2025

Jordan
Amman

King Hussein
Business Park

Fueling innovation, magnifying returns

A Royal Vision
Since 2010

WHY KHBP?

King Hussein Business Park

KHBP - Designed for a non-stop journey

Connecting spaces, people, and possibilities

Military HQ

Military Head Quarters / JAF

2007

Business Hub

2011-2017

Repurposed into a development-zone office campus

The Expansion

2018-2024

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

Maturity

2025

95% occupancy, strong community, established brand

The Shift

+2025

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

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%

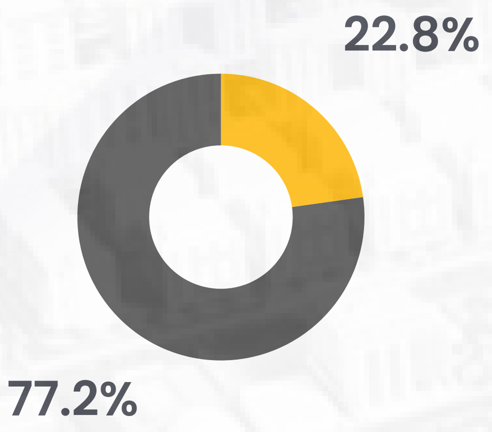
9 months of 2025

$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



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

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

13 th Globally **3** rd 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

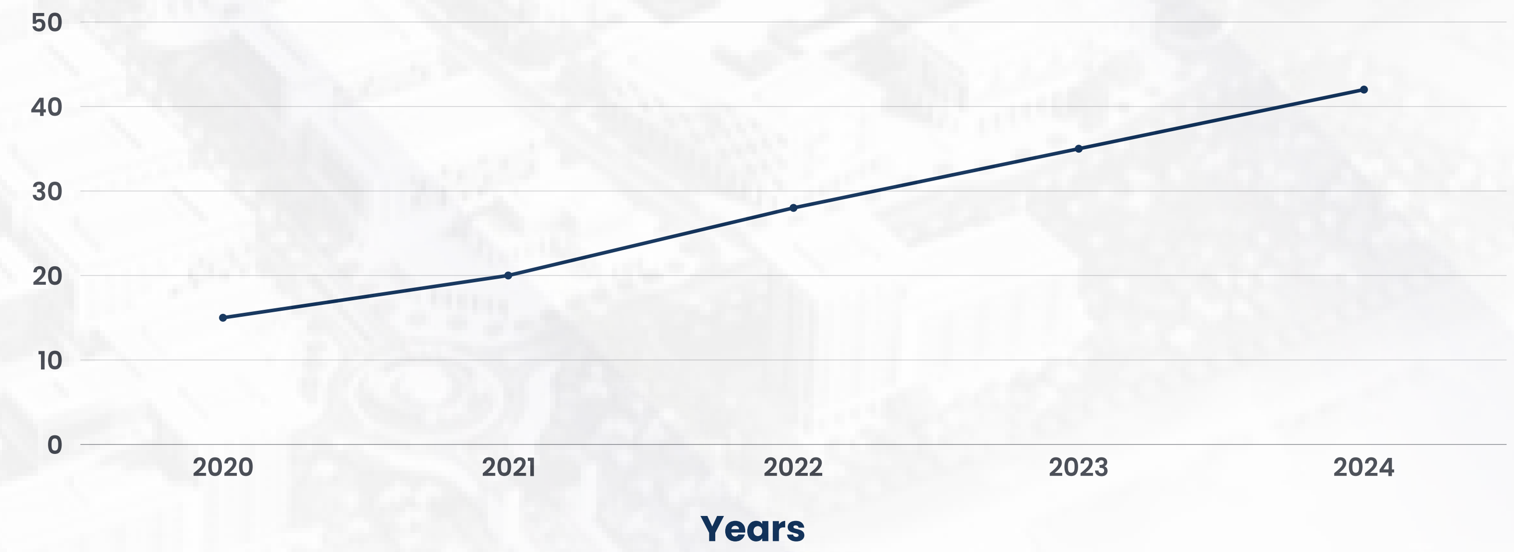
ICT grads/year
+30,000

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 Income Taxes (local)
0% Sales Tax	0% Social Services Tax	0% Import Duties (In DEV Zones)	7% SalesTax (Services–Consumption) in DEV Zones

