



EEC Q2 Investor Presentation

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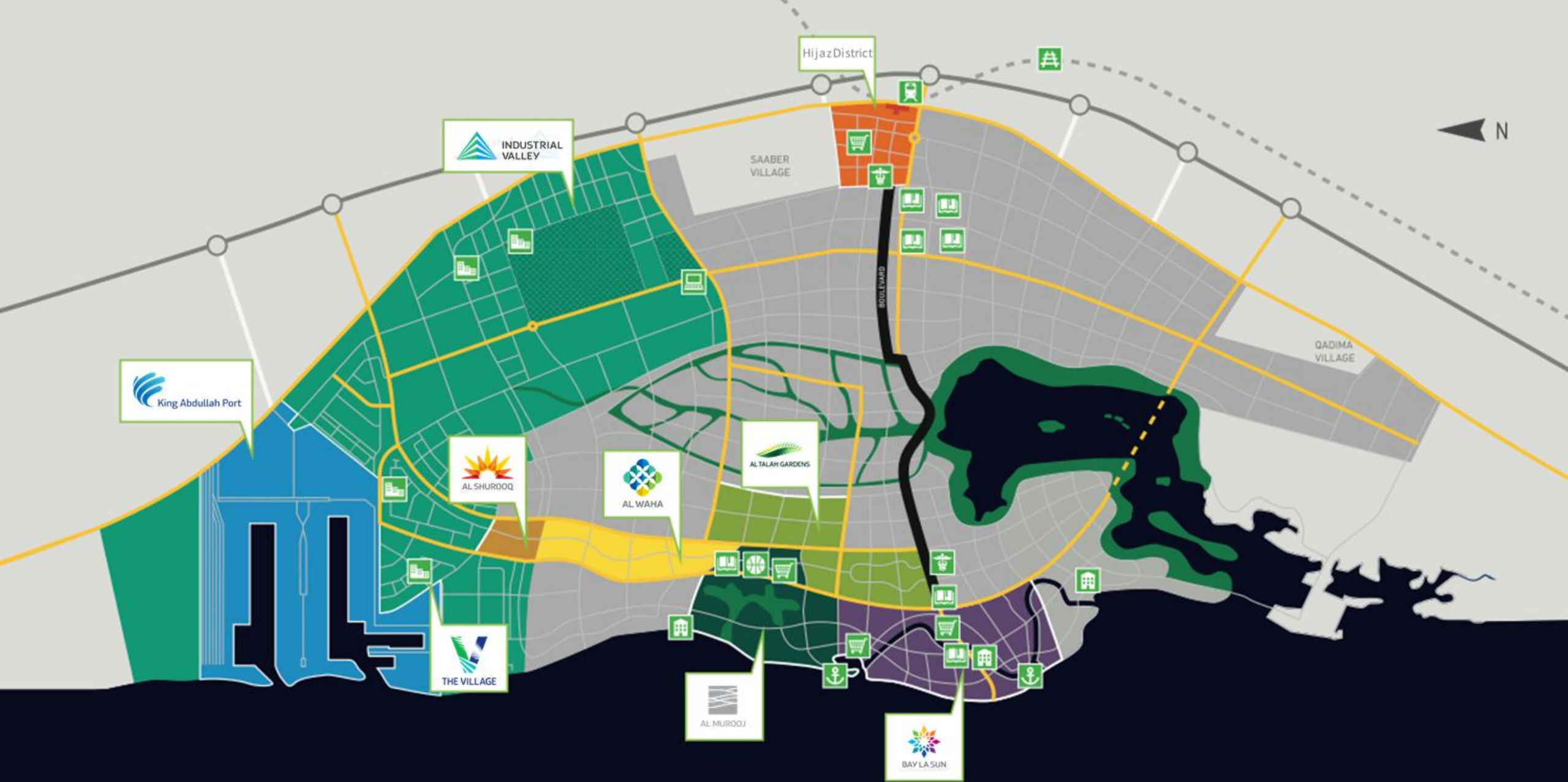
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Our Vision

A New Global Hub

Establish King Abdullah Economic City (KAEC) as a strong enabler of socio-economic development in the Kingdom of Saudi Arabia.



