

2025



King Hussein Business Park

Fueling innovation, magnifying returns

Jordan
Amman



مركز الملك الحسين للأعمال
KING HUSSEIN
BUSINESS PARK



A Royal Vision
Since 2010

An aerial, high-angle photograph of a city, likely Amman, Jordan, showing a dense urban landscape with numerous buildings and a large stadium in the foreground. The image is faded and serves as a background for the text.

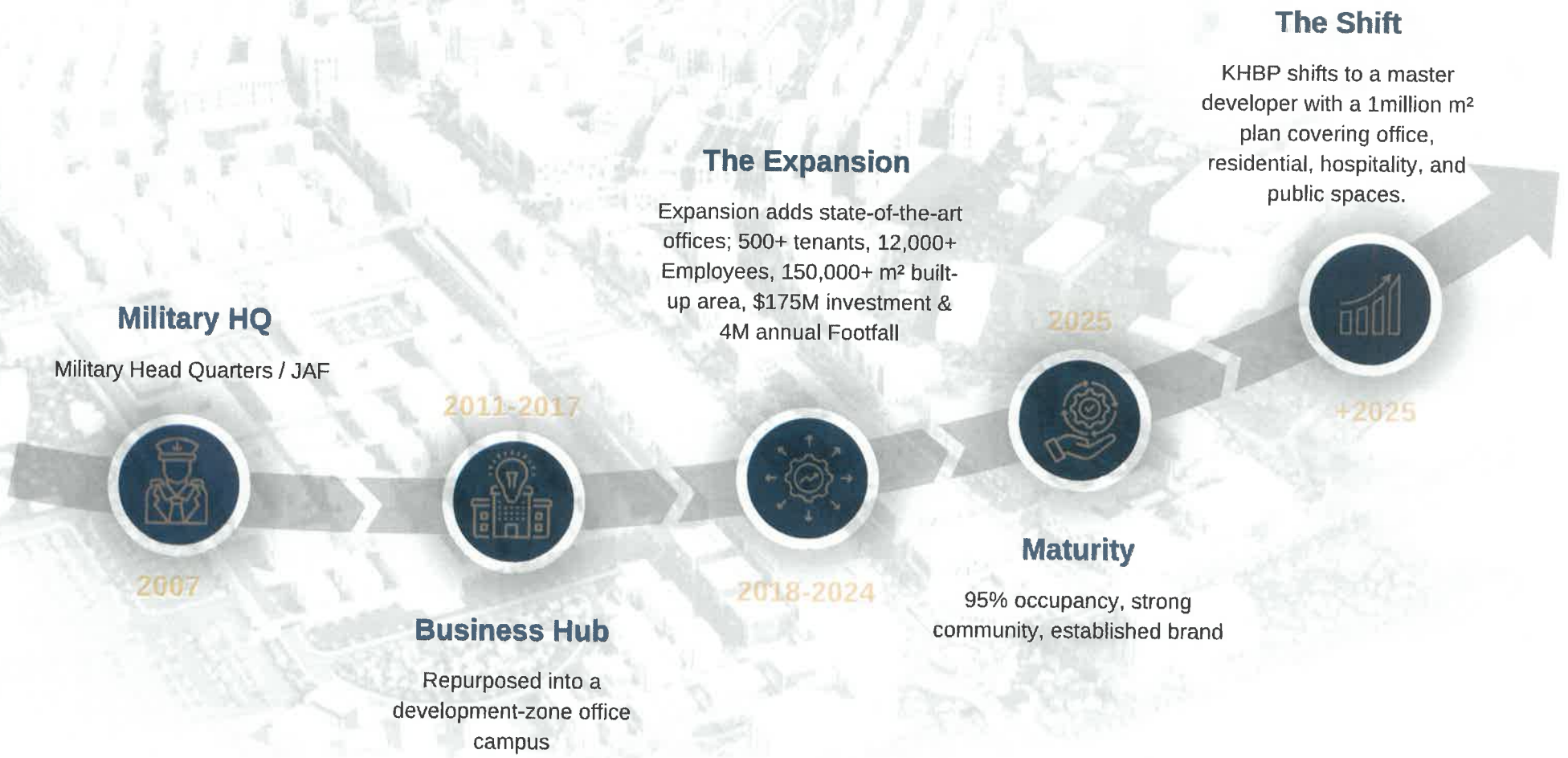
WHY KHBP?

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.



Jordan shares borders with 4 neighboring countries



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.