IP protection

Transparency

Ease of doing business

Ranked **ABOVE** Regional Average

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

- Restaurants
- Gyms
- Coffee Houses
- Banks & ATMs
- Nursery
- Government Centre
- Sport Courts
- Salon
- Clinic
- Auditoriums

Human Capital Engine

Community
+15,000

Annual Visitors
+4 million

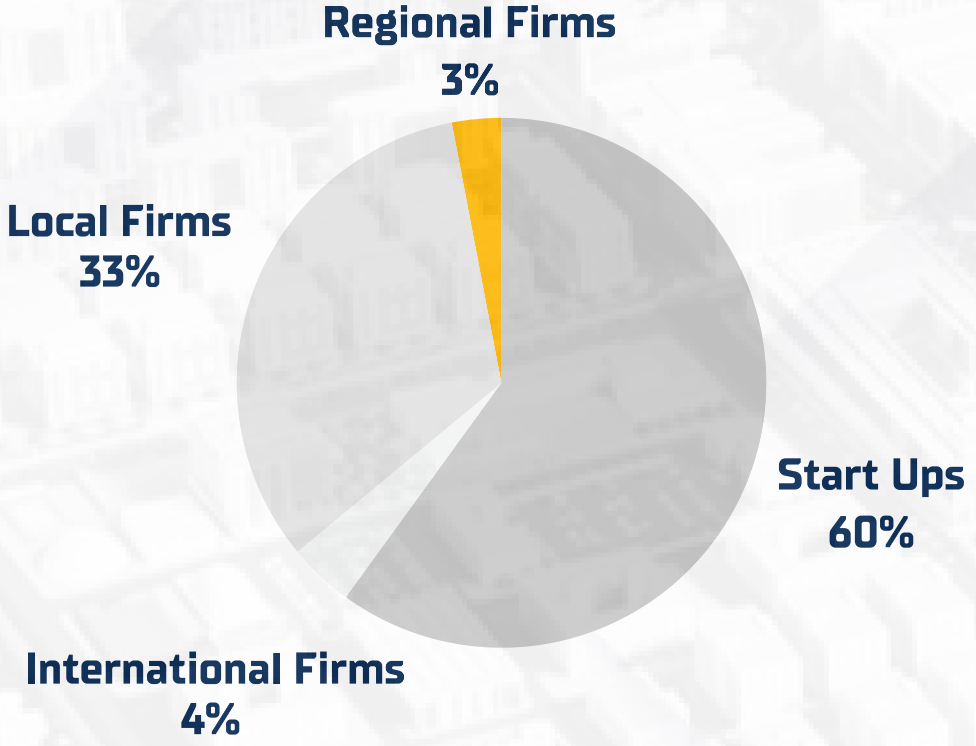
Smart Mobility

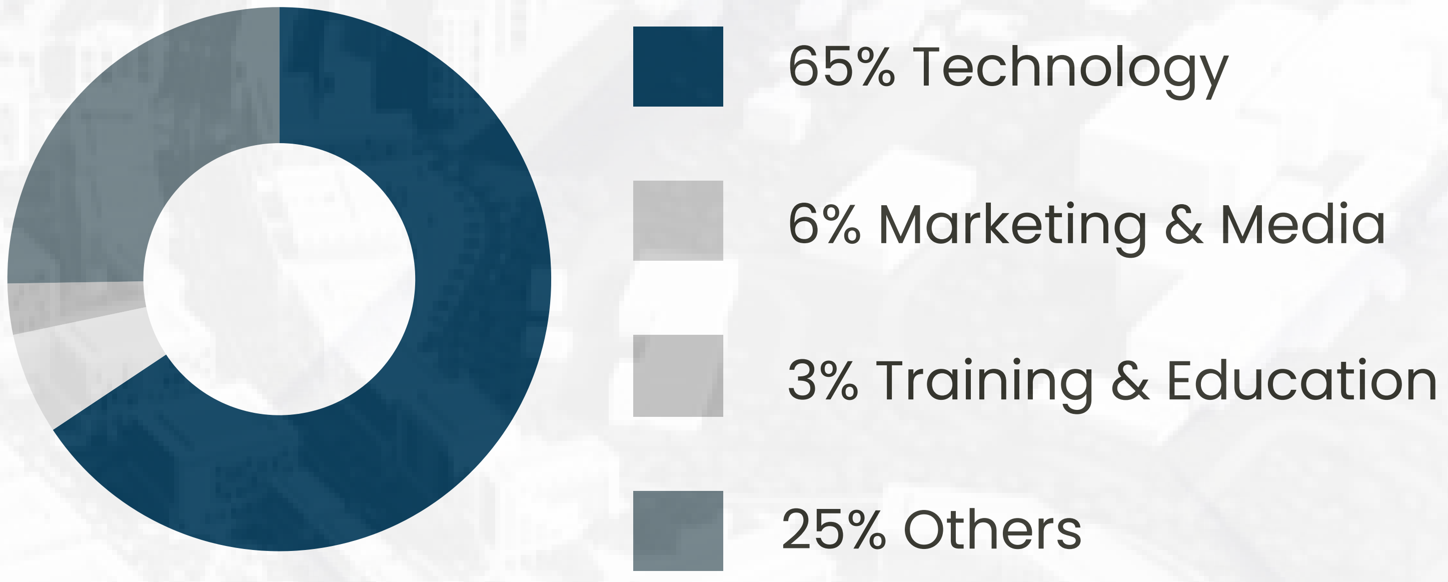
- Amman Bus Routed to the Park
- Smart Commutes
- Ride-Hailing Pooling
- Multi-Storey Parking

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

Presence of diverse Tech Sectors

- AI
- Gaming
- Virtual Reality
- HealthTech
- EdTech
- FinTech

KHBP - An ecosystem where leaders and innovators thrive

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

SITA
AUTODESK
Microsoft
SAMSUNG
CISCO
DELL
HTU
globitel
pl6
Ureed
SAGER
devoteam
BitOasis
بنك الاتحاد
Bank al Etihad
estarta
extensya
mbc
BAYER
EUTELSAT
HYPER PAY
umniah
talabat
DEVOYARD
Gasable
Madfoat.com
مدفوعاتكم
TECHZONE
تنوين
tamatem
AHLI FINTECH
gaming lab

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

GROW 1.0

Initiative By KHBP

Empowering Startups

- Flexible rent options
- High-Tech Facilities
- Budget-friendly spaces
- Startup Acceleration