KAEC Master Plan

KAEC Master Plan



Project Overview

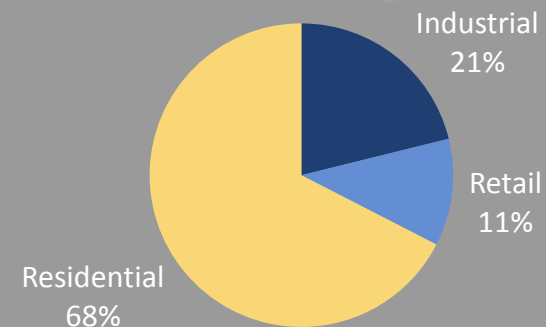
KAEC is a greenfield city development roughly the size of Washington DC. Its objective is to help with Saudi Arabia's Acute housing demand and support economic diversification. KAEC's Strategic location on the Red Sea puts it close to international maritime routes and provides instant access to key cities within Saudi Arabia. KAEC is comprised of the Coastal Communities, The Industrial Valley, KAP, and The Hejaz District.

Land Use

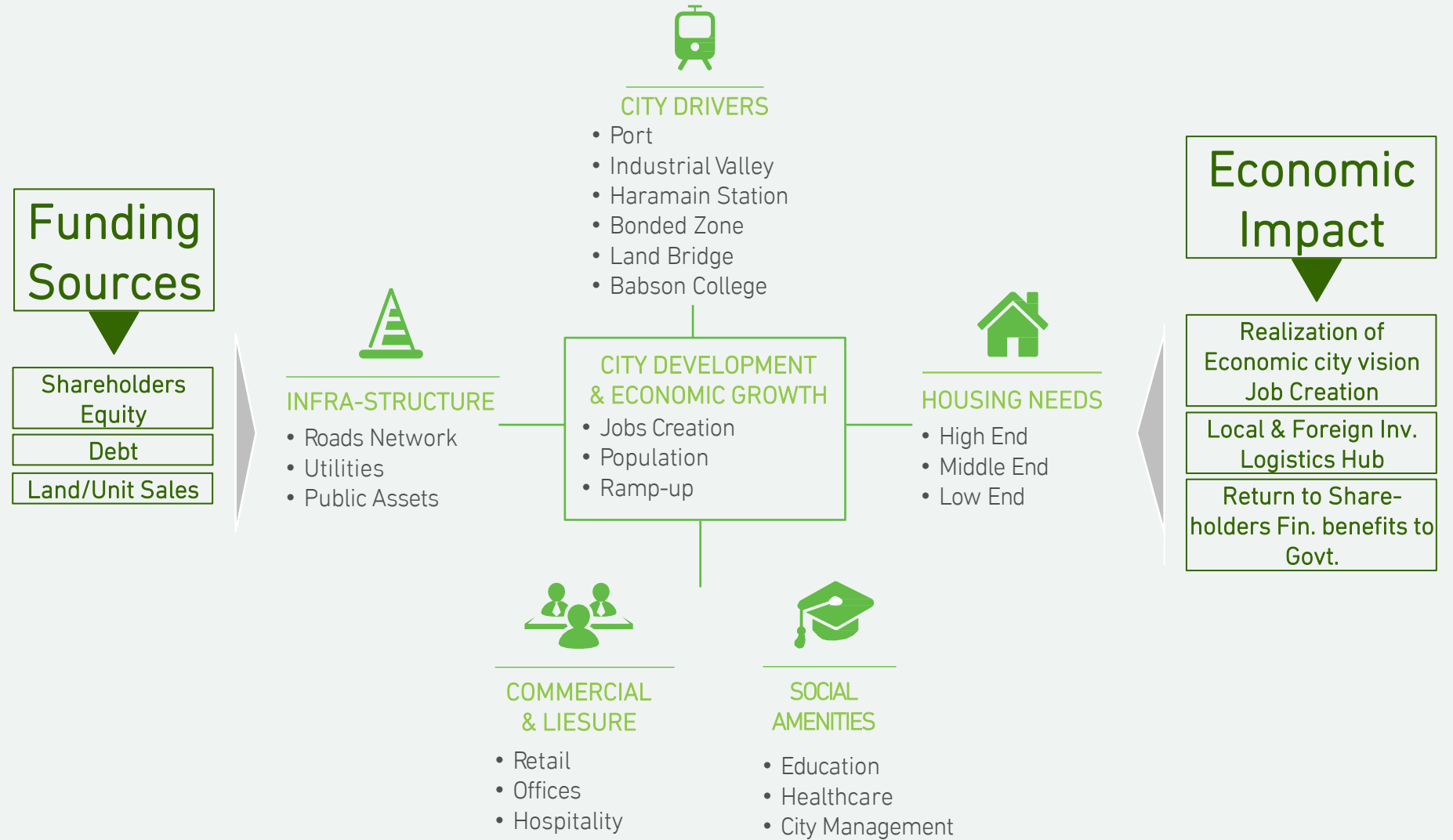
Current Plan

Industrial	23,625,000
Commercial/Hospitality	12,736,000
Residential	75,373,000
Other	19,847,000
BUA Total	131,581,000
Employment	890,000
Population	1,750,000

