



مجموعة روشن
ROSHN GROUP

ALMANAR Phase 1, Makkah, Saudi Arabia

May 2026

Information Memorandum

Opportunity to Purchase and Develop
Residential, Mixed Use and
Commercial Lands



A PIF COMPANY



Important Notice

ROSHN has prepared this document for the purpose of providing preliminary information on potential land development and investment opportunities offered by ROSHN to private sector developers. This document is provided for information purposes only and may be updated, amended, or supplemented from time to time without prior notice.

Indicative timelines, development parameters, and related data remain subject to ongoing review and revision, considering development status, construction progress, regulatory considerations, and prevailing market conditions.

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Welcome to **ALMANAR** Community

We present a compelling opportunity to participate in ALMANAR - ROSHN's flagship master - planned community in Makkah. Developers are invited to secure fully serviced land parcels through a structured, competitive process, enabling flexible participation and strong commercial positioning



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Executive Overview

Executive Overview

ROSHN presents a structured land acquisition opportunity within ALMANAR, its flagship master-planned community in Makkah.

Developers are invited to competitively secure fully serviced residential, mixed-use, and commercial land bundles through a flexible, Price and Payment bidding process

- ▶ 15 Bundles
- ▶ ~369K sqm of Net Land Area
- ▶ ~327 sqm of Gross Floor Area
- ▶ Makkah – Strategic Location

Scale & Diversity: 15 land bundles across residential, mixed-use, and commercial typologies

Flexible Participation: Ability to bid on one or multiple bundles

Fully Serviced Land: Infrastructure, utilities, and public amenities delivered by ROSHN

Product Flexibility: No restrictions on unit specifications, layouts, or final pricing, allowing full product and pricing flexibility

Cash Flow Optimization: Bidder-driven payment structures aligned with development timelines

Competitive Framework: Proposals evaluated on an NPV basis, enabling optimization of pricing and payment strategy

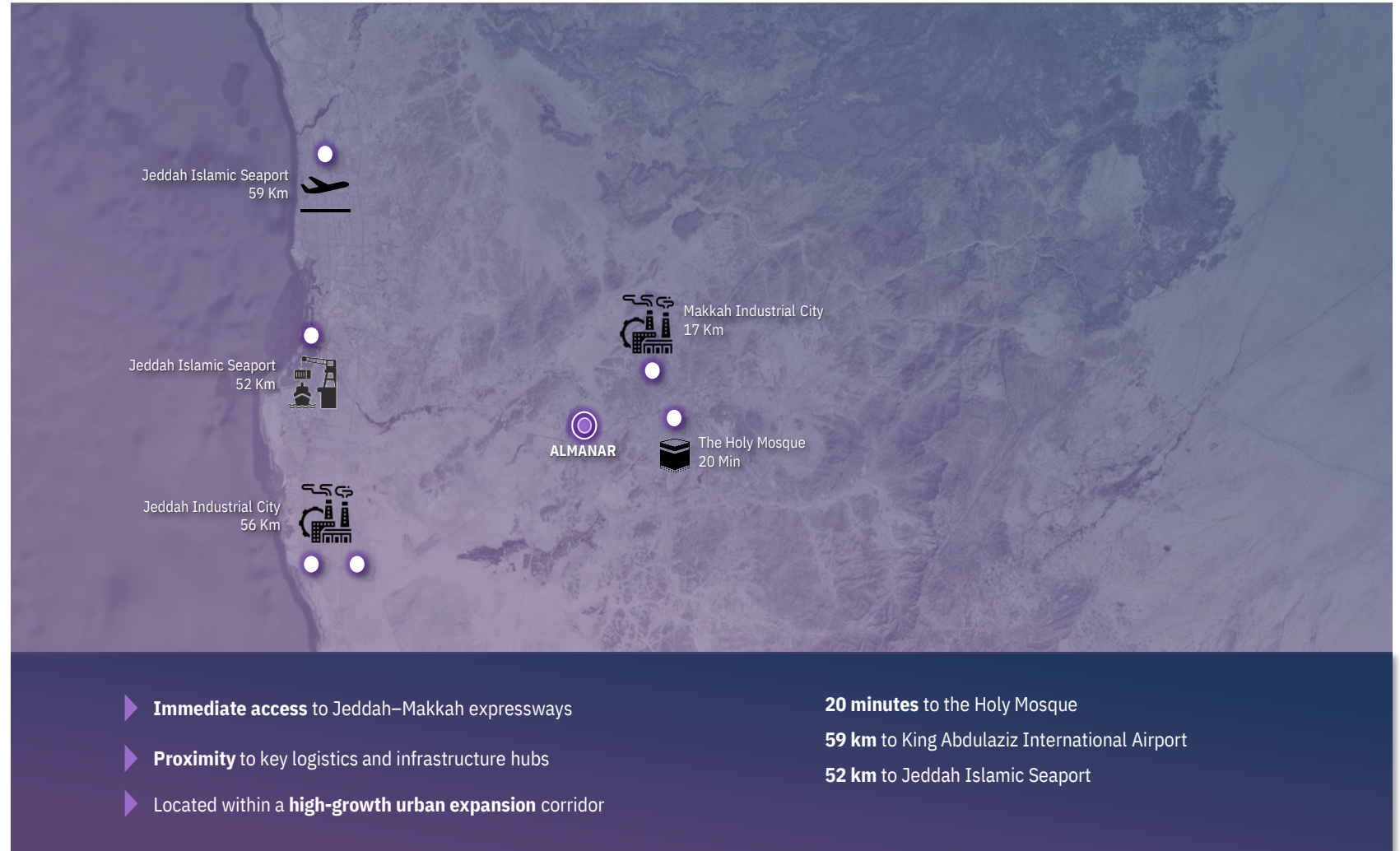
Financing Enablement: Early title transfer possible (subject to conditions), supporting off-plan sales and funding

The process is designed to encourage competitive participation, enabling developers to differentiate through both pricing and optimized payment structures, in line with their investment strategy and execution capabilities.

This opportunity provides a compelling entry into a high-demand market, allowing developers to partner with ROSHN in shaping a large-scale, future-ready community in Makkah while unlocking strong commercial value

Strategic Location in Makkah

Positioned at the western gateway of Makkah, ALMANAR offers direct connectivity to major urban and economic corridors, enabling strong long-term development potential



A Structuring-Led Investment Opportunity



Developers are enabled to optimize returns through a unique combination of reduced capital intensity, flexible payment structuring, and strong underlying market demand

▶ **Reduced Capital Exposure**

Fully serviced land significantly lowers upfront capital requirements and eliminates infrastructure delivery risk

▶ **Cash Flow Optimization**

Flexible, bidder-driven payment structures allow alignment of land payments with development timelines and sales cycles

▶ **Strategic Bidding Advantage**

NPV-based evaluation enables developers to enhance competitiveness through optimized pricing and accelerated payment strategies

▶ **Financing Enablement**

Early title deed transfer (subject to conditions) supports REGA off-plan sales, access to financing, and capital recycling

▶ **Strong Demand Fundamentals**

Participation in a large-scale, demand-driven masterplan in Makkah with long-term residential and commercial growth potential



Why Partner with ROSHN

ROSHN acts as an execution partner, providing a de-risked development platform that enables developers to deliver efficiently, manage capital effectively, and maximize project outcomes.

▶ De-Risked Development Platform

ROSHN delivers all off-site infrastructure, utilities, and public amenities, eliminating major upfront capital requirements and significantly reducing execution risk

▶ Execution Certainty

Clear development timelines, standardized frameworks, and centralized site coordination support efficient delivery across multiple developers

▶ Commercial & Structuring Flexibility

Flexible payment structures and NPV-based evaluation allow developers to align bids with their capital strategy and optimize competitiveness

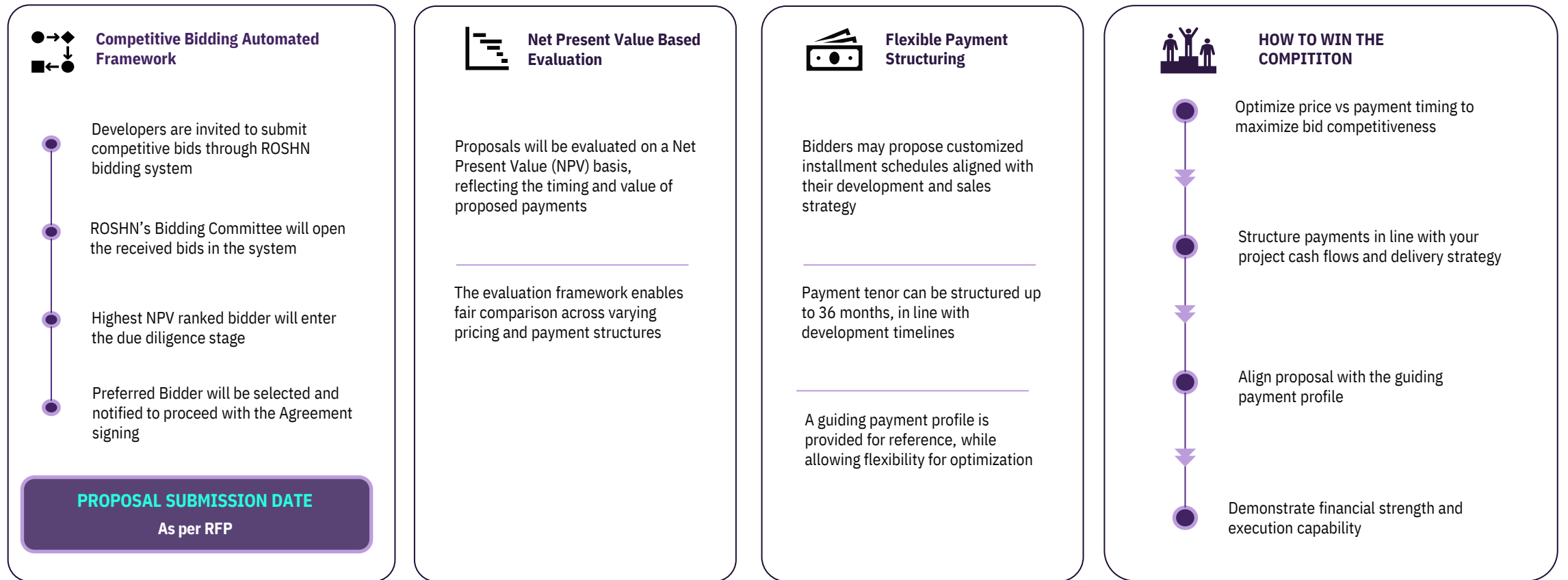
▶ Integrated Masterplan Platform

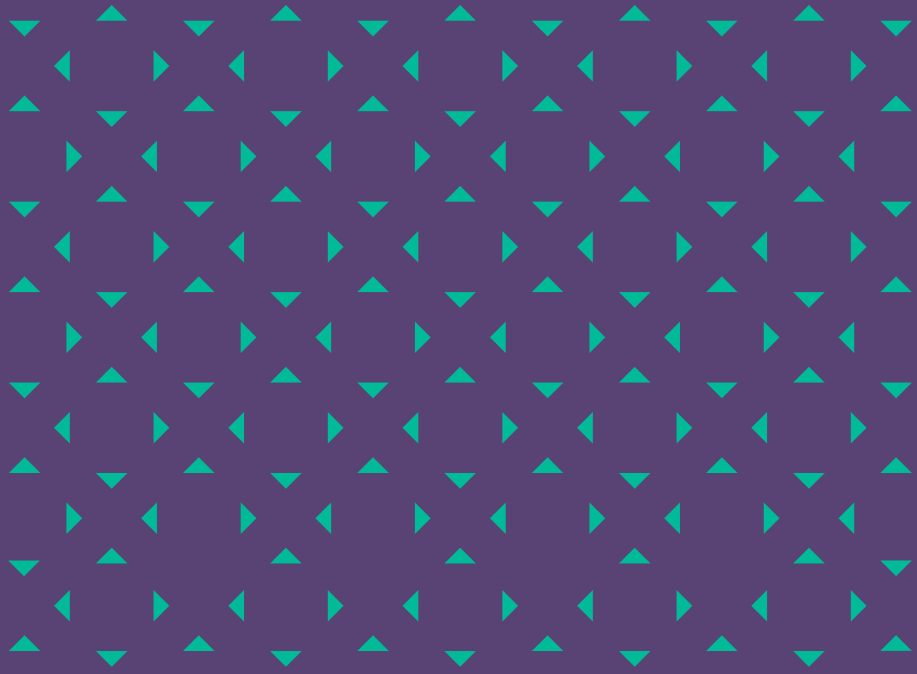
Participation within a large-scale, demand-driven ROSHN community ensures long-term value creation and strong market positioning



Bidding Framework

This is a competitive, NPV-driven bidding process, allowing developers to actively shape their bid competitiveness through optimized pricing and payment structuring strategies





Land Offering

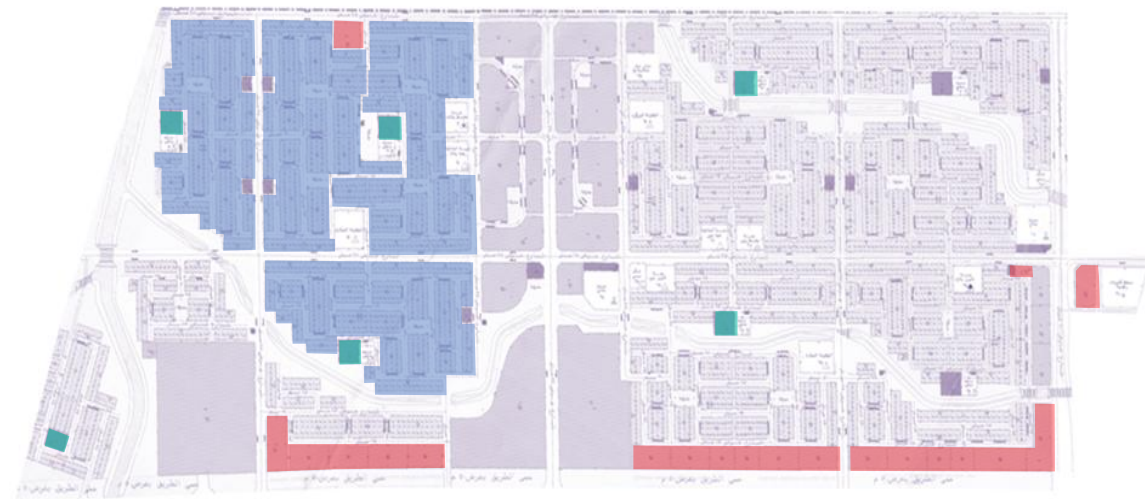


Offering Overview

A diversified portfolio of fully serviced land bundles, enabling scalable participation across multiple development strategies

Typology	No. of Bundles	# of Plots	Total NLA (sqm)	Total GFA (sqm)
Residential (Single-Family)	4	942	266,131	240,912
Mixed-Use (Commercial/Residential)	5	20	88,350	82,643
Commercial Neighborhood Centers	6	6	14,840	3,630
Total	15	968	369,321	327,185

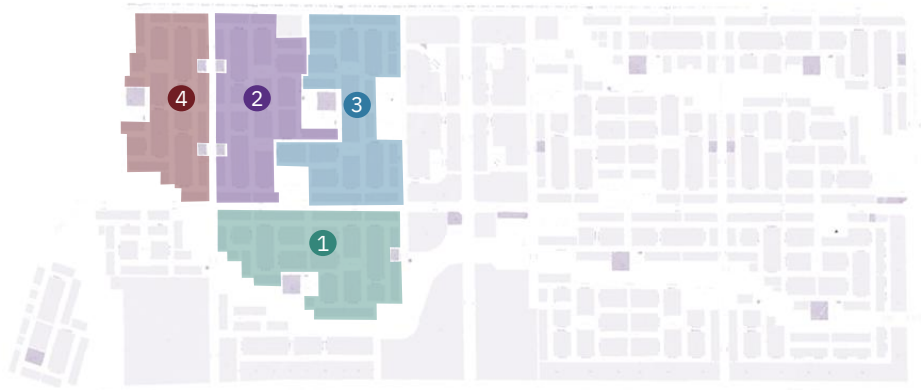
- ▶ **Diverse Land Mix:** Exposure to residential, mixed-use, and commercial segments across different demand drivers
- ▶ **Flexible Participation:** Ability to bid on selected bundles or build a multi-asset portfolio
- ▶ **Scalable Investment:** Opportunities ranging from smaller commercial plots to large residential clusters
- ▶ **Standardized Parameters:** Clear FAR, land uses, and guidelines supporting efficient planning and delivery
- ▶ **Fully Serviced Platform:** Infrastructure delivered by ROSHN, reducing development complexity and execution risk