47 Supported Ventures

Coming Soon

Creating a Funding Ecosystem

- Angle Investors & VCs
- Grants & Seeds
- Incubators & Accelerators

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

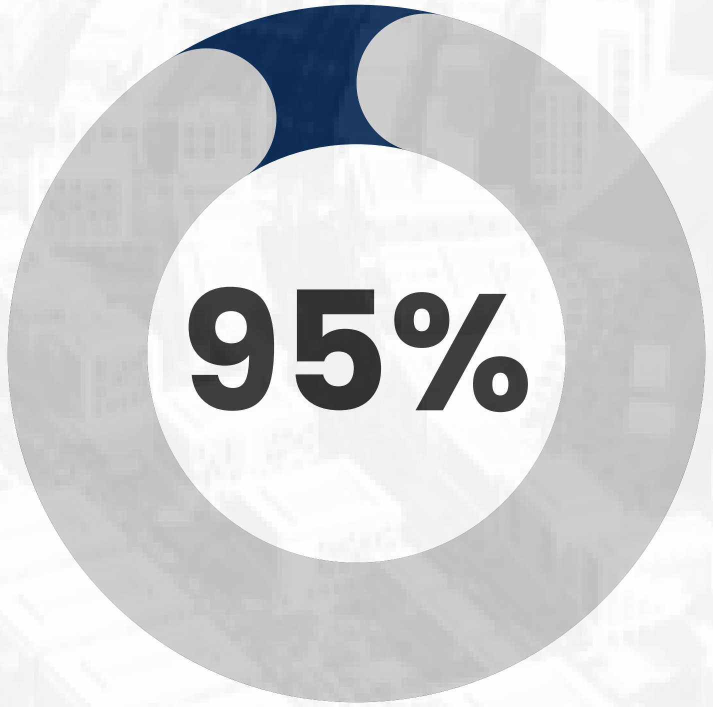
22 Cloud Servers

On Site **Data** Centres

5G Available Fiber Network

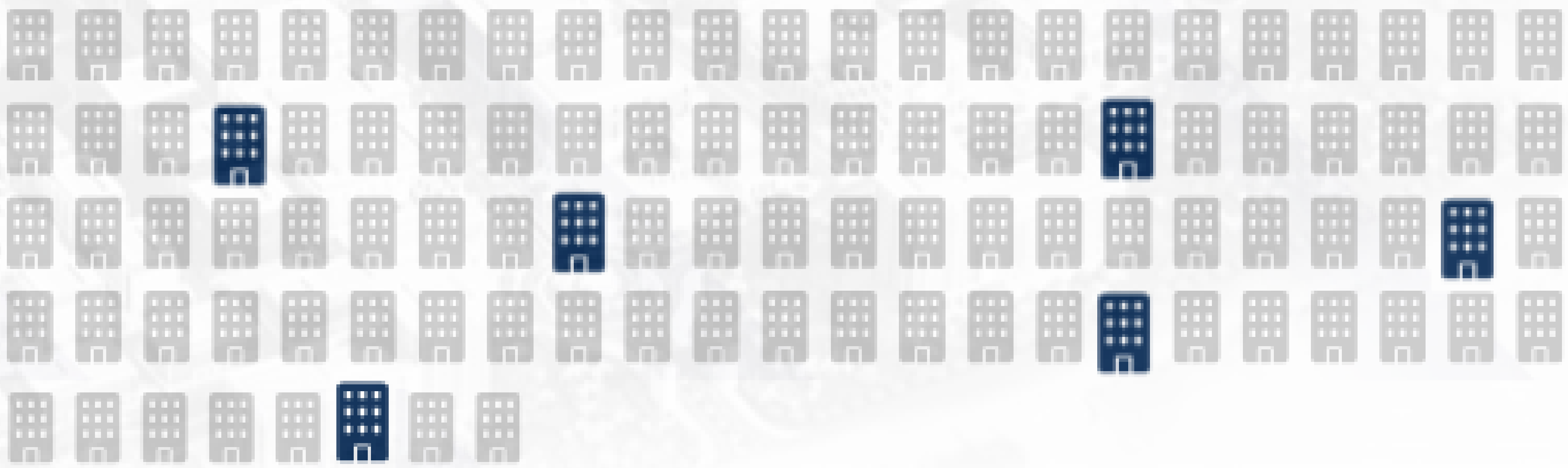
KHBP – Operating at peak efficiency
Designed to maximize performance, stability, and long-term returns

Phase 1
Where we are today



Occupied +5 Years

A High-Confidence Asset



116,515 m²

Land Area

162,000 m²

Built-Up Area

113,000m²

GLA

KHBP – Preparing today for tomorrow's opportunities
A closer Look at Next Horizons