Land Use % Breakdown



KAEC Business Model



KAEC Developments



كلية الأمير
محمد بن سلمان
لإدارة وريادة الأعمال
Prince Mohammad
Bin Salman College
Business & Entrepreneurship









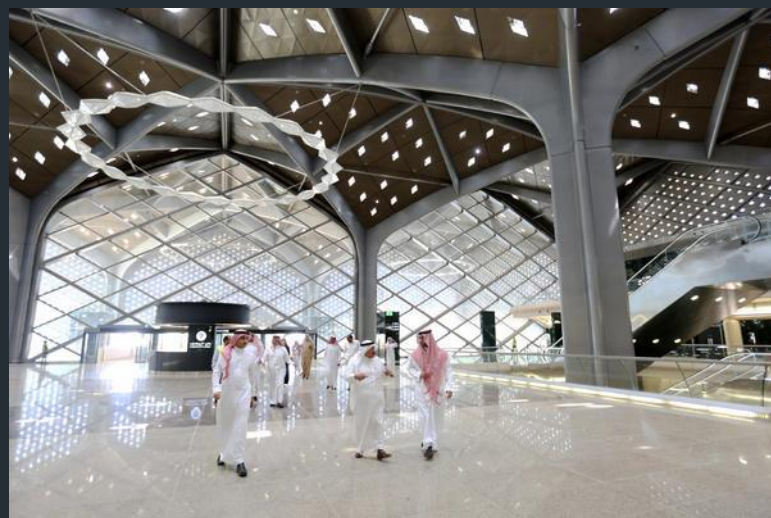
The World Academy
KING ABDULLAH ECONOMIC CITY
A GEMS Global Network School





ROYAL GREENS
رويال گرینز
GOLF & COUNTRY CLUB







King Abdullah Port

Current

Berth:	6
Handling Capacity:	3 Million TEUs

On Completion

By 2025	Top 10 ports in the world
Break Bulk Capacity	15 million Tons

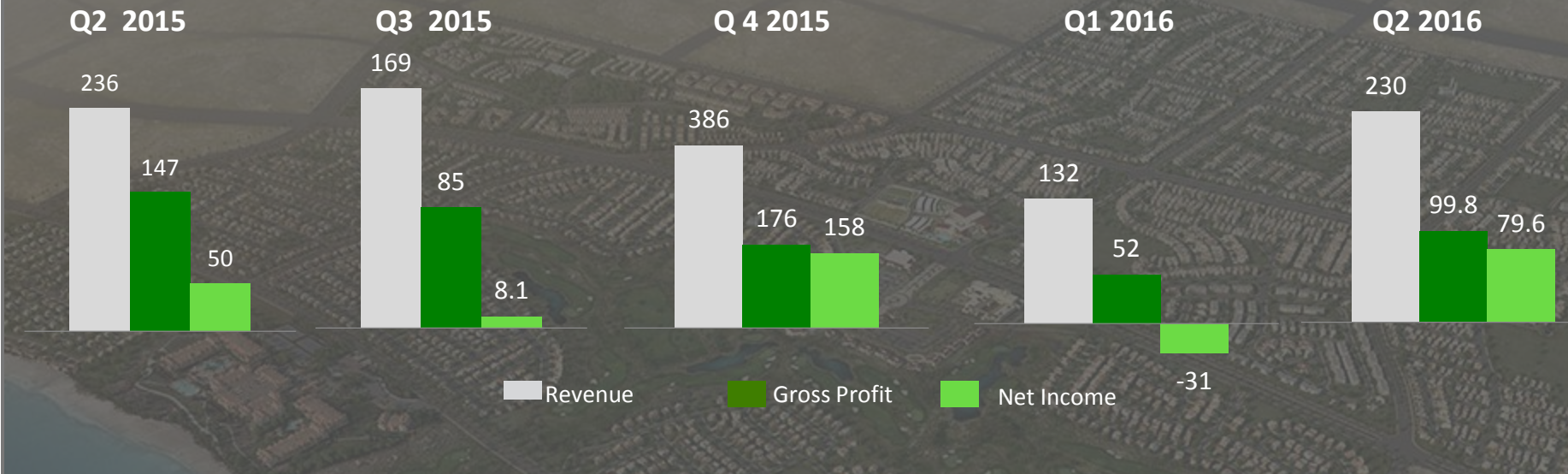
Berth:	30
TEUS Capacity / Annum	20 Million
Total Jobs : (direct & indirect)	65,000
Depth	18 m
Area	15 Million sqm
RoRo capacity	2 million cars