The offering allows developers to build a tailored investment portfolio aligned with their capital capacity, product focus, and development strategy

Residential Bundles

A large-scale portfolio of single-family residential clusters offering strong absorption potential, standardized development parameters, and efficient execution within a high-demand Makkah market



Bundle	Package	# of Plots in the Bundle	Net Land Area (NLA) in sqm	FAR	Gross Floor Area (GFA) in sqm	Minimum Sale Price in SAR	Minimum Sale Price per NLA
1	3B	244	70,111	0.90	63,016	173,890,000	2,480
2	3C	240	66,954	0.91	61,006	166,070,000	2,480
3	3D	248	69,544	0.90	62,426	172,480,000	2,480
4	4B	210	59,522	0.92	54,464	149,720,000	2,515
Total		942	266,131		240,912	662,160,000	2,488



Strong Demand

Single-family housing in Makkah remains a core demand segment, supported by population growth and housing needs

Execution Efficiency

Standardized plot structure, FAR, and design guidelines enable streamlined planning and faster delivery

Scale Advantage

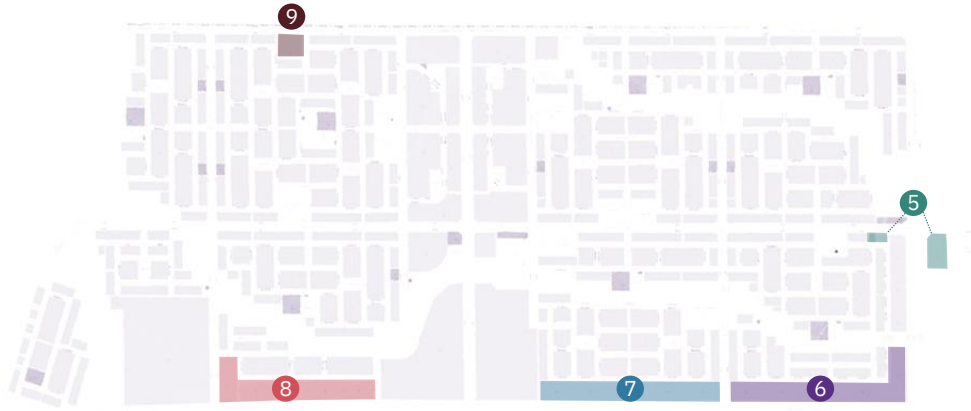
Large number of plots allows developers to deploy capital at scale while benefiting from phasing flexibility

Phased Delivery

Developers can align construction and sales with market absorption and cash flow cycles

Mixed-Use Bundles

Strategically positioned mixed-use parcels offering higher yield potential, flexible use allocation, and strong long-term income generation within a master-planned community



Bundle	# of Plots in the Bundle	NLA	FAR	# of Floors	Residential GFA	Commercial GFA	Total GFA	Minimum Sale Price in SAR	Minimum Sale Price per NLA
5	2	5,350	0.4	G + 1	0	2,140	2,140	15,080,000	2,819
6	6	29,115	1.0	G + 2	8,731	20,372	29,103	96,160,000	3,303
7	6	25,000	1.0	G + 2	7,496	17,491	24,988	82,200,000	3,288
8	5	24,793	1.0	G + 2	7,433	17,343	24,776	81,960,000	3,306
9	1	4,092	0.4	G + 1	0	1,637	1,637	12,170,000	2,974
Total	20	88,350			23,660	58,983	82,644	287,570,000	3,255



Flexible Use Allocation

Ability to optimize residential vs commercial mix in line with market demand and developer strategy

Community Positioning

Located within active zones of the masterplan, benefiting from residential catchment and footfall

Capital Efficiency

Smaller plot clusters allow targeted capital deployment with scalable upside

Value Creation

Exposure to recurring income streams and asset appreciation within a growing Makkah community



Commercial Bundles

Community-anchored commercial parcels designed to serve daily needs, offering stable demand, predictable absorption, and long-term income resilience within a growing residential catchment



Bundle	# of Plots in the Bundle	NLA	FAR	Commercial GFA	Minimum Sale Price in SAR	Minimum Sale Price per NLA
10	1	2,580	0.23	605	5,460,000	2,116
11	1	2,580	0.23	605	5,460,000	2,116
12	1	2,580	0.23	605	5,460,000	2,116
13	1	2,580	0.23	605	5,460,000	2,116
14	1	2,580	0.23	605	5,460,000	2,116
15	1	1,940	0.31	605	4,250,000	2,191
Total	6	14,840.00		3,630.00	31,550,000	2,126



Defensive Demand
Neighborhood commercial uses are driven by essential, daily consumption, supporting stable demand across market cycles

Captive Catchment
Embedded within a growing residential community, benefiting from built-in footfall and recurring customer base

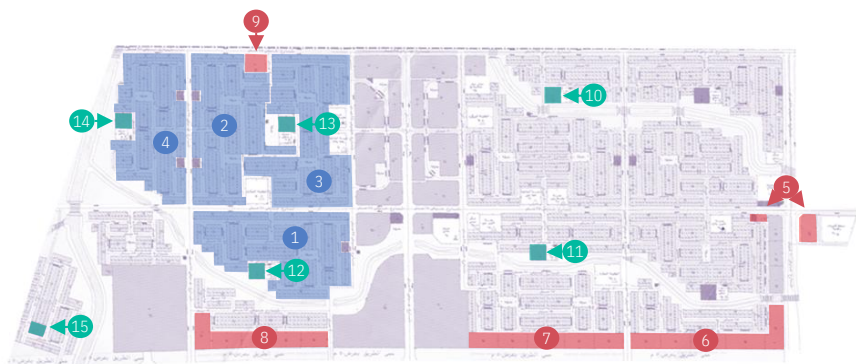
Income-Oriented Asset
Suitable for rental-led or hold strategies, providing long-term income stability and portfolio balance

Predictable Development Scope
Smaller plot sizes and defined commercial typologies support efficient delivery and reduced execution complexity

Floor Purchase Price Framework

Minimum pricing thresholds ensuring a structured and competitive bidding process

The Floor Purchase Price represents the minimum acceptable bid for each land bundle. Proposals submitted below the applicable floor price will be deemed non-compliant and will not be considered.



Floor prices define the minimum entry threshold, while allowing developers to compete through optimized pricing and payment strategies

For bundles full details, please refer to this Document page 55

Indicative Floor Prices by Bundle

Bundle #	Typology	# of Parcels	Total NLA sqm.	Residential GFA in sqm.	Commercial GFA in sqm.	Total GFA sqm	FAR (Rounded)	Minimum Floor Price in SAR	Min. Floor Price per NLA
Bundle 1	Single Family	244	70,111	63,016	0	63,016	0.90	173,890,000	2,480
Bundle 2	Single Family	240	66,954	61,006	0	61,006	0.91	166,070,000	2,480
Bundle 3	Single Family	248	69,544	62,426	0	62,426	0.90	172,480,000	2,480
Bundle 4	Single Family	210	59,522	54,464	0	54,464	0.92	149,720,000	2,515
Bundle 5	Mixed-Use Commercial	2	5,350	0	2,140	2,140	0.40	15,080,000	2,819
Bundle 6	Mixed-Use Commercial	6	29,115	8,731	20,372	29,103	1.00	96,160,000	3,303
Bundle 7	Mixed-Use Commercial	6	25,000	7,496	17,491	24,988	1.00	82,200,000	3,288
Bundle 8	Mixed-Use Commercial	5	24,793	7,433	17,343	24,776	1.00	81,960,000	3,306
Bundle 9	Mixed-Use Commercial	1	4,092	0	1,637	1,637	0.40	12,170,000	2,974
Bundle 10	Neighborhood Commercial Centers	1	2,580	0	605	605	0.23	5,460,000	2,116
Bundle 11	Neighborhood Commercial Centers	1	2,580	0	605	605	0.23	5,460,000	2,116
Bundle 12	Neighborhood Commercial Centers	1	2,580	0	605	605	0.23	5,460,000	2,116
Bundle 13	Neighborhood Commercial Centers	1	2,580	0	605	605	0.23	5,460,000	2,116
Bundle 14	Neighborhood Commercial Centers	1	2,580	0	605	605	0.23	5,460,000	2,116
Bundle 15	Neighborhood Commercial Centers	1	1,940	0	605	605	0.31	4,250,000	2,191

NLA: Net Land Area

GFA: Gross Floor Area

FAR: Floor Area Ratio

Guiding Payment Schedule

The payments framework allows bidders to actively optimize payment profiles to enhance feasibility and bid competitiveness, without being constrained by a fixed payment schedule



Under the current transaction, bidders have the **opportunity to actively structure customized payment profiles** aligned with their development strategy, rather than being constrained by a fixed payment schedule



Bidders may **propose customized installment** amounts and timing to align land payments with project feasibility and cash-flow requirements, **subject to the minimum down payment** and an **overall payment tenor** linked to the proposed development completion duration

Proposals will be evaluated on a Net Present Value (NPV) basis, with competitiveness determined by the combined effect of price and payment timing

Guiding Payment Schedule

ROSHN provides a guiding payment schedule to illustrate an optimized payment profile and to support consistent bid evaluation. The guiding schedule is indicative only and does not restrict bidders from proposing alternative payment structures in accordance with the framework

Payment Number	0	1	2	3	4	5	6
Due date from the SPA date	Upon Signing the SPA	6 months	12 Months	18 Months	24 Months	30 Months	36 Months
Payment type	Minimum Down Payment	Intermediate Payment 1	Intermediate Payment 2	Intermediate Payment 3	Intermediate Payment 4	Intermediate Payment 5	Intermediate Payment 6
Payment percentage	10%	15%	15%	15%	15%	15%	15%
Cumulative Payment	10%	25%	40%	55%	70%	85%	100%

- A minimum down payment of 10% payable upon execution of the SPA.
- A flexibility for bidders to propose the amount and timing of installment payments to settle the remaining balance.
- An installment tenor not exceeding the bidder’s proposed development completion period, capped at 36 months from SPA signing



Infrastructure Delivery

ROSHN will complete all primary and secondary utility and infrastructure works outside the sub-developers' plots boundary; and provide utility provisions and infrastructure facilities tie-in connection points up to the boundary of respective plots. This include the following:



Road network



Irrigation network



Street lighting



Public water network



Communication network



Sewage network



Electricity network



Floods and drainage network



Open Area
(parks and valleys)

ROSHN's Scope

- Delivery of all off-site infrastructure, utilities, and public amenities serving the development
- Infrastructure works delivered up to the boundary of each sub-developer plot
- ROSHN bears the cost and execution responsibility for all off-site works

Sub-Developer's Scope

- To complete all vertical construction works for the units and buildings along with landscaping works in certain areas as mentioned in the opportunity section in this document based on the master plan guidelines, architectural guidelines, plot regulation, building codes (issued along with the RFP)

Implementation Note

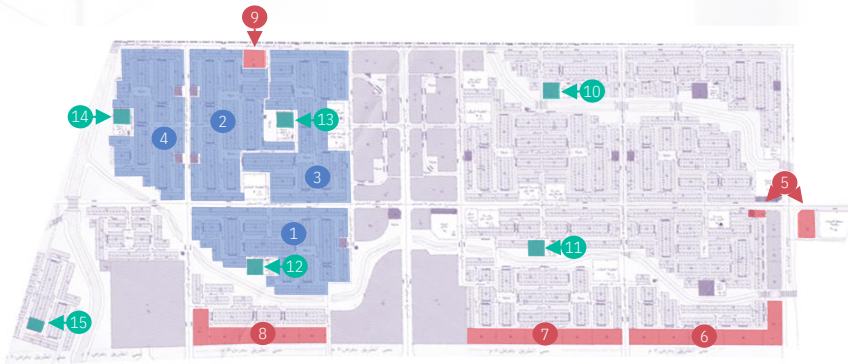
Infrastructure specifications and final locations are subject to detailed design and implementation, in accordance with the approved master plan and applicable regulations





Utility Distribution

The table presents the estimated utility capacity and distribution for each land bundle, including potable water, wastewater, and electrical load.



Bundle #	Typology	# of Parcels	Total NLA sqm.	Total GFA sqm	FAR (Blended)	Potable Water Consumption, average daily demand , m ³ /day	Waste water flow, average daily demand, m ³ /day	Electricity Load Connected Load (KVA)		
								Commercial	Residential	Services
Bundle 1	Single Family	244	70,111	63,016	0.90	417.24	278.16	-	3,533.04	848.77
Bundle 2	Single Family	240	66,954	61,006	0.91	410.4	273.6	-	3,715.35	470.30
Bundle 3	Single Family	248	69,544	62,426	0.90	424.08	282.72	-	3,354.78	669.17
Bundle 4	Single Family	210	59,522	54,464	0.92	359.1	239.4	-	2,906.92	632.65
Bundle 5	Mixed-Use Commercial	2	5,350	2,140	0.40	5.962	3.97	241.11	-	238.33
Bundle 6	Mixed-Use Commercial	6	29,115	29,103	1.00	168.852	112.57	1,870.61		2,559.97
Bundle 7	Mixed-Use Commercial	6	25,000	24,988	1.00	144.972	96.65	1,573.84		1,323.42
Bundle 8	Mixed-Use Commercial	5	24,793	24,776	1.00	90.90	72.72	1,558.98		1,228.86
Bundle 9	Mixed-Use Commercial	1	4,092	1,637	0.40	3.80	3.04	94.30	-	74.36
Bundle 10	Neighborhood Commercial Centers	1	2,580	605	0.23	1.164	0.77	235.56	-	33.95
Bundle 11	Neighborhood Commercial Centers	1	2,580	605	0.23	1.164	0.77	235.56	-	33.95
Bundle 12	Neighborhood Commercial Centers	1	2,580	605	0.23	1.164	0.77	235.56	-	33.95
Bundle 13	Neighborhood Commercial Centers	1	2,580	605	0.23	1.164	0.77	235.56	-	33.95
Bundle 14	Neighborhood Commercial Centers	1	2,580	605	0.23	1.164	0.77	235.56	-	33.95
Bundle 15	Neighborhood Commercial Centers	1	1,940	605	0.31	1.164	0.77	235.56	-	33.95

Infrastructure Status

Infrastructure delivery is progressing in line with the approved development program, providing early visibility and execution certainty for sub-developers.

- ▶ Infrastructure works awarded in September 2023
- ▶ Construction works commenced in December 2023
- ▶ Remaining infrastructure and utility works to be completed by Q3 2027

Timelines are subject to coordination with relevant authorities for utility activation

Click on the visual to play the video showcasing on-site progress ▶



Development Timeline & Early Access Advantage

Early site access combined with a defined infrastructure timeline enables faster project start and improved delivery planning

Immediate site access and defined infrastructure delivery timeline supporting early mobilization and efficient project execution

Developers can access the site and commence preparatory works immediately upon signing, while infrastructure delivery progresses in parallel, enabling early mobilization and faster project timelines.