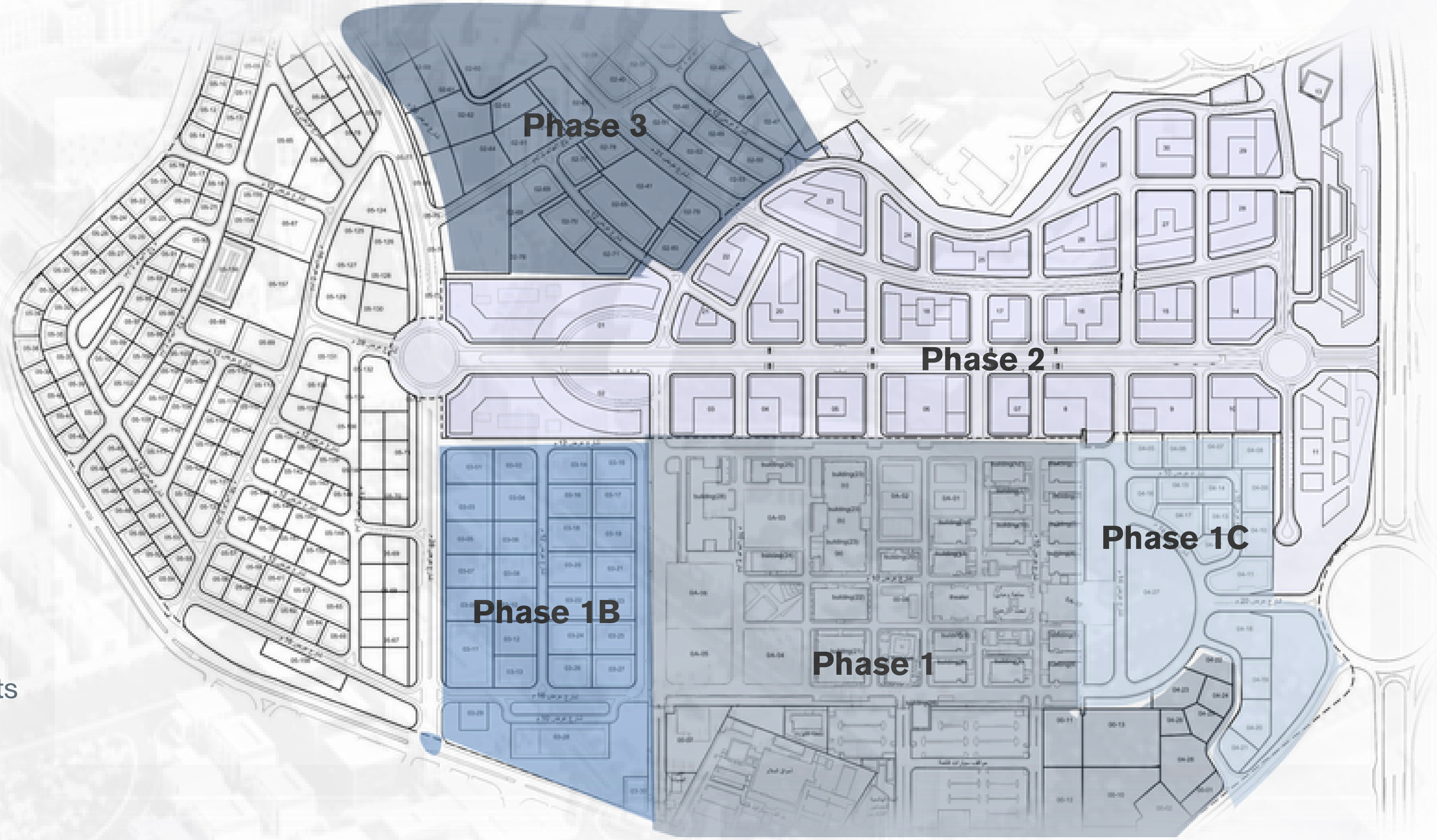
Phase 01
Existing KHBP-The Core

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

TOTAL GFA
650,770 m²

TOTAL GLA
502,545 m²

211,070 m²
Plot Areas

47%
Building Coverage

~ 960k m²
Built-Up Area

Phase II Financial Snapshot

$1.5B
Total Cash Flow

$119M
Annual Revenue

$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.

2026–2028

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.

2026-2030

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

2028-2032

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

Post 2030

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

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