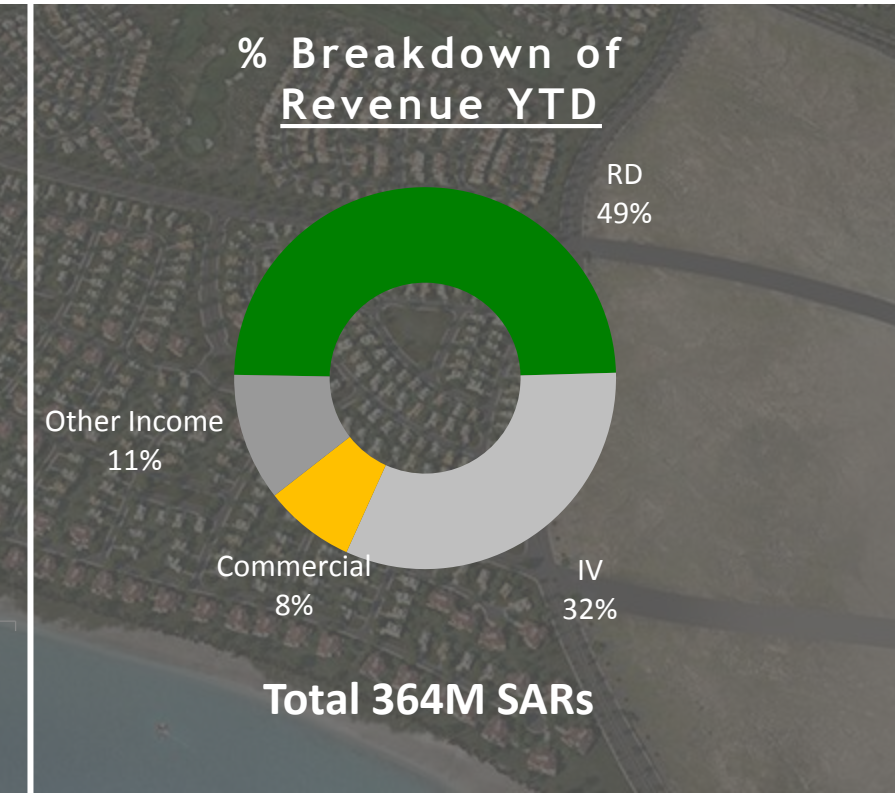
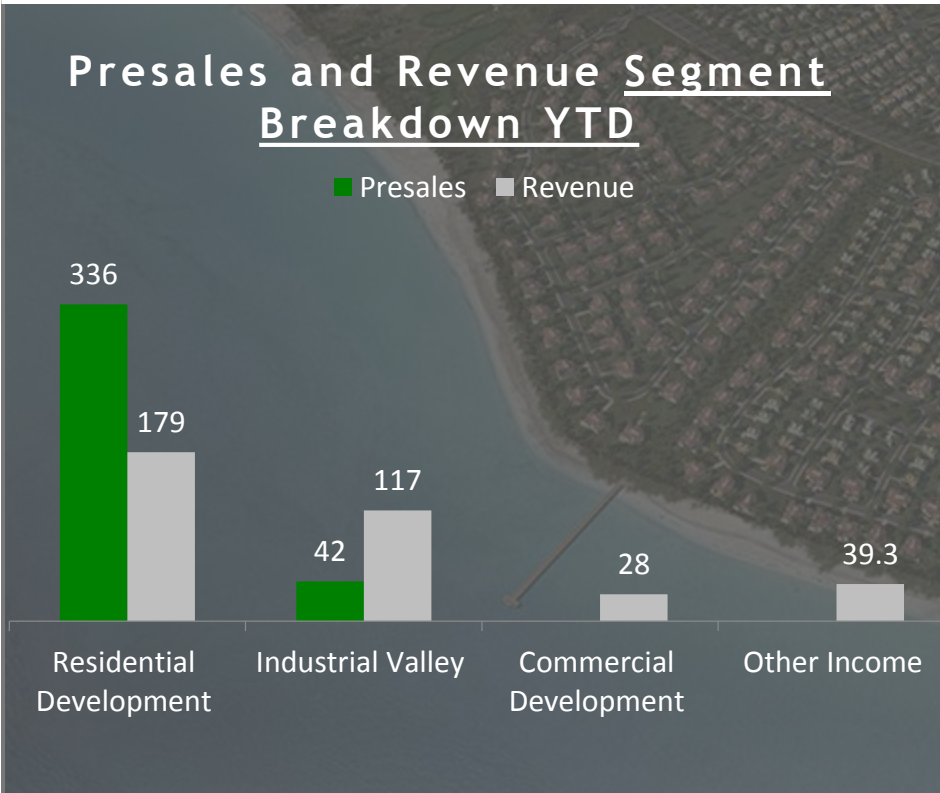
KAEC Financials and Segment Breakdown