Key Dates

Early Access for visual inspection, soil investigation and surveying works	Site can be accessed upon signing the SPA
Full access for Construction Activities	Site can be accessed upon signing the SPA subject to relevant terms and conditions in SPA
Handover of land to sub-developer Leveled raw land with utility connection from the road up to the edge of plot limit	Q4-2026
Completion of utility & infrastructure works by ROSHN	Q3-2027
Power ON of utilities by relevant authorities	Tentatively 06 Months from ROSHN completion of works, subject to obtaining approval from relevant authorities



Post Agreement Management

Structured Post-Award Process Supporting Efficient Development Delivery

A clearly defined development pathway with coordinated approvals, oversight, and support to ensure timely and compliant project execution

ROSHN provides a fully structured and partner-focused support platform, with a dedicated team supporting developers from deal signing through to completion and title deed transfer

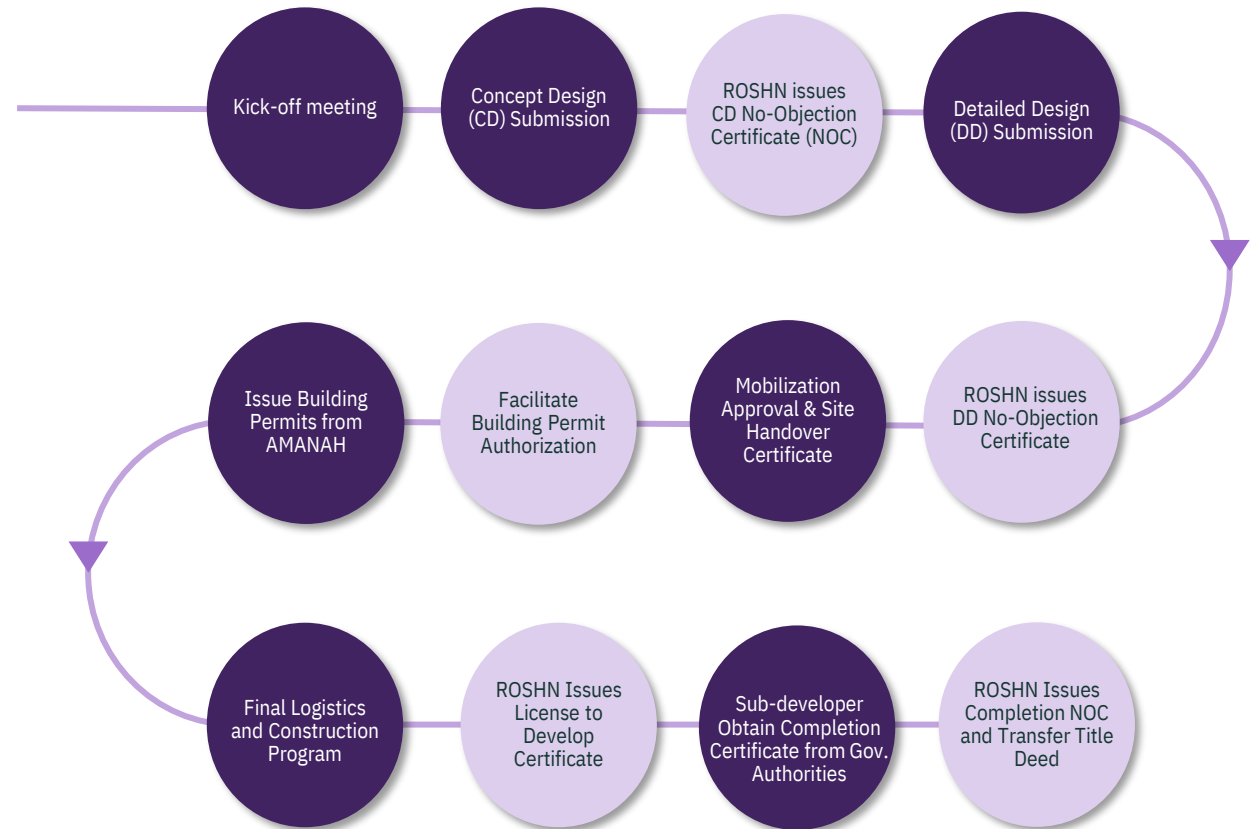
Acting as an internal ambassador, this team ensures seamless coordination across ROSHN and efficient progress throughout the development lifecycle

Integrated and automated processes enhance communication, accelerate approvals, and improve overall execution efficiency

This approach reinforces ROSHN's commitment to partner success, enabling developers to deliver projects with greater certainty, speed, and support

Partner's Journey

● ROSHN ● Partner





Price Bid Guideline

Floor Purchase Price

The Floor Purchase Price shall constitute the minimum acceptable purchase price for the relevant land bundle. Any price offer submitted below the applicable Floor Purchase Price shall render the proposal non-compliant and liable to rejection at ROSHN's sole discretion

Pricing Bidding

Developers will be expected to submit competitive price bids separately for each Bundle

Bidding on Multiple Bundles

Developers will be allowed to submit proposals either for one or multiple Bundles, based on the instructions in 'Request for Proposal'

Minimum Down Payment

Bidders are required to propose a minimum down payment in the amount and by the date specified in the guiding payment schedule as part of their bid submission. Non-compliance with the prescribed down payment requirements shall render the proposal non-compliant and may result in rejection at ROSHN's sole discretion

Guiding Payment Schedule

Bidders may propose extended payment plans at their own, subject to meeting the minimum down payment requirement. The guiding payment schedule is provided as a benchmark reflecting ROSHN's standard payment structure. Bidders who propose accelerated payment schedules may receive higher evaluation scores.

Development Completion Period

Winning Bidder is requested to commence and complete the development on the land within a **maximum duration of 36 months** from the date of the Sale and Purchase Agreement (SPA)

Planning and design requirements

Architectural design must comply with the master plan guidelines, Hijazi style guidelines, plot regulation, building codes, and infrastructure guideline (issued along with the RFP)

Head of Terms

Winning Bidder's Scope

To complete development of vertical construction works inside the boundary of the plots and connect to the tie-in points provided by ROSHN in compliance with ROSHN's guidelines and the approved CMP

ROSHN's Scope

- ROSHN will be responsible for the cost and delivery of all infrastructure works located outside the boundaries of the sub developer plots, including primary and secondary utilities and utility tie in connection points up to the plot boundaries

Community Management Fees

- On or before the Title Transfer Date, the Purchaser (Sub-Developer) shall pay to ROSHN a Community Fee Advance, representing the community management fees for a period of two (2) years, calculated at a rate of SAR 31 per square meter of Gross Floor Area (GFA).
- ROSHN shall hold the Community Fee Advance as a continuing security for the Purchaser's obligations under ALMANAR's Community Declaration


Title Deed Transfer

Title deed transfer is contingent upon full payment of the land price and completion of the land development within the pre agreed timeline

Title Deed Transfer Acceleration (if applicable)

ROSHN may consider expediting the transfer of the title deed prior the completion of the development on the condition that (1) The full land price has been paid to ROSHN; and (2) Buyer has obtained REGA license and commenced the construction work

Bidders should refer to the Request for Proposal (RFP) and Sale and Purchase Agreement Draft documents, issued alongside this Information Memorandum, for detailed guidance on bid submission requirements, timelines, and applicable Terms & Conditions



ALMANAR Phase 1 Masterplan

A Scalable Masterplan Platform Positioned for
Long-Term Value Creation

Integrated residential, commercial, and community
components designed to support phased development
and sustained absorption

ALMANAR PHASE 1 MASTER PLAN

Illustrative Render





Background and Context

Integrated Masterplan Enabling Scalable Development and Efficient Absorption

Enables developers to participate within a coordinated, high-quality environment with strong long-term positioning



Balanced Land Use Mix

Supports diversified demand across residential, retail, and services



Phased Development Structure

Enables staged capital deployment aligned with market absorption



Defined Districts & Activity Nodes

Concentrates footfall and enhances commercial viability



Standardized Planning Framework

Facilitates efficient design, approvals, and delivery



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Strategically Positioned Within Makkah's High-Growth Corridor

ALMANAR is strategically located along Makkah's primary urban expansion corridor, benefiting from strong connectivity to key religious, logistics, and employment hubs

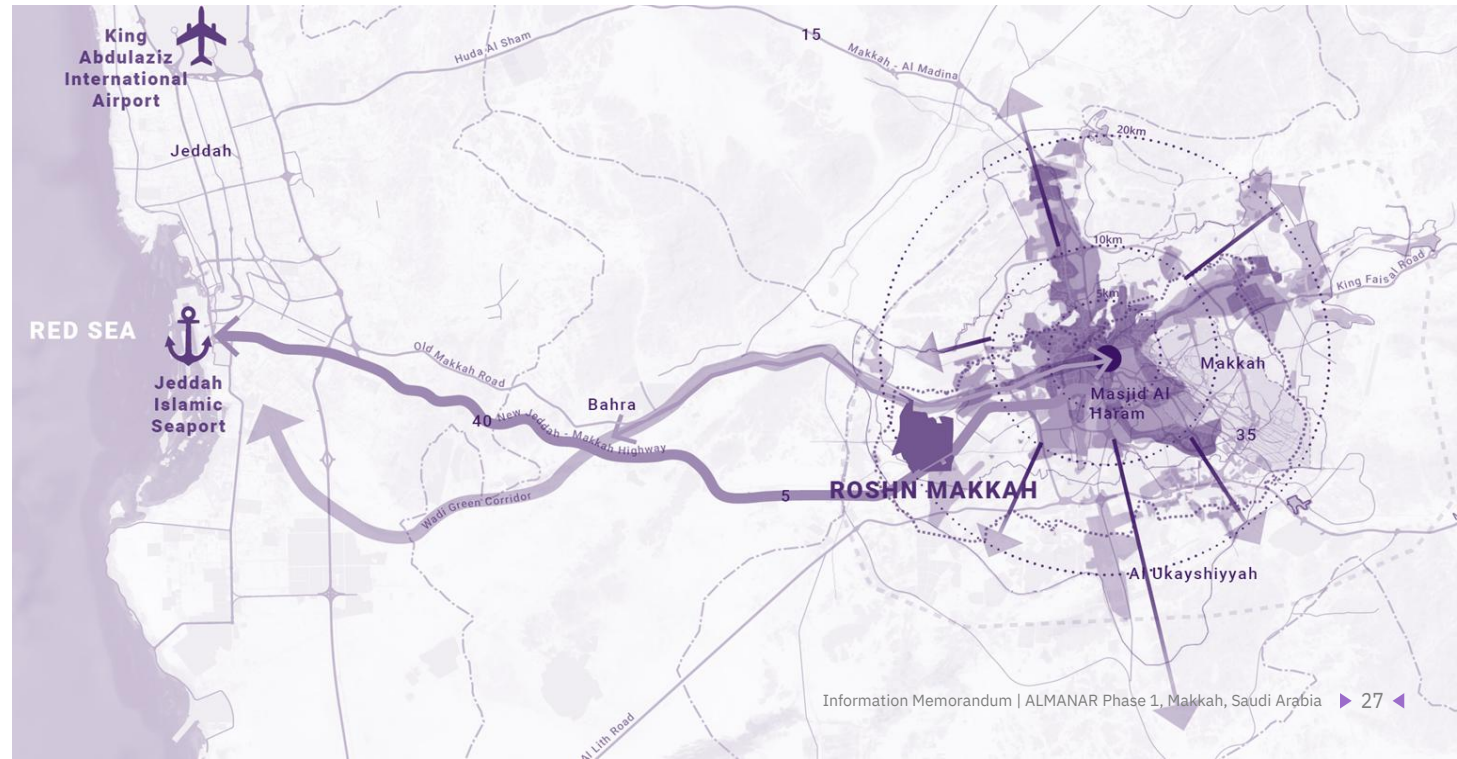
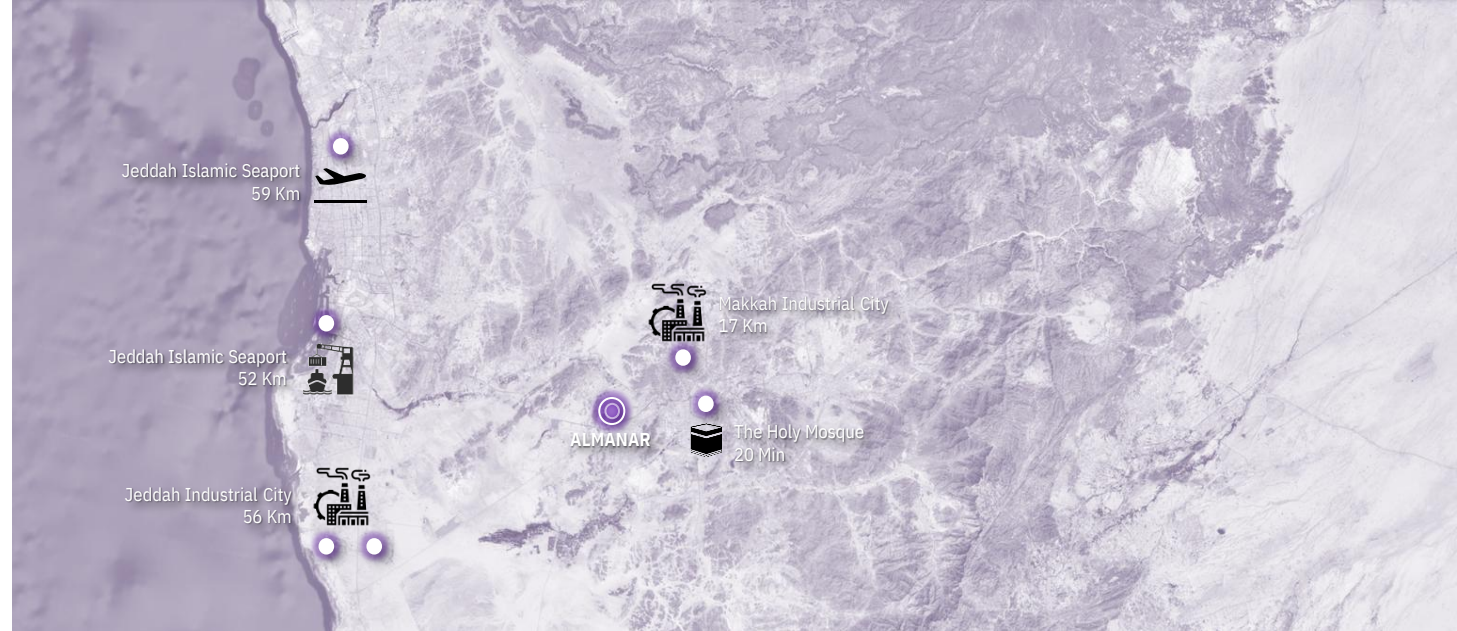
The location supports sustained residential demand, strong accessibility, and long-term value appreciation

Demand Drivers

- ▶ Located along Makkah–Jeddah growth axis
- ▶ Serves primary residential demand in an expanding urban corridor
- ▶ Proximity to employment and logistics hubs

Future Upside

- ▶ Potential high-speed rail connectivity
- ▶ Strengthening regional accessibility
- ▶ Positioned to benefit from ongoing urban expansion





Strong Market Fundamentals Driving Sustained Demand and Absorption

Favorable market fundamentals support sustained demand, strong absorption, and long-term value creation



Expanding Urban Footprint

- ▶ Makkah's urban footprint is expanding beyond the central Haram area
- ▶ New growth corridors are emerging to accommodate population growth
- ▶ ALMANAR is positioned within an early-stage expansion zone



Sustained Population Growth

- ▶ Sustained population growth across Makkah and wider KSA
- ▶ increasing need for new residential supply
- ▶ Demand driven by end-users rather than speculative investors



Strategic Demand Capture Positioning

- ▶ Located along a primary residential growth corridor
- ▶ Positioned to serve overflow demand from central Makkah
- ▶ Integrated masterplan supports fast absorption and community formation

Masterplan Features Supporting Demand, Absorption, and Value Creation

The masterplan is structured to enhance demand, improve absorption, and support long-term value creation

Master Plan Vision

“ A Vibrant Outdoor Community Open to the Future ”



Placemaking Principles Supporting Long-Term Value Creation

Designed to maximize demand capture, accelerate sell-through, and drive sustained value creation for developers



IDENTITY

Local Identity & Positioning

Reinforces market positioning through culturally relevant design and strong product differentiation



Safety

Accessibility & Livability

Integrated and walkable environment improving livability and supporting strong absorption



Value

Long-Term Value & Management

Efficient long-term place management supporting asset value and operational sustainability