+30 years
currency stability

1 JOD : 1.41 USD

Low inflation

1.85%
8 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%

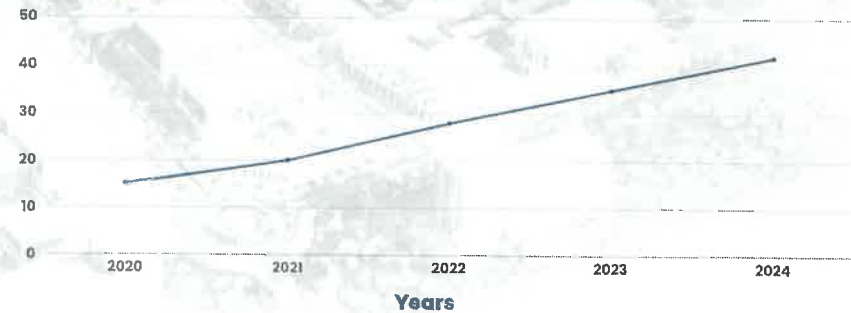


Under age of 30
70%



Online Arabic content
>70% Produced by Jordan

Jordan keeps rising in the Global Innovation Index



KHBP – Made in Jordan

Where connectivity meets business opportunity

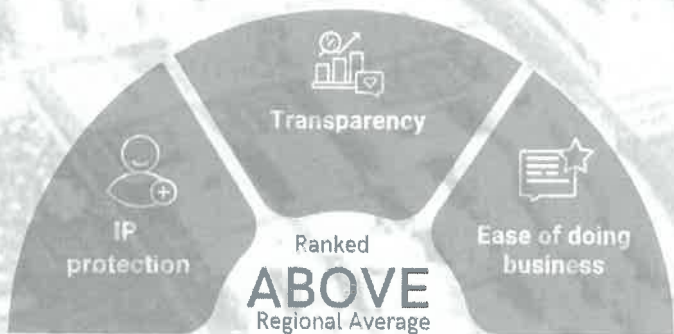
Company Ownership

100%
Most Sectors

Digital company registration

3-5
Business Days

0% Export Income Tax	0% Custom Duties	0% Tax on IT Services	10% Other Sectors	5% IT Sector
0% Sales Tax	0% Social Services Tax	0% Import Duties (In DEV Zones)	7% Sales Tax (Services-Consumption) in DEV Zones	



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



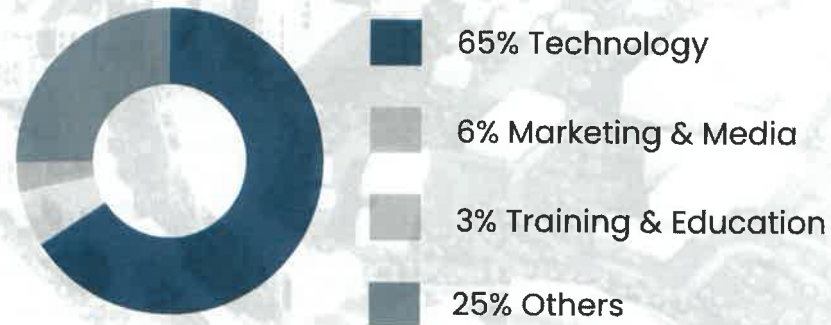
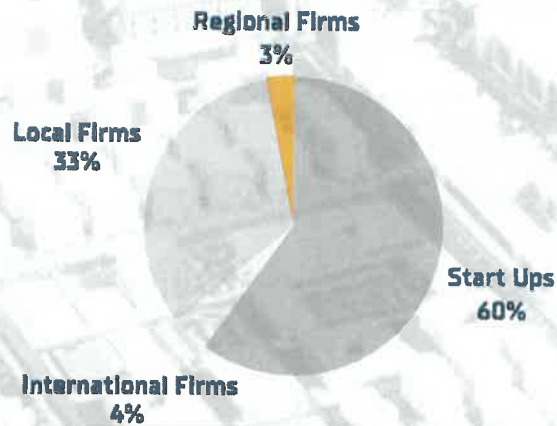
Safety

- 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

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

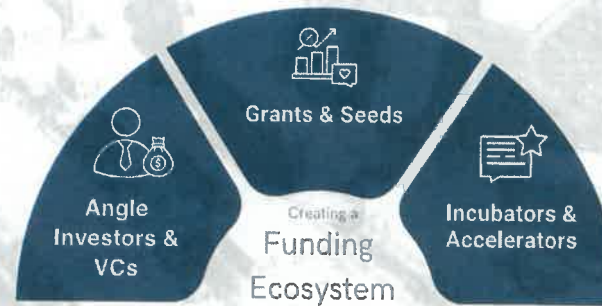


Startup Acceleration



47

Supported Ventures



Elevating the Business Ecosystem:

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

Unlocking Offshore Potential

Tax & Trade Advantages



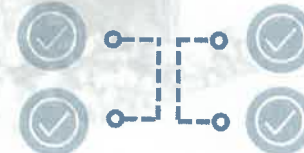
Flexible labor regulations



Hassle-Free Compliance



Easy business set-up





KHBP – Future proof Where Digital Meets Green



**Built Green
& Friendly**

EDGE-certified
buildings



Solar energy
systems



Waste water
treatment plant



Recycling
center



Handicap
Solutions



Well Backed



22 Cloud
Servers



On Site
Data Centres

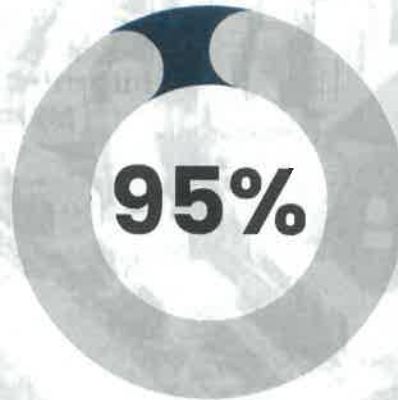


5G Available Fiber
Network

KHBP - Operating at peak efficiency

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

Phase 1
Where we are today



Occupied +5 Years

A High-Confidence Asset

116,515 m²

Land Area

113,000m²

GLA

162,000 m²

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

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

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.

An aerial, high-angle photograph of a city, likely London, showing a dense urban landscape with numerous buildings and streets. A large, curved stadium is visible in the lower-left quadrant. The image is faded and serves as a background for the text.

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