Net Income of 79.6 M SAR for Q2 2016

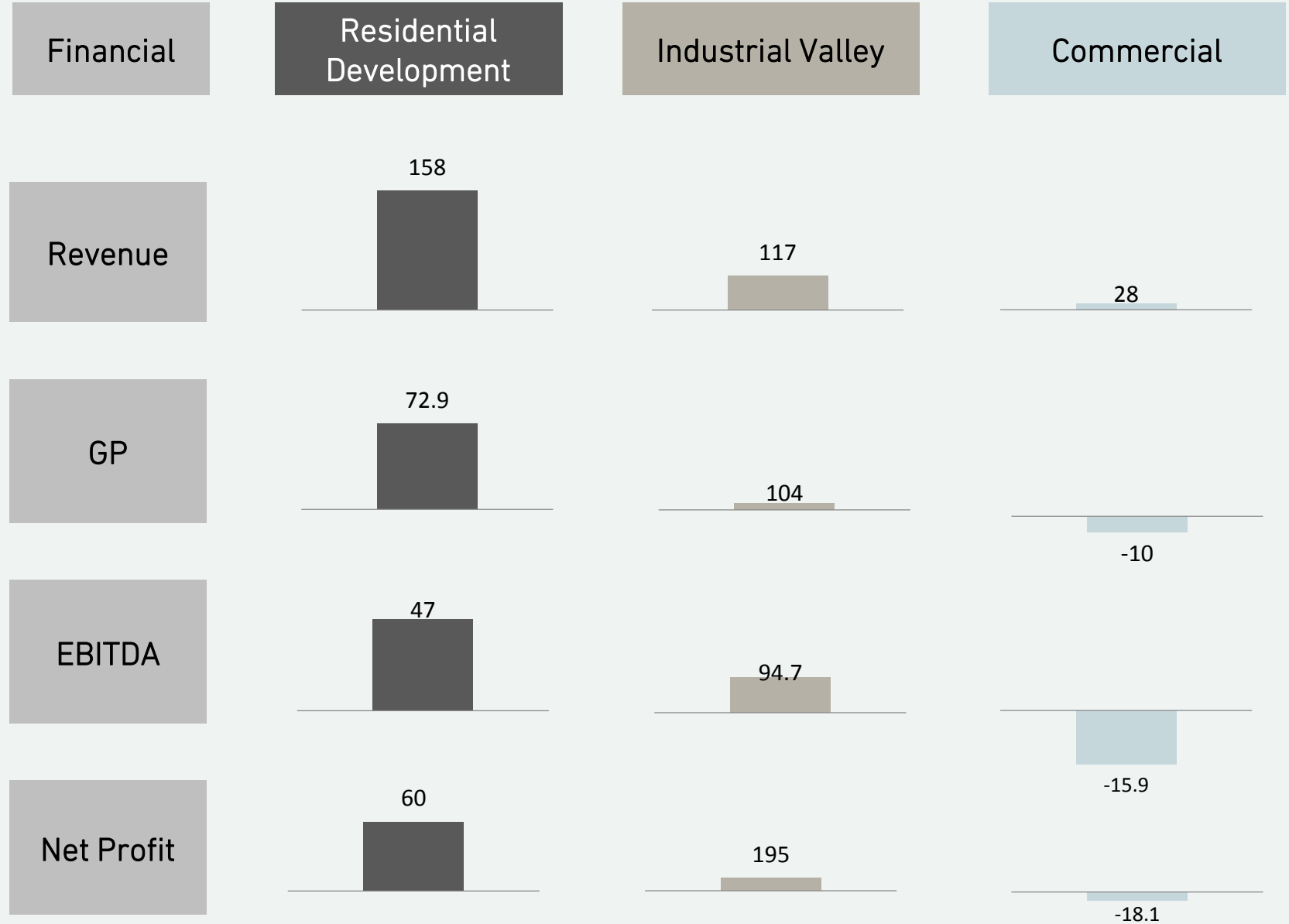
(SARS M)