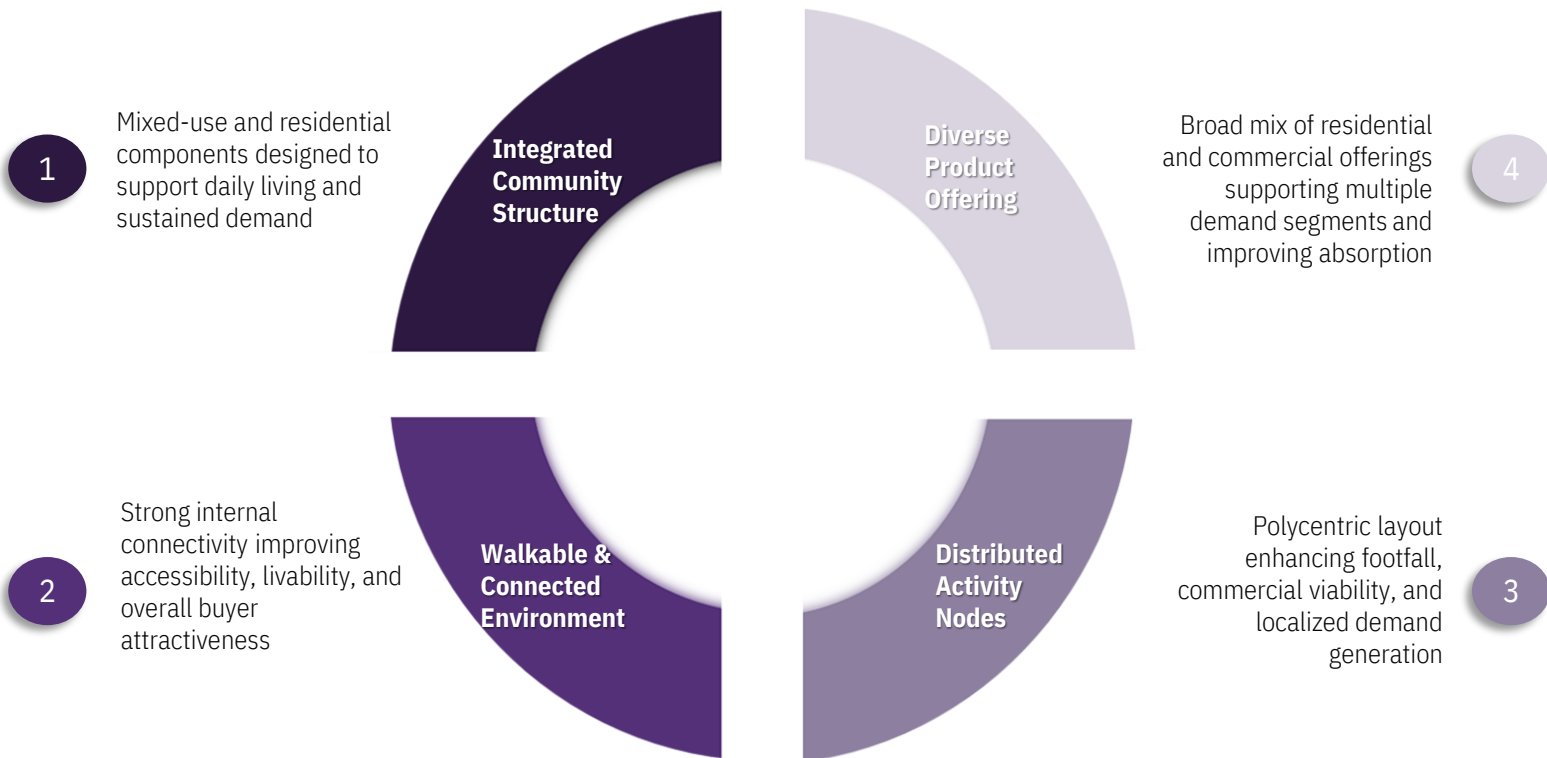
Enjoyment

Activated Public Realm

Activated public realm driving footfall, community engagement, and demand

Masterplan Structure Designed to Enable Scalable Development and Efficient Demand Capture

The masterplan structure enables efficient execution, supports strong absorption, and enhances long-term value creation



Zoning Plan

Technical Masterplan Framework Supporting Development Efficiency and Investment Value

The Phase 1 masterplan is structured through a defined technical framework that governs land use distribution, development density, and spatial organization. These technical parameters are designed not only to guide planning and delivery, but also to support demand generation, efficient development execution, and long-term value creation for investors

Zoning Logic: The masterplan is organized into distinct character zones, each with a defined land use mix and activity profile aligned with market demand and urban functionality

Zoning Differentiation: These zones are designed to create a balanced distribution of residential, commercial, and mixed-use components, supporting diversified demand drivers and enhancing the development’s overall market positioning

Urban Structure: The spatial arrangement of the zones is planned to establish clear activity nodes and movement corridors, ensuring accessibility, connectivity, and efficient circulation across the development.

Value Linking: This structured approach enables the creation of distinct development clusters that support phased delivery, localized demand capture, and improved commercial viability across the masterplan



Gateway Zone

Entertainment and cultural hub and the district center

Midblock Zone

Pedestrian core, social and F&B precinct

Frontage Zone 1

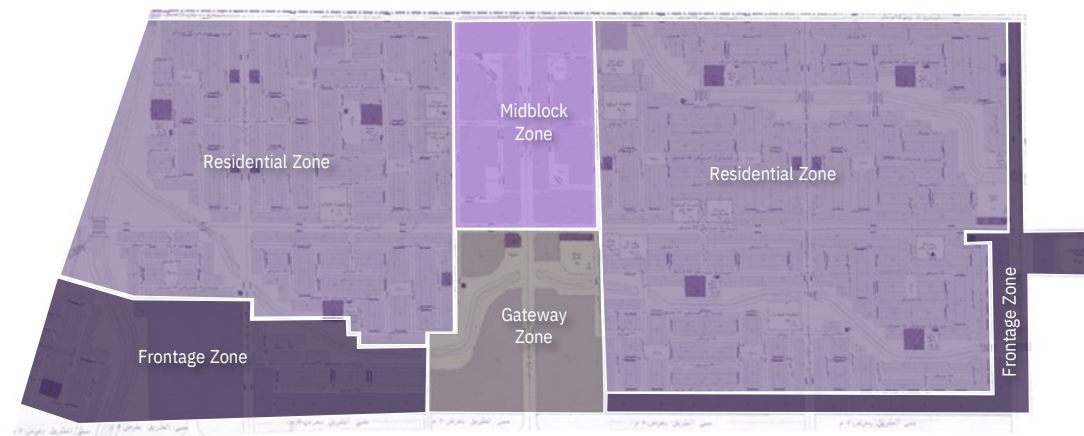
Retail promenade and higher-density housing

Frontage Zone 2

City Experience Centre and higher-density housing

Residential Zone

Neighborhood centers with places for sports and family activities



Land Use

Land Use Strategy Aligned with Market Demand and Development Value

The land use structure is designed to align supply with demand, support efficient phasing, and enhance overall development value and absorption performance

The masterplan establishes a balanced allocation of residential, commercial, and community uses, ensuring that each component supports both end-user demand and long-term community functionality.

This structured land use approach enhances market positioning, enables phased delivery, and supports sustainable absorption across the development



Residential Allocation

Designed to capture primary end-user demand and support sustained absorption



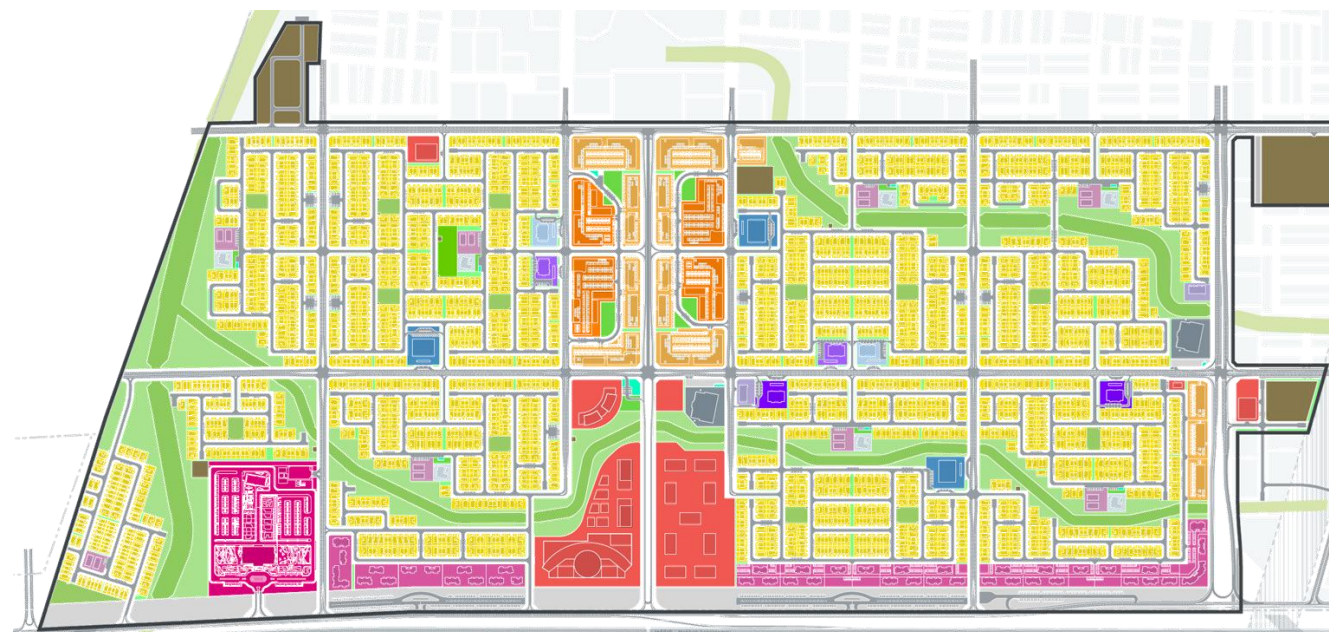
Commercial & Mixed-Use

Positioned to activate key areas, generate footfall, and enhance revenue potential



Community & Amenities

Distributed to support livability, long-term occupancy, and demand retention



- Mixed Use - Com/Retail/Office
- Mixed Use - Com/Retail/Residential
- Apartments
- Residential - Townhouse/Duplex/Villa
- Secondary School
- Intermediate School
- Primary School
- Early Education
- City Experience Centre (CEC)
- Neighbourhood Convenience Centre (NCC)
- Jumma Mosque
- Local Mosque
- Primary Health Clinic
- Utility
- GSM
- Buffer
- Wadi Park
- Open Space
- Existing Electrical Line
- Non Developable Area
- Phase 1 Boundary



Neighborhood Structure



Wadi

The Wadi is a large landscaping feature that provides pedestrian and cycle paths for the community. It also provides connectivity to community hubs and easy walkability routes to mixed-use developments

Residential

Single-family units are arranged as a grid system following a neighborhood block strategy.

Pocket Park

Pocket Parks are placed within the neighborhood communities to provide an outdoor communal recreational spaces for the residences

Community Hub

The Community hub is centrally located within a neighborhood block and comprises of local mosque and Neighborhood Commercial Centers

School

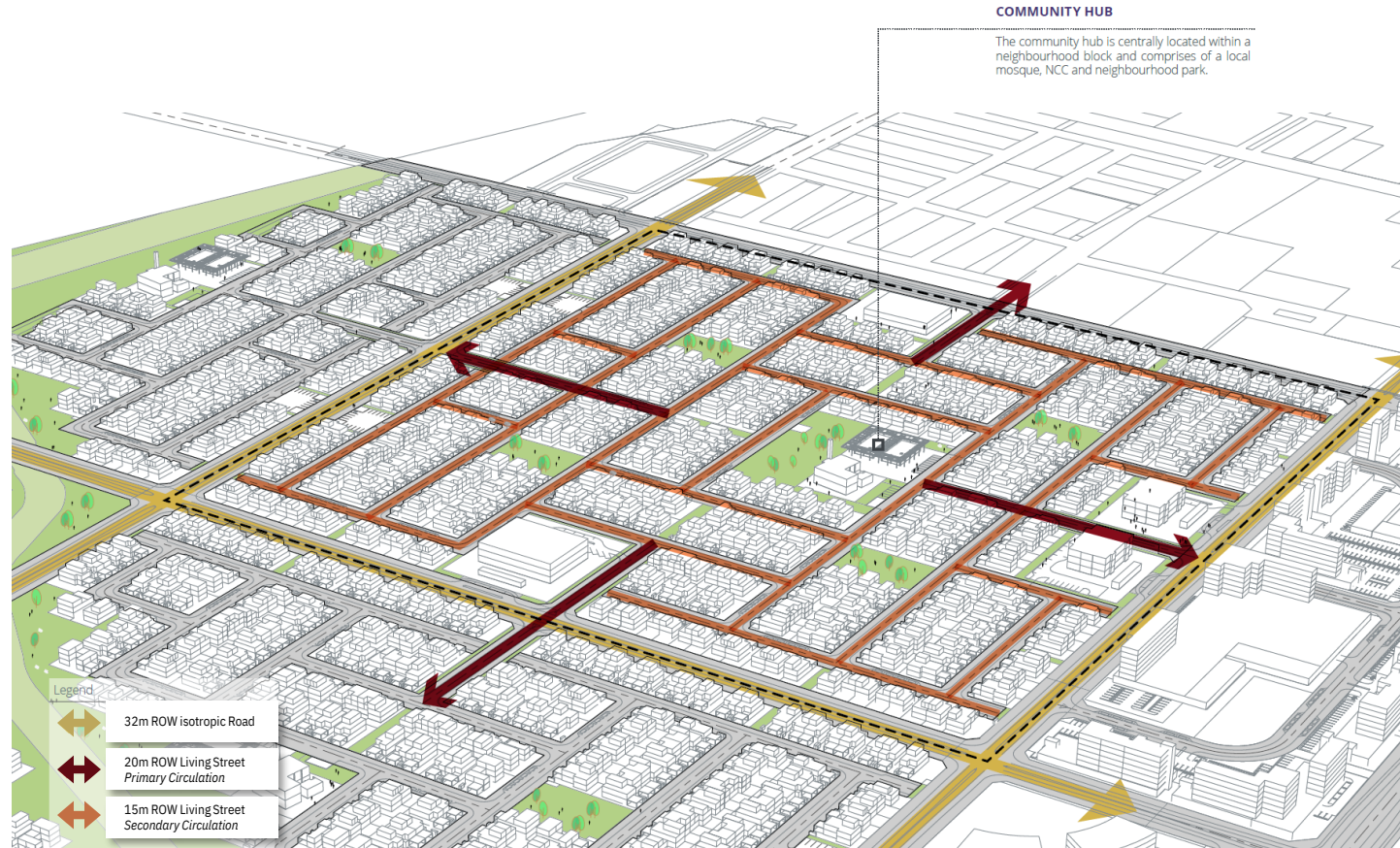
A variety of schools are available within a neighborhood to cater for the population demand and evenly placed to assure for good catchment





Neighborhood Block Road Hierarchy

Each neighborhood comprises three road typologies, accommodating to the primary users and functions of the individual cluster



Road Network

Applying the isotropic concept the road network will consist of three predominant road categories

The major arterial road: formed of 45m and 60m ROW, connecting the development with the external highways.

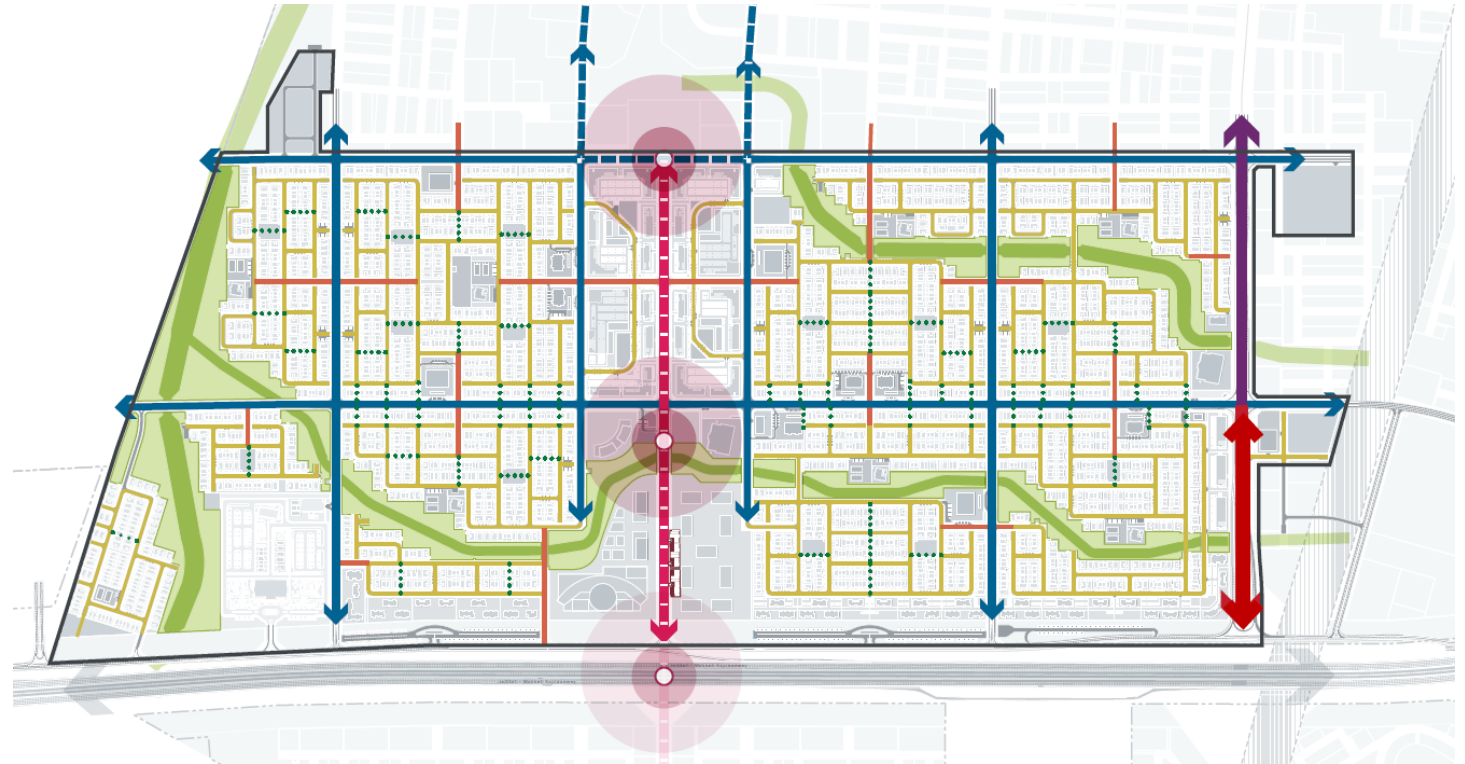
The collector road: formed of 32m ROW, collects and disperse traffic to and from internal networks.

