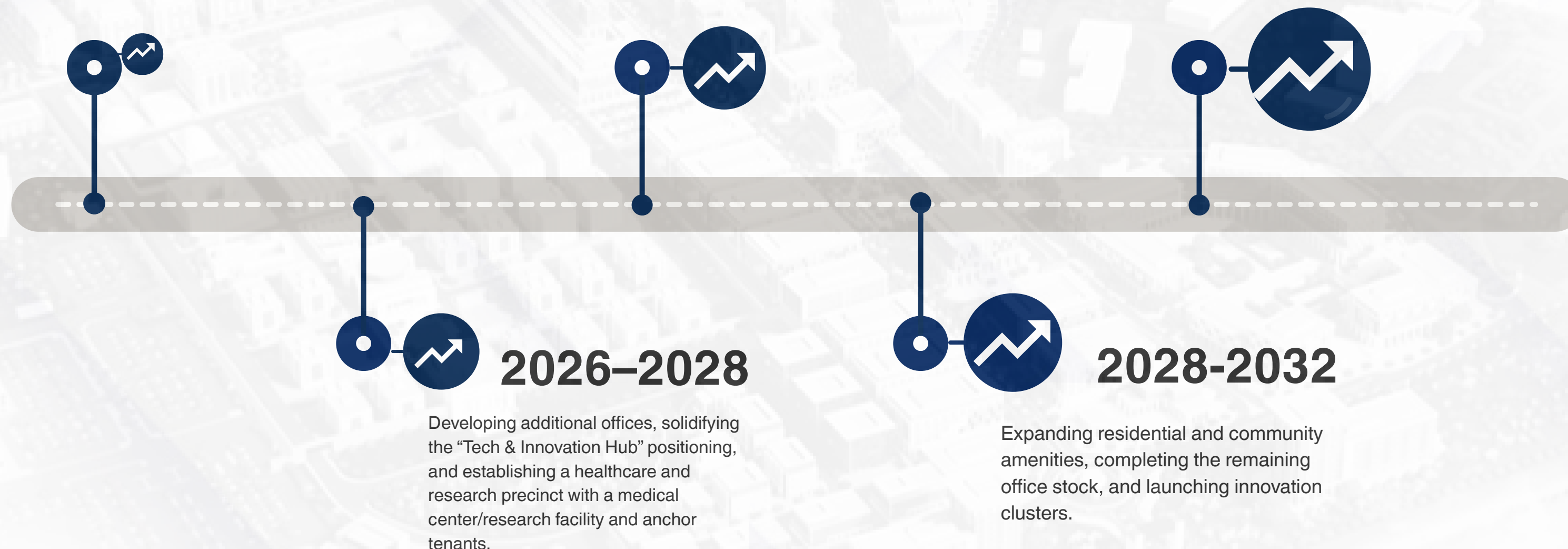
Completing infill office buildings, launching the business hotel, and monetizing existing demand.

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



An aerial, isometric-style illustration of a city grid. The buildings are represented as simple 3D blocks of varying heights and colors (mostly light gray and white). The streets are thin lines forming a grid. A large, semi-transparent blue diagonal stripe runs from the top-left towards the bottom-right, passing behind the text. The overall tone is clean and modern.

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