EEC's Financial Growth Quarterly Breakdown

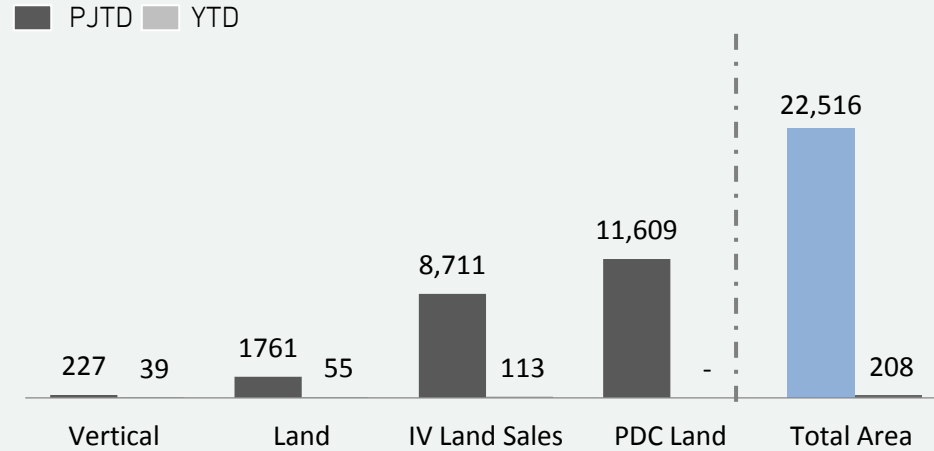


EEC's Segment Breakdown YTD JUNE 2016

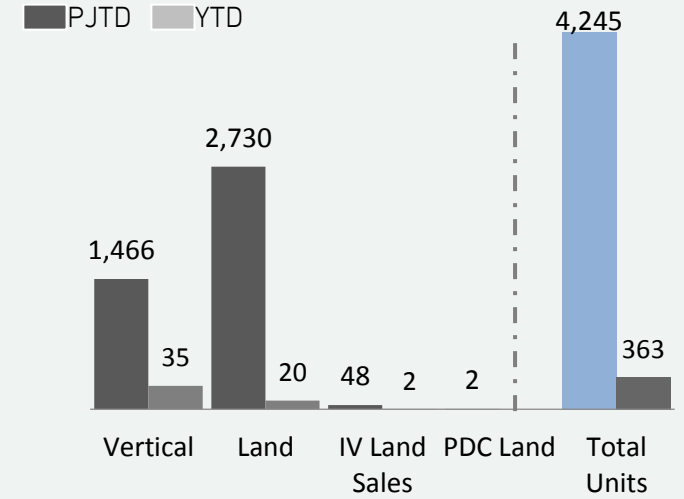


SALES BREAKDOWN PJTD vs. YTD JUNE 2016

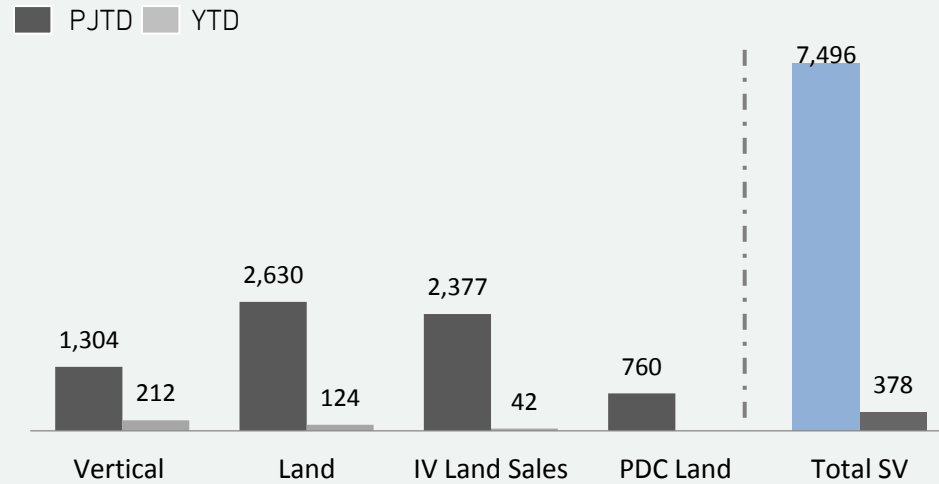
Total Area (M² '000)