The isotropic road: formed of 25m ROW, forming the primary skeleton of the internal traffic movement within the development.

The living streets: formed of 15m ROW and 20m ROW, contained within the neighbourhood blocks that provide access to the plots within the development.

In addition to the above road systems, the master plan also supports a central BRT network that will connect with the overall Makkah region wide public transit network.

The BRT will run at the center of the development and will be split on the either side of the central spine to function as a one-way movement system feeding the central pedestrian and mixed-use spine



Building heights

Building Height Strategy Balancing Density, Demand, and Value Creation

A targeted height distribution designed to optimize revenue potential, support efficient delivery, and align product density with demand drivers

The masterplan adopts a differentiated building height strategy, concentrating higher density along key corridors and activity nodes, while maintaining predominantly low-rise residential areas. This approach supports both high-value development opportunities and strong end-user demand across the community.

Market-Aligned Residential Product

Predominantly low-rise, single-family units aligned with Makkah's core demand, supporting strong absorption

Efficient Development Typologies

Low- to mid-rise structures enable faster, more efficient delivery

Balanced Value Creation

Balances high-density value with stable, demand-led absorption



Density and FAR

Strategic distribution of density across the masterplan to maximize land value, support demand-driven absorption, and align with efficient development execution

Density is concentrated along key corridors, with lower-density residential areas supporting absorption and efficient delivery

Value Concentration

Higher FAR is allocated to key corridors and frontages, enabling increased development intensity and stronger revenue generation potential

Transit-Oriented Positioning

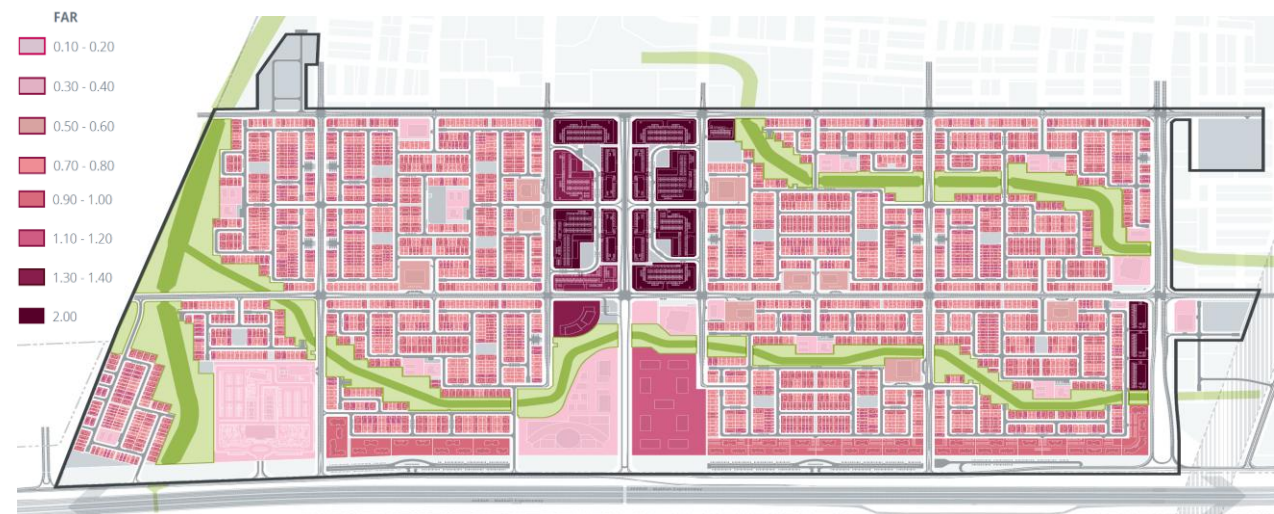
Density is aligned with major movement corridors, supporting accessibility, footfall, and commercial viability

Demand-Aligned Distribution

Lower-density residential areas support core end-user demand, ensuring stable absorption across the development

Efficient Land Utilization

The balanced density framework optimizes land use while maintaining delivery efficiency and manageable development complexity



Community Facilities

Community Facilities Supporting Demand, Livability, and Long-Term Value

Well-distributed community amenities designed to enhance livability, strengthen demand, and support sustained occupancy across the development

Community facilities are strategically distributed across the masterplan to ensure accessibility, support livability, and drive long-term residential demand. These amenities play a key role in enhancing buyer attractiveness, strengthening community formation, and supporting sustained absorption.



Demand Enhancement

Accessible community facilities increase buyer attractiveness and support faster residential absorption



Integrated Community Hubs

Co-located services within neighborhood centers drive footfall, convenience, and overall desirability



Livability & Retention

Well-planned amenities support long-term occupancy and community stability, reinforcing sustained demand



Value Support

High-quality community infrastructure enhances product positioning and supports pricing resilience



- Local Mosque
- Primary Health Clinic
- Buffer
- Wadi Park
- Phase 1 Boundary
- Secondary School
- Intermediate School
- Primary School
- Early Education
- Neighbourhood Convenience Center (NCC)
- Jumma Mosque

Local and Jumma Mosques

Mosques as Core Community Anchors Supporting Demand and Accessibility

Integrated provision of local and Jumma mosques to support community formation, accessibility, and sustained residential demand

Mosques are a central component of the community structure, supporting both daily residential needs and broader congregational use. Their strategic placement within neighborhoods enhances accessibility, reinforces community identity, and contributes to sustained residential demand.

Neighborhood Anchors

Local mosques are centrally positioned within residential clusters, supporting walkability and everyday convenience

Strategic Accessibility

Jumma mosques are located along primary corridors to serve a wider catchment and accommodate higher congregational demand

Demand Support

Integrated religious facilities enhance the attractiveness of residential areas and support long-term occupancy

Community Formation

Mosques play a key role in structuring neighborhoods and reinforcing community cohesion within the masterplan



Schools

Education Facilities Supporting Family Demand and Long-Term Occupancy

Integrated provision of schools across all education levels to support residential demand, livability, and sustained community growth

Education facilities are integrated across the masterplan to serve the full range of residential needs, from early learning to secondary education. Their distribution supports accessibility for residents, enhances family-oriented demand, and contributes to long-term occupancy and community stability.

Family Demand Driver

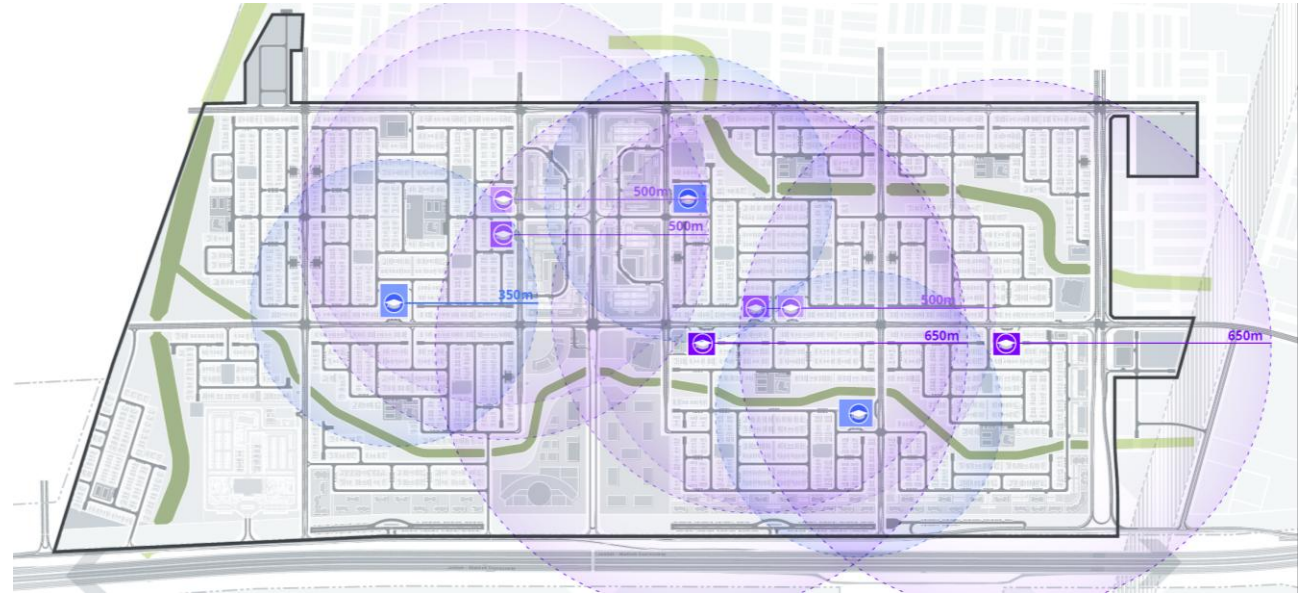
Proximity to schools is a key factor driving residential demand, particularly for end-user family segments

Absorption Support

Access to education facilities enhances project attractiveness and supports faster residential sales

Long-Term Occupancy

Schools contribute to sustained community stability and long-term residency within the development



3 Count
EARLY EDUCATION
 Radius: 350m

2 Count
PRIMARY SCHOOL
 Radius: 500m

2 Count
INTERMEDIATE SCHOOL
 Radius: 500m

2 Count
SECONDARY SCHOOL
 Radius: 650m

Primary Health Clinic

Healthcare Facilities Supporting Livability and Community Stability

Integrated healthcare provision enhancing resident confidence, livability, and long-term occupancy

Primary healthcare facilities are integrated within the masterplan to support essential medical needs and enhance overall community livability. Access to healthcare services contributes to resident confidence, supports long-term occupancy, and reinforces the attractiveness of the development for end users

Livability Support

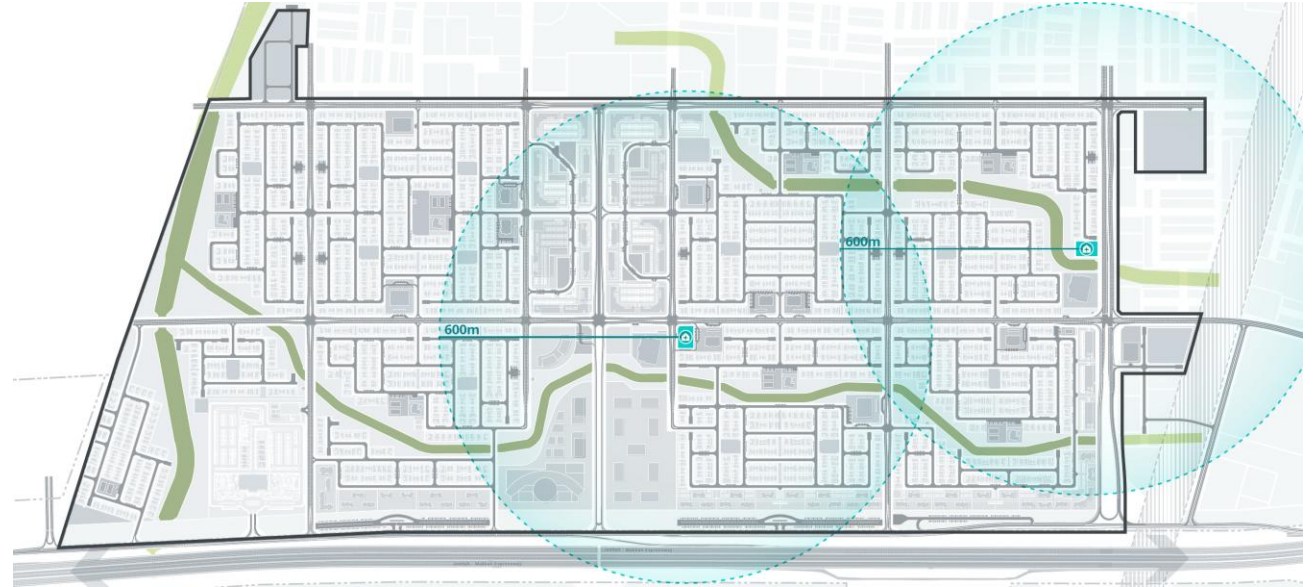
Access to healthcare services enhances overall community quality and residential attractiveness

Buyer Confidence

Availability of medical facilities supports purchasing decisions, particularly for family segments

Community Stability

Healthcare infrastructure contributes to long-term occupancy and sustained community growth



2 Count
PRIMARY HEALTH CLINIC
Radius: 600m

Pedestrian Mobility

Walkable Community Design Supporting Livability and Demand

Integrated pedestrian and green mobility networks enhancing accessibility, connectivity, and residential attractiveness

The masterplan integrates a comprehensive pedestrian and green mobility network connecting residential areas with community facilities, open spaces, and mixed-use zones. This approach enhances accessibility, supports walkability, and improves overall livability across the development.

Stronger Demand Appeal

Pedestrian-friendly environments are increasingly preferred by end-users, supporting demand and sales velocity

Enhanced Livability

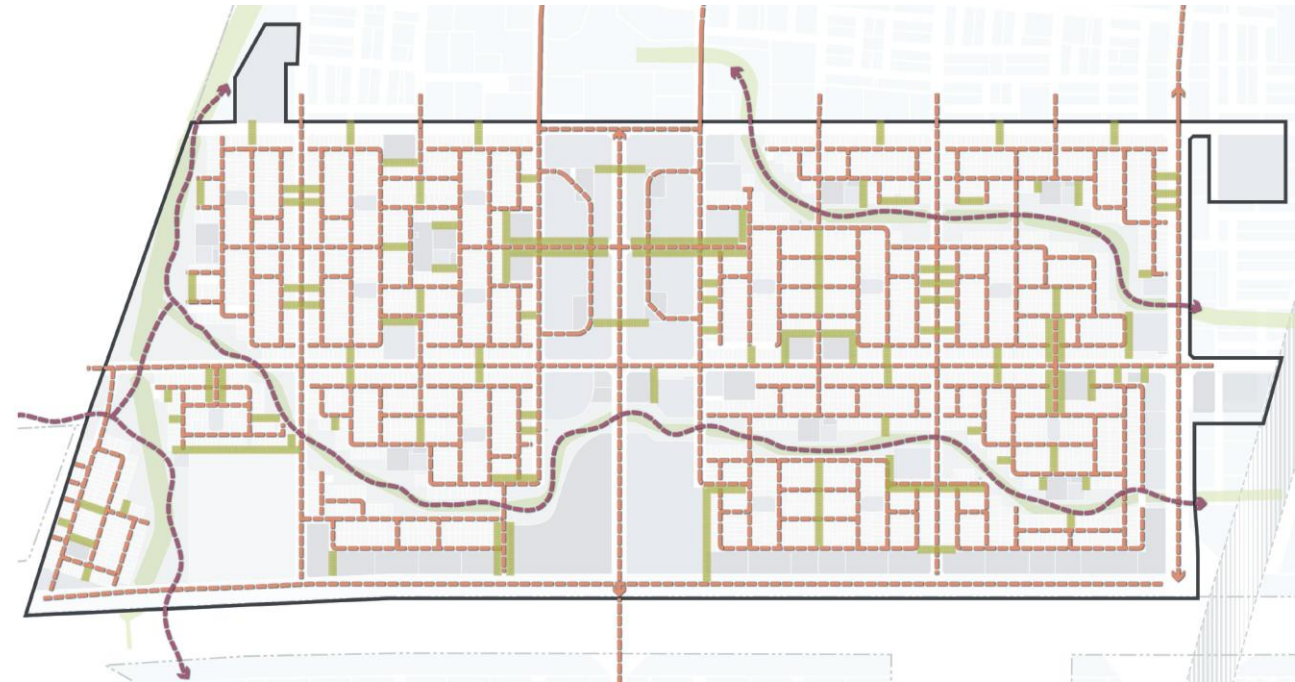
Walkable access to amenities improves daily convenience and overall residential attractiveness

Connectivity & Access

Integrated movement networks connect residential, commercial, and community hubs, improving usability and engagement

Commercial Activation

Improved pedestrian movement supports footfall and enhances the viability of neighborhood retail and services



— — — — — Dedicated pedestrian corridors on ROW — — — — — Natural Open Space Trail Network — — — — — Pedestrian Green Spine Trail Network



Open Space

Integrated Open Space Enhancing Livability and Product Differentiation

A connected network of natural open spaces and recreational areas designed to enhance lifestyle appeal and support residential demand

The masterplan incorporates a connected open space network, including natural landscape corridors, parks, and recreational areas, designed to enhance livability and create a distinctive residential environment. These spaces improve overall community appeal and support sustained demand across the development.

Enhanced Livability

Accessible open spaces improve daily living experience and overall residential attractiveness

Product Differentiation

Natural landscape features create a unique identity, enhancing market positioning and buyer appeal

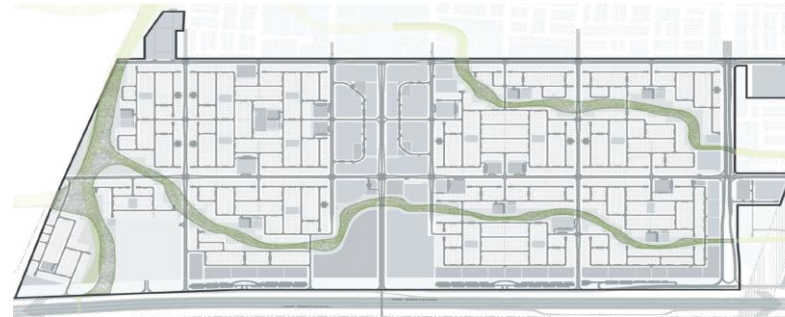
Family-Oriented Appeal

Parks and recreational areas support family lifestyles, strengthening end-user demand

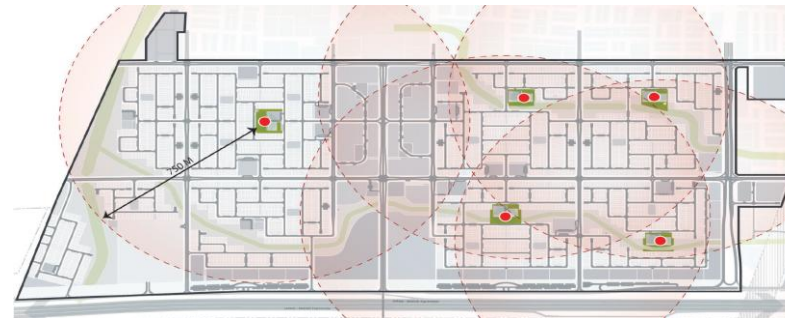
Connected Public Realm

Integrated green corridors link neighborhoods and amenities, improving accessibility and engagement

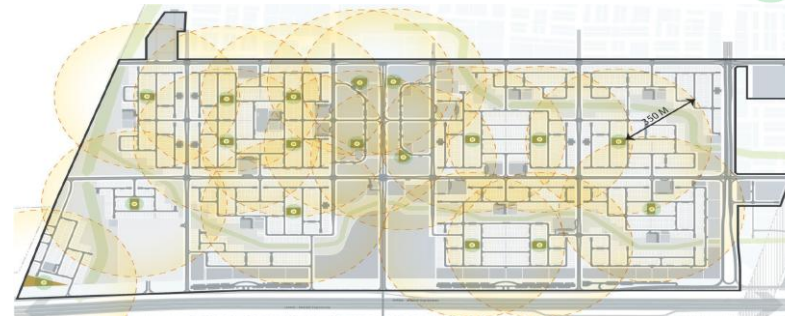
Natural Open Space



Neighborhood Parks



Pocket Parks



Illustrative Character Precedents



Sustainability Building (Mostadam)

The project obtained Mostadam Diamond rating by meeting the requirements and standards of Mostadam rating system and quality of life (AJWAD)






وثيقة مطابقة التصميم Letter Of Design Compliance

Sustainable Building Program Acknowledge That

Project Name: Mecca ALMANAR - Zone 1
Project Location: Mecca

Has successfully achieved the requirements and standards of Mostadam rating system and quality of life (AJWAD) for sustainability and achieving the level of:

Sustainable Diamond

Mostadam for Community
(Design + Construction)
(Design Stage)


CMT-DC-23-115

مستدام الماسي

مستدام مجتمع
(التصميم + الإنشاء)
(مرحلة التصميم)

يصادق برنامج البناء المستدام بأن

اسم المشروع: مكة المنارة - المنطقة 1

موقع المشروع: مكة المكرمة

قد حقق معايير الاستدامة وجودة الحياة (أجود) والاشتراطات المعتمدة في نظام تقييم الاستدامة وبناء عليه قد استحق درجة:









About ROSHN



Message From His Royal Highness

“We are determined to build a thriving country in which all citizens can fulfil their dreams, hopes and ambitions.”

H.R.H. Prince Mohammed bin Salman bin Abdulaziz Al Saud

Crown Prince, Prime Minister, Chairman of the Council of Economic and Development Affairs, Chairman of the Public Investment Fund.





مجموعة روشن
ROSHN GROUP

Saudi Arabia's leading multi-asset class real estate developer and a Public Investment Fund (PIF) company

ROSHN Group is serving as a key enabler of Saudi Vision 2030.

ROSHN Group is transforming the urban landscape with human-centric, integrated developments that elevate connectivity and enhance the quality of life across the Kingdom.

With sustainability and innovation at the forefront, ROSHN Group ensures a holistic and harmonious lifestyle within its developments.

The Group remains committed to advancing the objectives of Saudi Vision 2030 through its active participation in the Housing Program, the Quality-of-Life Program, and the Public Investment Fund Program

Vision Connecting People and Places with the Rhythms of Life

Mission To enhance the quality of life by creating transformative, interconnected spaces, crafting immersive experiences, and building meaningful connections



ROSHN Values

Human by Design

At ROSHN, we believe in being Human by Design. This means putting people first by creating transformative spaces that prioritize their well-being, talents, and achievements, and foster community growth and connection



Champion Mentality

We pride ourselves on having a Champion Mentality. We are committed to leading by example through innovation and excellence



Responsible Stewardship

At ROSHN, Responsible Stewardship is more than just a commitment; it is a core value embedded in everything we do—from ensuring a safe work environment and considering client interests to driving sustainable, positive impact in the communities we serve



Inspiring Generations

At ROSHN, we build to inspire generations, creating thriving communities that empower individuals and fulfill the aspirations of the future, leaving behind a legacy we can be proud of



Diversity in Synchronicity

At ROSHN, Diversity in Synchronicity means bringing together multiple facets of design, culture, and purpose to create well-curated, interconnected space



Positively Iconic

At ROSHN, we strive to be Positively Iconic—we lead with innovation, setting new benchmarks for success while creating iconic, inspiring destinations that enhance lives



Vibrant Communities, Enriched Lives

ROSHN Group is dedicated to shaping thriving, well-connected communities enriched with essential and leisure facilities from schools and healthcare centers to sports hubs and walkable, bike-friendly streets. Thoughtfully designed for modern living, our developments promote well-being, enhance comfort, and encourage healthier lifestyle



مجموعة روشن
ROSHN GROUP





Sustainable Economy

As part of its contribution to enhancing the local economy, ROSHN Group supports the economy by empowering local content through partnerships with local enterprises across various aspects of development, contributing to economic diversification by developing integrated destinations that meet all aspirations, and prioritizing local supply chains as a key focus to obtain the raw materials and technologies required for construction and development



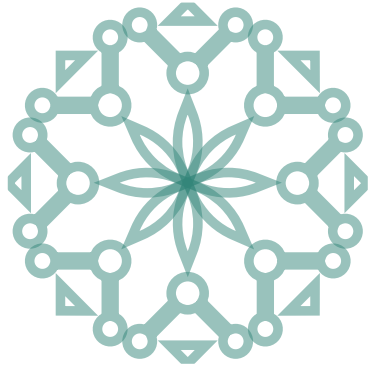


A Nation Empowered by its Vision

ROSHN Group contributes to achieving Saudi Vision 2030 by empowering individuals and local talents through training programs for recent graduates and future leaders, in addition to empowering women and preparing them to re-enter the workforce after a career break. The group also plays a pivotal role in social responsibility through its charitable initiatives aimed at enhancing the quality of life for all members of the community



The Brand Story



ROSHN's brand identity is deeply rooted in Saudi Arabia's heritage and Vision 2030. Inspired by the guest room in King Abdulaziz's Ibn Aqil Palace, the name and original logo celebrated the country's six regions and rich cultural tapestry. Evolving to reflect its forward-thinking vision, the new logo symbolizes a comprehensive transformation, showcasing a commitment to innovation, sustainability, and enriching lives. The design incorporates a green palm tree representing renewal and growth, a circle of dots embodying community, and radiating triangles signifying a positive impact on society, mirroring the authentic national identity and prosperous future envisioned for Saudi Arabia.

✧ THE NAME

A Living Testament to the Rich Past and the Vibrant Future



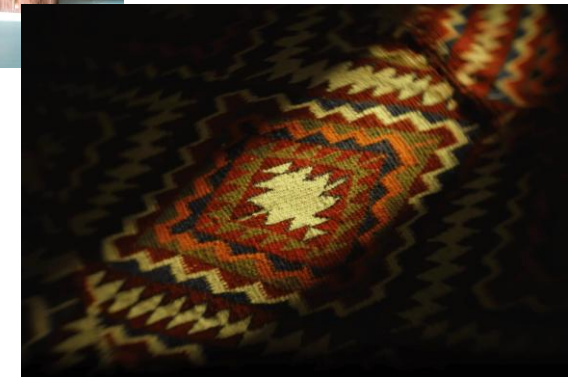
✧ THE BEGINNING

Celebrating Heritage and Authenticity



✧ THE TRANSFORMATION

Embracing New Horizons



Corporate Social Responsibility

At ROSHN, we are dedicated to elevating the quality of life through our Corporate Social Responsibility (CSR) initiatives under YUHYEEK program, creating a lasting impact that echoes through every endeavor and resonates with the communities we touch. ROSHN's YUHYEEK program is built around five key pillars of development: Community, Environmental Sustainability, Education & Innovation, Arts & Culture, Public Health

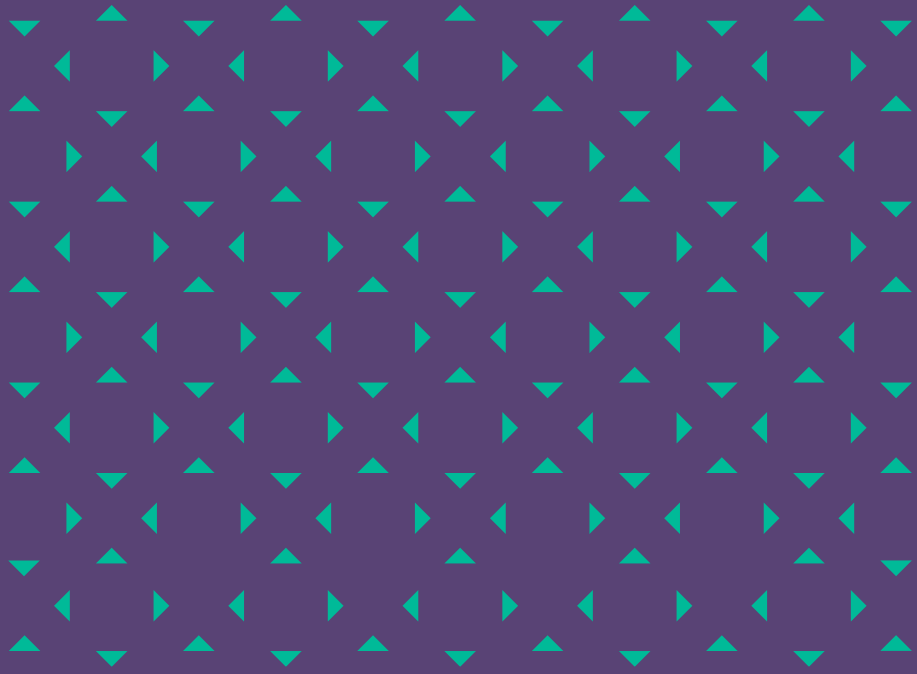


ROSHNEXT



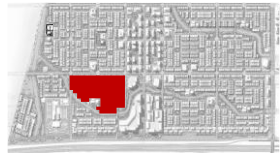
We Create What's **Next** in Real Estate

As ROSHN Group's innovation arm, ROSHNEXT is a program designed to develop human-centric experiences that accelerate growth, enhance collaboration, and establish new standards within the real estate sector

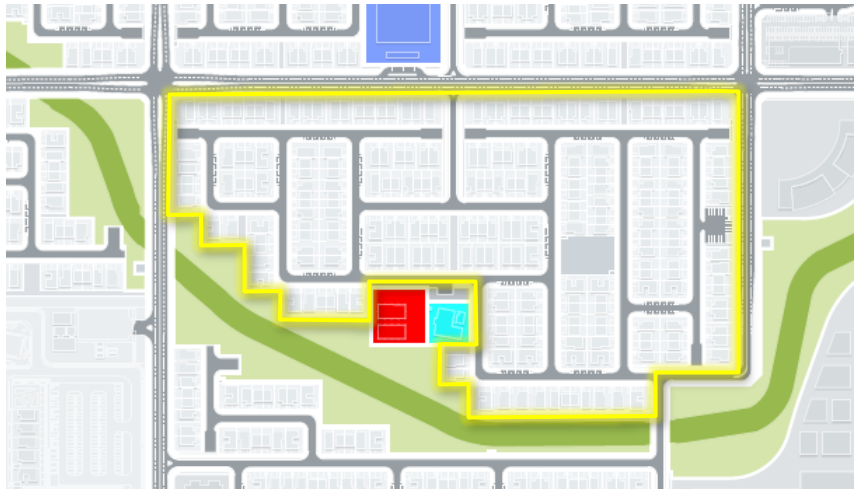


Bundles Details





Bundle 1



- Secondary School
- Intermediate School
- Primary School
- Early Education
- Neighbourhood Convenience Center (NCC)
- Jumma Mosque
- Local Mosque
- Primary Health Clinic
- Buffer
- Wadi Park
- Phase 1 Boundary
- Plot for Sale

Indicative Minimum Sale Price:	SAR 173,890,000
Indicative Minimum Sale Price per NLA:	~ 2,480 SAR/sqm
Land Use:	Residential
Land Sub-Use:	Single Family

Refer to the **"Plot Control and Regulation"** for the General plot details including minimum setback, parking requirements, and maximum utility demand

Bidders should refer to the Request for Proposal (RFP) and Sale and Purchase Agreement Draft documents, issued alongside this Information Memorandum, for detailed guidance on bid submission requirements, timelines, and applicable Terms & Conditions

Areas are in square meters

Plot Size	No. of Plots	Total Net Land Area	FAR	Total Gross Floor Area
200	22	4,400.00	1.03	4,514.00
250	102	25,500.00	0.86	22,038.00
300	75	22,500.00	0.90	20,325.00
325	2	650.00	0.98	638.00
338	4	1,350.00	0.77	1,046.00
350	4	1,400.00	0.78	1,091.00
359	1	359.37	0.89	319.00
391	2	781.25	0.70	548.00
400	21	8,400.00	0.99	8,315.00
413	2	825.00	0.99	814.00
425	5	2,125.00	0.94	2,006.00
429	2	857.50	0.64	548.00
481	2	962.50	0.85	814.00
TOTAL	244	70,110.62	0.90	63,016.00

Floor Purchase Price

The floor purchase price represents the minimum acceptable price for each land bundle. Any bid submitted below the applicable floor price will be deemed non-compliant and subject to rejection at ROSHN's discretion.

Minimum Down Payment

Bidders are required to propose a minimum down payment in line with the guiding payment schedule. Non-compliance with the prescribed down payment requirements may result in bid rejection.

Guiding Payment Schedule

Subject to the minimum down payment, Bidders may propose extended or customized payment plans in accordance with the guiding payment schedule to support effective financial management. Accelerated payment profiles may receive higher evaluation scores.