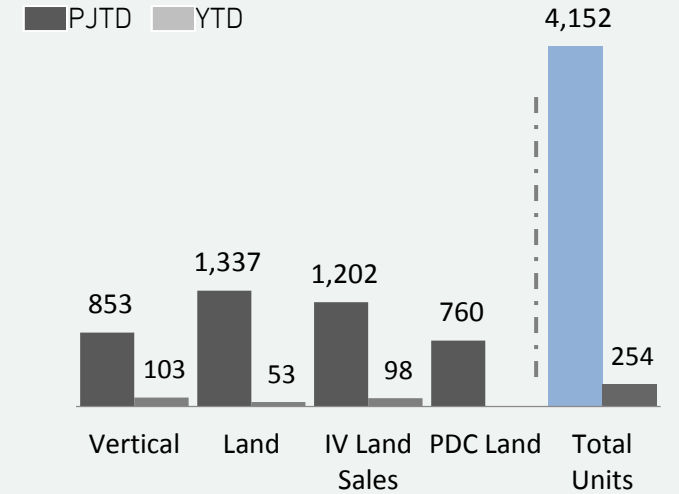
Number of Units (Full Value)



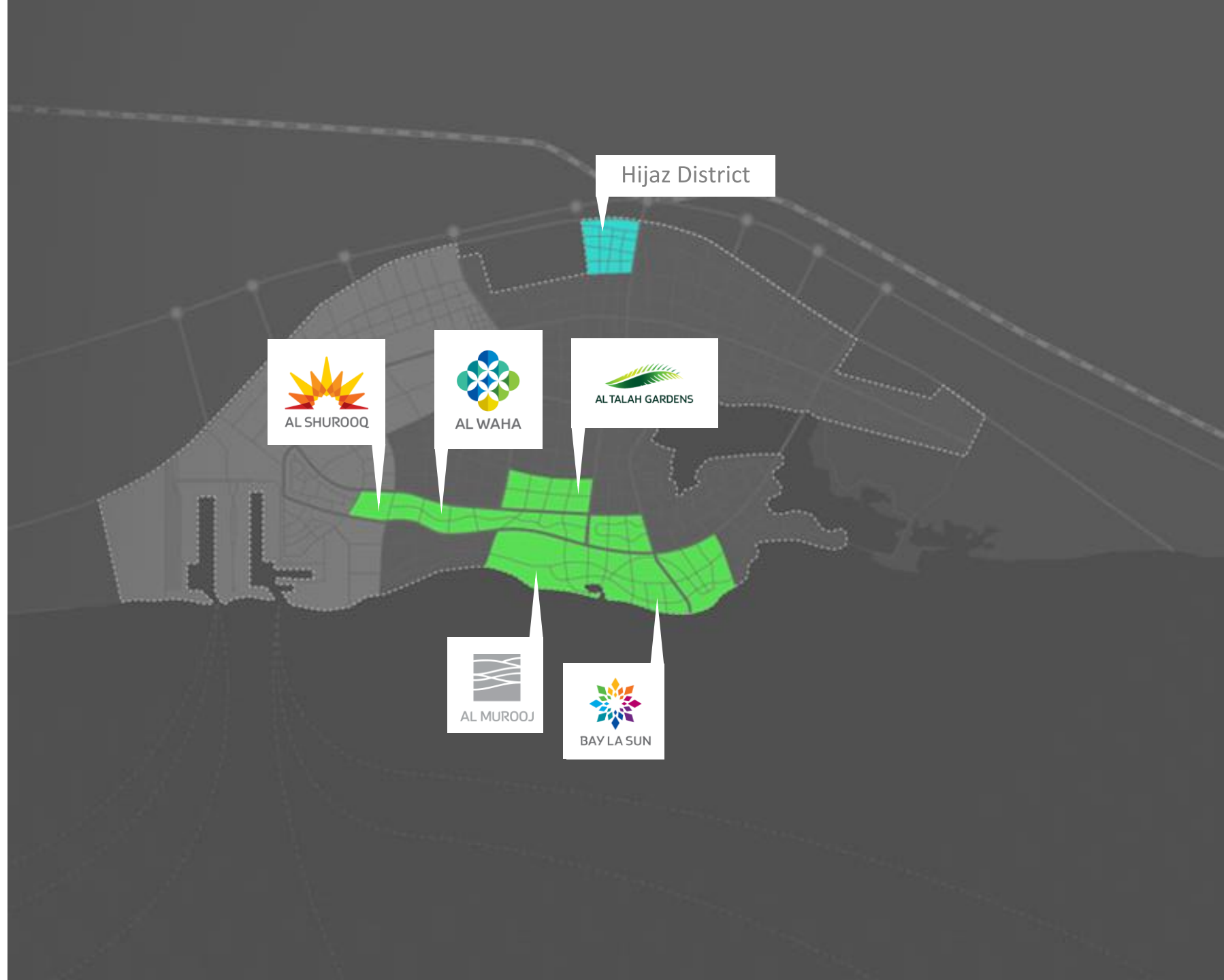
Sales Value (SAR M)