Bid Evaluation Methodology

Proposals will be evaluated on a Net Present Value (NPV) basis, allowing bidders to optimize competitiveness through a combination of price and payment timing.

Development Completion Period

The winning bidder is required to commence and complete development within a maximum period of 36 months from the date of the Sale and Purchase Agreement (SPA).

Title Deed Transfer

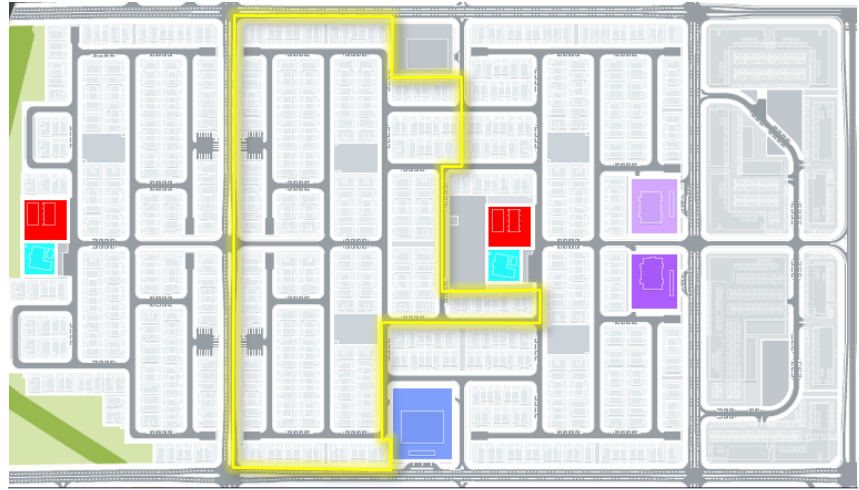
Title deed transfer is contingent upon full payment of the land price and completion of development within the agreed timeline. Early Title Transfer (if applicable) ROSHN may consider early transfer of title deed, subject to (1) Full payment of the land price; and (2) Obtaining the required REGA license and commencement of construction.

Winning Bidder's Scope

To complete development of vertical construction works inside the boundary of the plots and connect to the tie-in points provided by ROSHN in compliance with ROSHN's guidelines and the approved CMP.



Bundle 2



- Secondary School
- Intermediate School
- Primary School
- Early Education
- Neighbourhood Convenience Center (NCC)
- Jumma Mosque
- Local Mosque
- Primary Health Clinic
- Buffer
- Wadi Park
- Phase 1 Boundary
- Plot for Sale

Indicative Minimum Sale Price:	SAR 166,070,000
Indicative Minimum Sale Price per NLA:	~ 2,480 SAR/sqm
Land Use:	Residential
Land Sub-Use:	Single Family

Refer to the "Plot Control and Regulation" for the General plot details including minimum setback, parking requirements, and maximum utility demand

Bidders should refer to the Request for Proposal (RFP) and Sale and Purchase Agreement Draft documents, issued alongside this Information Memorandum, for detailed guidance on bid submission requirements, timelines, and applicable Terms & Conditions

Areas are in square meters

Plot Size	No. of Plots	Total Net Land Area	FAR	Total Gross Floor Area
200	26	5,200.00	1.02	5,278.00
250	104	26,000.00	0.86	22,432.00
300	73	21,900.00	0.92	20,252.00
312	4	1,250.00	0.88	1,096.00
313	4	1,250.00	1.02	1,276.00
338	2	675.00	0.74	498.00
350	1	350.00	0.71	249.00
359	2	718.75	0.83	593.00
398	1	397.50	0.63	249.00
400	22	8,800.00	1.00	8,809.00
412	1	412.50	0.66	274.00
TOTAL	240	66,953.75	0.91	61,006.00

Floor Purchase Price
The floor purchase price represents the minimum acceptable price for each land bundle. Any bid submitted below the applicable floor price will be deemed non-compliant and subject to rejection at ROSHN's discretion.

Minimum Down Payment
Bidders are required to propose a minimum down payment in line with the guiding payment schedule. Non-compliance with the prescribed down payment requirements may result in bid rejection.

Guiding Payment Schedule
Subject to the minimum down payment, Bidders may propose extended or customized payment plans in accordance with the guiding payment schedule to support effective financial management. Accelerated payment profiles may receive higher evaluation scores.

Bid Evaluation Methodology
Proposals will be evaluated on a Net Present Value (NPV) basis, allowing bidders to optimize competitiveness through a combination of price and payment timing.

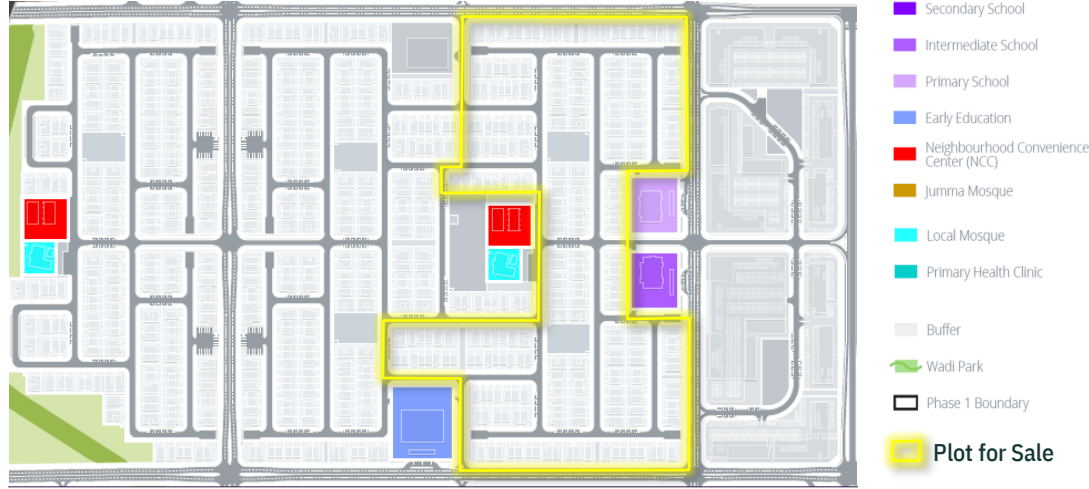
Development Completion Period
The winning bidder is required to commence and complete development within a maximum period of 36 months from the date of the Sale and Purchase Agreement (SPA).

Title Deed Transfer
Title deed transfer is contingent upon full payment of the land price and completion of development within the agreed timeline. Early Title Transfer (if applicable) ROSHN may consider early transfer of title deed, subject to (1) Full payment of the land price; and (2) Obtaining the required REGA license and commencement of construction.

Winning Bidder's Scope
To complete development of vertical construction works inside the boundary of the plots and connect to the tie-in points provided by ROSHN in compliance with ROSHN's guidelines and the approved CMP.



Bundle 3



Indicative Minimum Sale Price:	SAR 172,480,000
Indicative Minimum Sale Price per NLA:	~ 2,480 SAR/sqm
Land Use:	Residential
Land Sub-Use:	Single Family

Refer to the “Plot Control and Regulation” for the General plot details including minimum setback, parking requirements, and maximum utility demand

Bidders should refer to the Request for Proposal (RFP) and Sale and Purchase Agreement Draft documents, issued alongside this Information Memorandum, for detailed guidance on bid submission requirements, timelines, and applicable Terms & Conditions

Areas are in square meters

Plot Size	No. of Plots	Total Net Land Area	FAR	Total Gross Floor Area
200	20	4,000.00	1.03	4,132.00
250	102	25,500.00	0.86	22,050.00
300	94	28,200.00	0.90	25,461.00
312	2	625.00	0.95	593.00
313	6	1,875.00	0.92	1,734.00
338	2	675.00	0.74	498.00
350	4	1,400.00	0.83	1,161.00
391	2	781.25	0.70	548.00
400	14	5,600.00	1.00	5,611.00
444	2	887.50	0.72	638.00
TOTAL	248	69,543.75	0.90	62,426.00

Floor Purchase Price
The floor purchase price represents the minimum acceptable price for each land bundle. Any bid submitted below the applicable floor price will be deemed non-compliant and subject to rejection at ROSHN's discretion.

Minimum Down Payment
Bidders are required to propose a minimum down payment in line with the guiding payment schedule. Non-compliance with the prescribed down payment requirements may result in bid rejection.

Guiding Payment Schedule
Subject to the minimum down payment, Bidders may propose extended or customized payment plans in accordance with the guiding payment schedule to support effective financial management. Accelerated payment profiles may receive higher evaluation scores.

Bid Evaluation Methodology
Proposals will be evaluated on a Net Present Value (NPV) basis, allowing bidders to optimize competitiveness through a combination of price and payment timing.

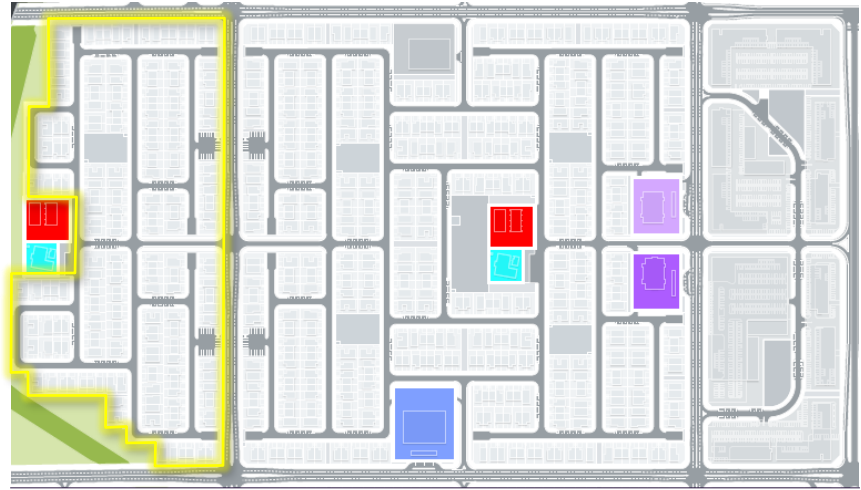
Development Completion Period
The winning bidder is required to commence and complete development within a maximum period of 36 months from the date of the Sale and Purchase Agreement (SPA).

Title Deed Transfer
Title deed transfer is contingent upon full payment of the land price and completion of development within the agreed timeline. Early Title Transfer (if applicable) ROSHN may consider early transfer of title deed, subject to (1) Full payment of the land price; and (2) Obtaining the required REGA license and commencement of construction.

Winning Bidder's Scope
To complete development of vertical construction works inside the boundary of the plots and connect to the tie-in points provided by ROSHN in compliance with ROSHN's guidelines and the approved CMP.



Bundle 4



- Secondary School
- Intermediate School
- Primary School
- Early Education
- Neighbourhood Convenience Center (NCC)
- Jumma Mosque
- Local Mosque
- Primary Health Clinic
- Buffer
- Wadi Park
- Phase 1 Boundary
- Plot for Sale

Indicative Minimum Sale Price:	SAR 149,720,000
Indicative Minimum Sale Price per NLA:	~ 2,515 SAR/sqm
Land Use:	Residential
Land Sub-Use:	Single Family

Refer to the "Plot Control and Regulation" for the General plot details including minimum setback, parking requirements, and maximum utility demand

Bidders should refer to the Request for Proposal (RFP) and Sale and Purchase Agreement Draft documents, issued alongside this Information Memorandum, for detailed guidance on bid submission requirements, timelines, and applicable Terms & Conditions

Areas are in square meters

Plot Size	No. of Plots	Total Net Land Area	FAR	Total Gross Floor Area
200	20	4000	1.03	4,132.00
250	92	23000	0.88	20,272.00
252	1	252	0.86	217.00
300	62	18600	0.94	17,438.00
304	1	304	0.90	274.00
308	1	308	0.89	274.00
322	1	322	0.77	249.00
323	1	323	0.77	249.00
325	1	325	0.77	249.00
327	1	327	0.71	233.00
359	2	719	0.69	498.00
400	19	7600	0.97	7,368.00
410	1	410	0.92	378.00
411	1	411	0.99	407.00
412	1	412	0.60	249.00
414	1	414	0.98	407.00
420	1	420	0.90	378.00
425	1	425	0.89	378.00
475	1	475	0.86	407.00
477	1	477	0.85	407.00
TOTAL	210	59,522.48	0.92	54,464.00

Floor Purchase Price

The floor purchase price represents the minimum acceptable price for each land bundle. Any bid submitted below the applicable floor price will be deemed non-compliant and subject to rejection at ROSHN's discretion.

Minimum Down Payment

Bidders are required to propose a minimum down payment in line with the guiding payment schedule. Non-compliance with the prescribed down payment requirements may result in bid rejection.

Guiding Payment Schedule

Subject to the minimum down payment, Bidders may propose extended or customized payment plans in accordance with the guiding payment schedule to support effective financial management. Accelerated payment profiles may receive higher evaluation scores.

Bid Evaluation Methodology

Proposals will be evaluated on a Net Present Value (NPV) basis, allowing bidders to optimize competitiveness through a combination of price and payment timing.

Development Completion Period

The winning bidder is required to commence and complete development within a maximum period of 36 months from the date of the Sale and Purchase Agreement (SPA).

Title Deed Transfer

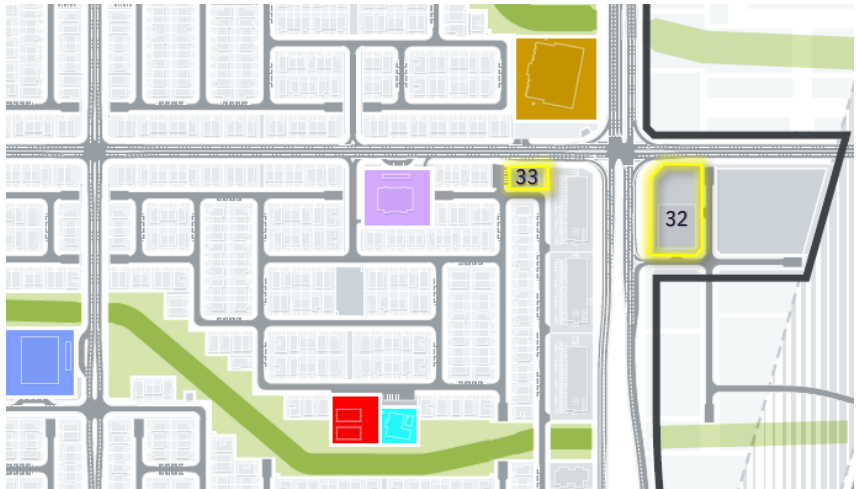
Title deed transfer is contingent upon full payment of the land price and completion of development within the agreed timeline. Early Title Transfer (if applicable) ROSHN may consider early transfer of title deed, subject to (1) Full payment of the land price; and (2) Obtaining the required REGA license and commencement of construction.

Winning Bidder's Scope

To complete development of vertical construction works inside the boundary of the plots and connect to the tie-in points provided by ROSHN in compliance with ROSHN's guidelines and the approved CMP.



Bundle 5



- Secondary School
- Intermediate School
- Primary School
- Early Education
- Neighbourhood Convenience Center (NCC)
- Jumma Mosque
- Local Mosque
- Primary Health Clinic
- Buffer
- Wadi Park
- Phase 1 Boundary
- Plot for Sale

Refer to the “**Plot Control and Regulation**” for the General plot details including minimum setback, parking requirements, and maximum utility demand

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Areas are in square meters

Plot No.	Plot Code	Net Land Area	FAR	Commercial GFA	Residential GFA	Total GFA
32	2770	4,589.88	0.4	1,835.95	0.00	1,835.95
33	1580	760.38	0.4	304.15	0.00	304.15
TOTAL		5,350.26	0.40	2,140.10	0.00	2,140.10

Indicative Minimum Sale Price: SAR 15,080,000

Indicative Minimum Sale Price per NLA: ~2,819 SAR/sqm

Land Use: Commercial Mixed-Use

Land Sub-Use: Commercial Center

Floor Purchase Price

The floor purchase price represents the minimum acceptable price for each land bundle. Any bid submitted below the applicable floor price will be deemed non-compliant and subject to rejection at ROSHN's discretion.

Minimum Down Payment

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Guiding Payment Schedule

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Bid Evaluation Methodology

Proposals will be evaluated on a Net Present Value (NPV) basis, allowing bidders to optimize competitiveness through a combination of price and payment timing.

Development Completion Period

The winning bidder is required to commence and complete development within a maximum period of 36 months from the date of the Sale and Purchase Agreement (SPA).

Title Deed Transfer

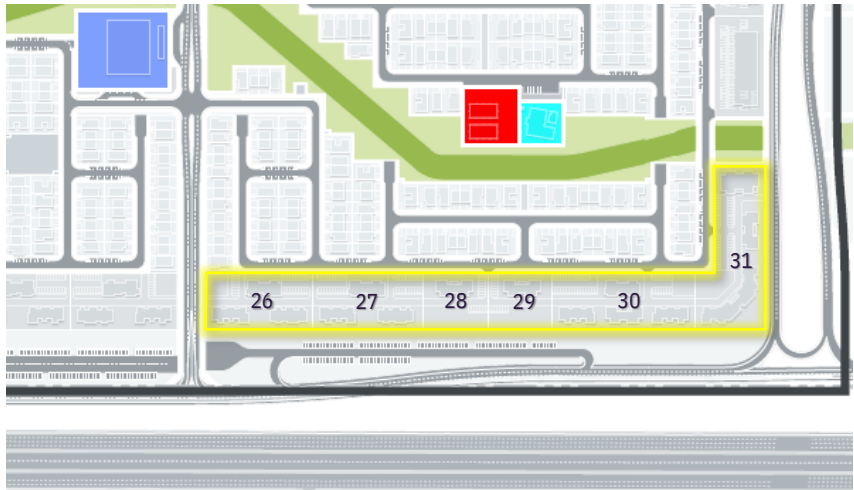
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Winning Bidder's Scope

To complete development of vertical construction works inside the boundary of the plots and connect to the tie-in points provided by ROSHN in compliance with ROSHN's guidelines and the approved CMP.



Bundle 6



- Secondary School
- Intermediate School
- Primary School
- Early Education
- Neighbourhood Convenience Center (NCC)
- Jumma Mosque
- Local Mosque
- Primary Health Clinic
- Buffer
- Wadi Park
- Phase 1 Boundary
- Plot for Sale

NOTE:

- For reference, the bundled land may be shown as a single plot under planning regulations. However, bidders may choose to develop it as one combined plot or split it into multiple plots, depending on their development approach. The final plot layout will be confirmed at the permit stage and reflected in the approved survey and permits, in line with applicable regulations.
- The sub-developer may allocate up to 100% of the permitted GFA to commercial uses, provided that the associated utility demand remains within the capacity allocated to the plot, as specified in the plot control regulations sheet attached to this RFP

Refer to the **“Plot Control and Regulation”** for the General plot details including minimum setback, parking requirements, and maximum utility demand

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Areas are in square meters

Plot No.	Plot Code	Net Land Area	FAR	Commercial GFA	Residential GFA	Total GFA
26	2714	4,750.00	1.00	3,316.25	1,421.25	4,737.50
27	2715	4,900.00	1.00	3,430.00	1,470.00	4,900
28	2716	2,850.00	1.00	1,995.00	855.00	2,850
29	2717	2,850.00	1.00	1,995.00	855.00	2,850
30	2718	6,313.00	1.00	4,418.75	1,893.75	6,312.50
31	2719	7,452.00	1.00	5,216.75	2,235.75	7,452.5
TOTAL		29,115.00	1.00	20,371.75	8,730.75	29,102.50

Indicative Minimum Sale Price:	SAR 96,160,000
Indicative Minimum Sale Price per NLA:	~3,303 SAR/sqm
Land Use:	Commercial Mixed-Use
Land Sub-Use:	Commercial

Floor Purchase Price
The floor purchase price represents the minimum acceptable price for each land bundle. Any bid submitted below the applicable floor price will be deemed non-compliant and subject to rejection at ROSHN's discretion.

Minimum Down Payment
Bidders are required to propose a minimum down payment in line with the guiding payment schedule. Non-compliance with the prescribed down payment requirements may result in bid rejection.

Guiding Payment Schedule
Subject to the minimum down payment, Bidders may propose extended or customized payment plans in accordance with the guiding payment schedule to support effective financial management. Accelerated payment profiles may receive higher evaluation scores.

Bid Evaluation Methodology
Proposals will be evaluated on a Net Present Value (NPV) basis, allowing bidders to optimize competitiveness through a combination of price and payment timing.

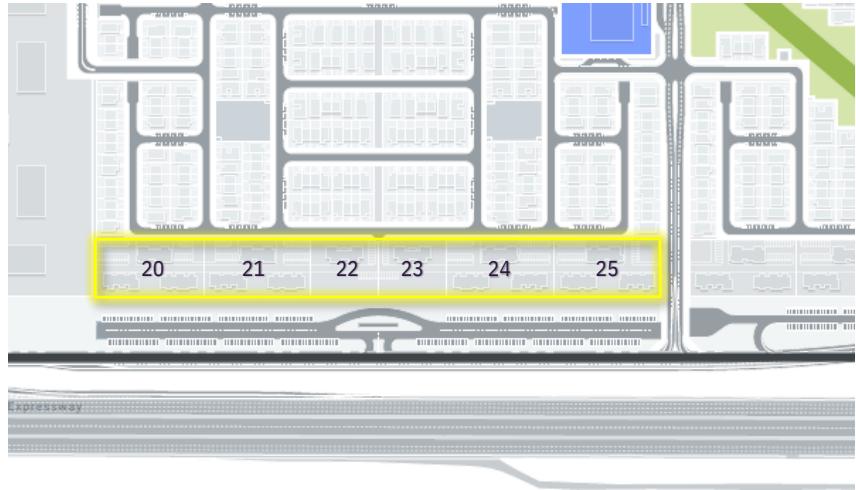
Development Completion Period
The winning bidder is required to commence and complete development within a maximum period of 36 months from the date of the Sale and Purchase Agreement (SPA).

Title Deed Transfer
Title deed transfer is contingent upon full payment of the land price and completion of development within the agreed timeline. Early Title Transfer (if applicable) ROSHN may consider early transfer of title deed, subject to (1) Full payment of the land price; and (2) Obtaining the required REGA license and commencement of construction.

Winning Bidder's Scope
To complete development of vertical construction works inside the boundary of the plots and connect to the tie-in points provided by ROSHN in compliance with ROSHN's guidelines and the approved CMP.



Bundle 7



- Secondary School
- Intermediate School
- Primary School
- Early Education
- Neighbourhood Convenience Center (NCC)
- Jumma Mosque
- Local Mosque
- Primary Health Clinic
- Buffer
- Wadi Park
- Phase 1 Boundary
- Plot for Sale

NOTE:

- For reference, the bundled land may be shown as a single plot under planning regulations. However, bidders may choose to develop it as one combined plot or split it into multiple plots, depending on their development approach. The final plot layout will be confirmed at the permit stage and reflected in the approved survey and permits, in line with applicable regulations.
- The sub-developer may allocate up to 100% of the permitted GFA to commercial uses, provided that the associated utility demand remains within the capacity allocated to the plot, as specified in the plot control regulations sheet attached to this RFP

Refer to the **“Plot Control and Regulation”** for the General plot details including minimum setback, parking requirements, and maximum utility demand

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Areas are in square meters

Plot No.	Plot Code	Net Land Area	FAR	Commercial GFA	Residential GFA	Total GFA
20	2708	4,750.00	1.00	3,325.00	1,425.00	4,750.00
21	2709	4,750.00	1.00	3,325.00	1,425.00	4,750.00
22	2710	3,000.00	1.00	2,100.00	900.00	3,000.00
23	2711	3,000.00	1.00	2,100.00	900.00	3,000.00
24	2712	4,750.00	1.00	3,325.00	1,425.00	4,750.00
25	2713	4,750.00	1.00	3,316.25	1,421.25	4,737.50
TOTAL		25,000.00	1.00	17,491.00	7,496.00	24,988.00

Indicative Minimum Sale Price:	SAR 82,200,000
Indicative Minimum Sale Price per NLA:	~3,288 SAR/sqm
Land Use:	Commercial Mixed-Use
Land Sub-Use:	Commercial

Floor Purchase Price
The floor purchase price represents the minimum acceptable price for each land bundle. Any bid submitted below the applicable floor price will be deemed non-compliant and subject to rejection at ROSHN's discretion.

Minimum Down Payment
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Guiding Payment Schedule
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Bid Evaluation Methodology
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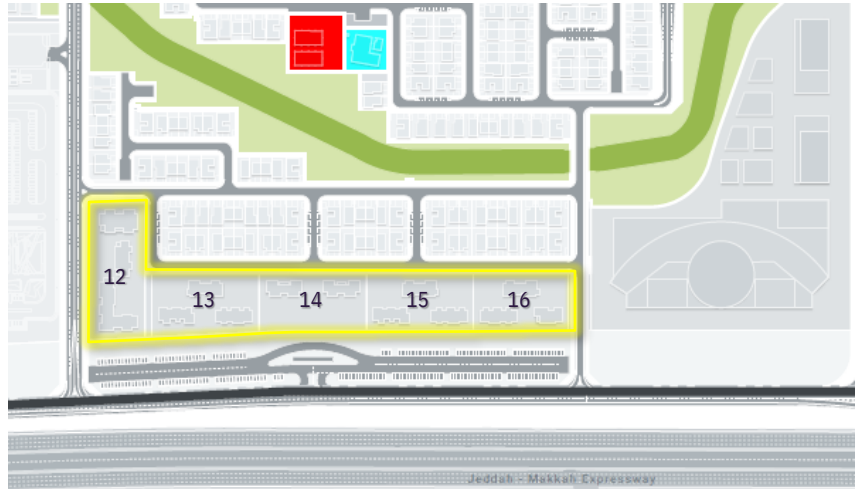
Development Completion Period
The winning bidder is required to commence and complete development within a maximum period of 36 months from the date of the Sale and Purchase Agreement (SPA).

Title Deed Transfer
Title deed transfer is contingent upon full payment of the land price and completion of development within the agreed timeline. Early Title Transfer (if applicable) ROSHN may consider early transfer of title deed, subject to (1) Full payment of the land price; and (2) Obtaining the required REGA license and commencement of construction.

Winning Bidder's Scope
To complete development of vertical construction works inside the boundary of the plots and connect to the tie-in points provided by ROSHN in compliance with ROSHN's guidelines and the approved CMP.



Bundle 8



- Secondary School
- Intermediate School
- Primary School
- Early Education
- Neighbourhood Convenience Center (NCC)
- Jumma Mosque
- Local Mosque
- Primary Health Clinic
- Buffer
- Wadi Park
- Phase 1 Boundary
- Plot for Sale

NOTE:

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- The sub-developer may allocate up to 100% of the permitted GFA to commercial uses, provided that the associated utility demand remains within the capacity allocated to the plot, as specified in the plot control regulations sheet attached to this RFP

Refer to the **“Plot Control and Regulation”** for the General plot details including minimum setback, parking requirements, and maximum utility demand

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Areas are in square meters

Plot No.	Plot Code	Net Land Area	FAR	Commercial GFA	Residential GFA	Total GFA
12	2703	5,988.00	1.00	4,182.78	1,792.62	5,975.40
13	2704	5,100.00	1.00	3,564.48	1,527.63	5,092.11
14	2705	4,760.00	1.00	3,337.11	1,430.19	4,767.30
15	2706	4,747.00	1.00	3,323.03	1,424.16	4,747.19
16	2707	4,198.00	1.00	2,936.07	1,258.32	4,194.39
TOTAL		24,793.00	1.00	17,343.47	7,432.92	24,776.39

Indicative Minimum Sale Price: SAR 81,960,000

Indicative Minimum Sale Price per NLA: ~3,306 SAR/sqm

Land Use: Commercial Mixed-Use

Land Sub-Use: Commercial

Floor Purchase Price

The floor purchase price represents the minimum acceptable price for each land bundle. Any bid submitted below the applicable floor price will be deemed non-compliant and subject to rejection at ROSHN's discretion.

Minimum Down Payment

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Guiding Payment Schedule

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Bid Evaluation Methodology

Proposals will be evaluated on a Net Present Value (NPV) basis, allowing bidders to optimize competitiveness through a combination of price and payment timing.

Development Completion Period

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Title Deed Transfer

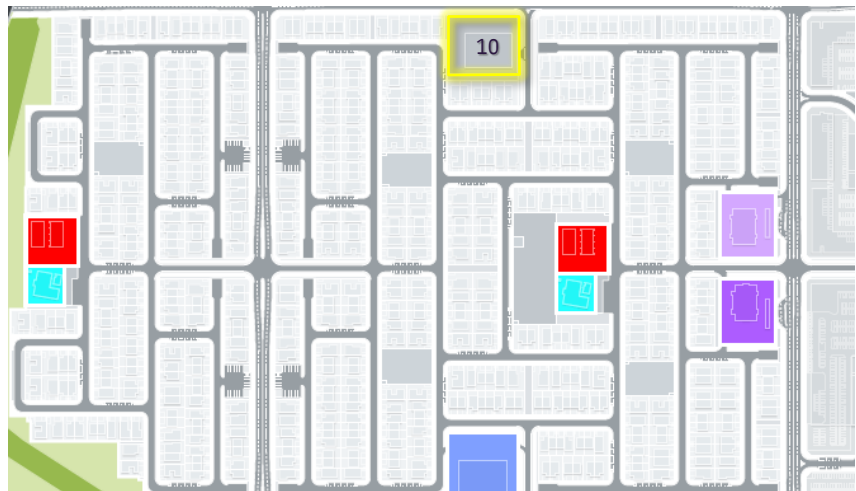
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Winning Bidder's Scope

To complete development of vertical construction works inside the boundary of the plots and connect to the tie-in points provided by ROSHN in compliance with ROSHN's guidelines and the approved CMP.



Bundle 9



- Secondary School
- Intermediate School
- Primary School
- Early Education
- Neighbourhood Convenience Center (NCC)
- Jumma Mosque
- Local Mosque
- Primary Health Clinic
- Buffer
- Wadi Park
- Phase 1 Boundary
- Plot for Sale

Refer to the “Plot Control and Regulation” for the General plot details including minimum setback, parking requirements, and maximum utility demand

Bidders should refer to the Request for Proposal (RFP) and Sale and Purchase Agreement Draft documents, issued alongside this Information Memorandum, for detailed guidance on bid submission requirements, timelines, and applicable Terms & Conditions

Areas are in square meters

Plot No.	Plot Code	Net Land Area	FAR	Commercial GFA	Residential GFA	Total GFA
10	2757	4,091.88	0.4	1,636.75	0	1,636.75
TOTAL		4,091.88	0.4	1,636.75	0	1,636.75

Indicative Minimum Sale Price:	SAR 12,170,000
Indicative Minimum Sale Price per NLA:	~2,974 SAR/sqm
Land Use:	Commercial Mixed-Use
Land Sub-Use:	Commercial Centre

Floor Purchase Price
The floor purchase price represents the minimum acceptable price for each land bundle. Any bid submitted below the applicable floor price will be deemed non-compliant and subject to rejection at ROSHN's discretion.

Minimum Down Payment
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Guiding Payment Schedule
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Winning Bidder's Scope
To complete development of vertical construction works inside the boundary of the plots and connect to the tie-in points provided by ROSHN in compliance with ROSHN's guidelines and the approved CMP.



Bundle 10 to 15



- Secondary School
- Intermediate School
- Primary School
- Early Education
- Neighbourhood Convenience Center (NCC)
- Jumma Mosque
- Local Mosque
- Primary Health Clinic
- Buffer
- Wadi Park
- Phase 1 Boundary
- Plot for Sale

Refer to the “Plot Control and Regulation” for the General plot details including minimum setback, parking requirements, and maximum utility demand

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Areas are in square meters

Bundle No.	Plot Code	Net Land Area	FAR	Commercial GFA	Residential GFA	Total GFA
10	2766	2,580	0.23	605	0	605
11	2772	2,580	0.23	605	0	605
12	2755	2,580	0.23	605	0	605
13	2756	2,580	0.23	605	0	605
14	2749	2,580	0.23	605	0	605
15	2754	1,940	0.31	605	0	605
TOTAL		14,840		3,630	0	3,630

Indicative Minimum Sale Price: SAR 82,200,000

Indicative Minimum Sale Price per NLA: ~3,288 SAR/sqm

Land Use: Commercial Mixed-Use

Land Sub-Use: Commercial

Floor Purchase Price

The floor purchase price represents the minimum acceptable price for each land bundle. Any bid submitted below the applicable floor price will be deemed non-compliant and subject to rejection at ROSHN's discretion.

Minimum Down Payment

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Bid Evaluation Methodology

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Development Completion Period

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Title Deed Transfer

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Winning Bidder's Scope

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