Revenue (SAR M)



KAEC Master Plan Residential Development



Residential Development Sales & Lease Breakdown YTD JUNE 2016



**60 months of installments for land and vertical with a down payment of 10% for land and 20% for vertical.*

Residential Development Sales & Lease Breakdown YTD JUNE 2016

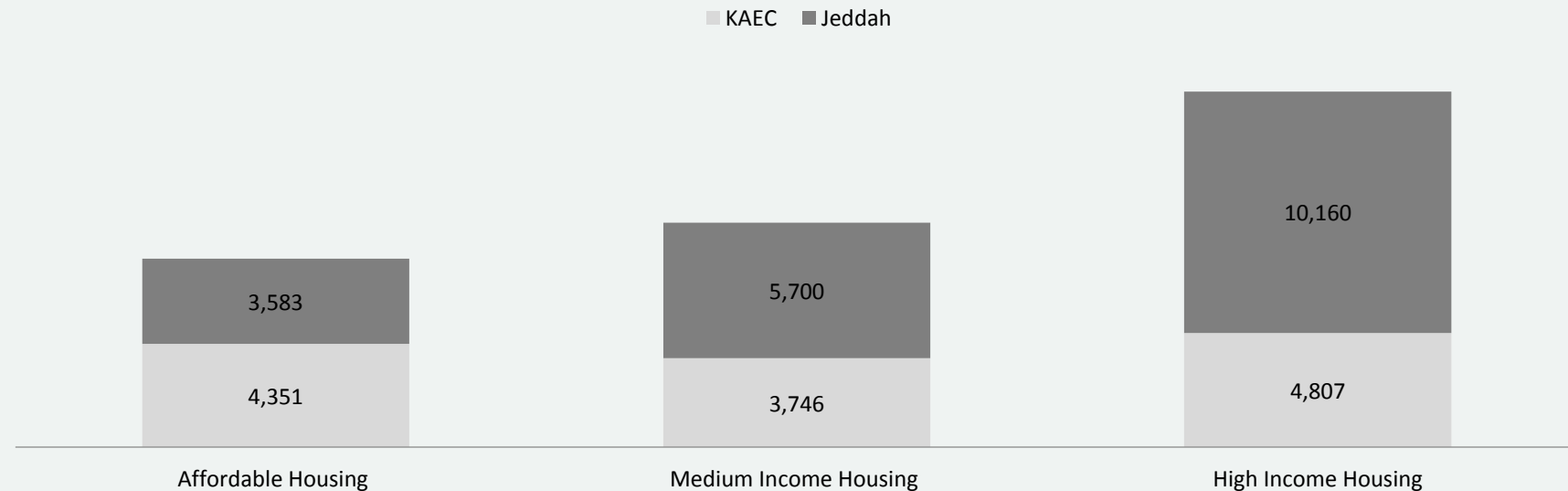
Residential Development Game Changers

Strong sales growth at 79.95% CAGR from 2012-2015 driven by:

- Competitive prices offering investment upside
- Good infrastructure relative to other major cities regionally
- Strong demand for affordable housing in Saudi Arabia. Saudi Arabia has a demand of over 1M houses to meet market needs.
- Growth in Vertical Development by 395% since 2013.
- Growth in Land Development by 37% CAGR since 2013.
- 49% of EECs consolidated revenues come from the residential development segment.
- Over 10 launches expected in Q4 after the Ramadan and Hajj Season are complete
- For FY 2016 there were launches for the following projects: Shurooq, TG5, TG4, TG3, TG1.3, GC1c, GC3
- Outstanding issues: Pending the drafting of off plan sale regulation a large volume of sales launches will follow.

Product		2012	2013	2014	2015
Vertical	Net Order Intake SAR M	21	9	272	369
	Units	12	6	178	641
Land	Net Order Intake SAR M	167	673	655	776
	Units	136	403	819	912
Totals	Net Order Intake SAR M	188	682	927	1,149
	Units	148	409	997	1,767

Bench Mark Analysis Jeddah vs. KAEC*



*Jeddah Real Estate Prices - Colliers International Market Study

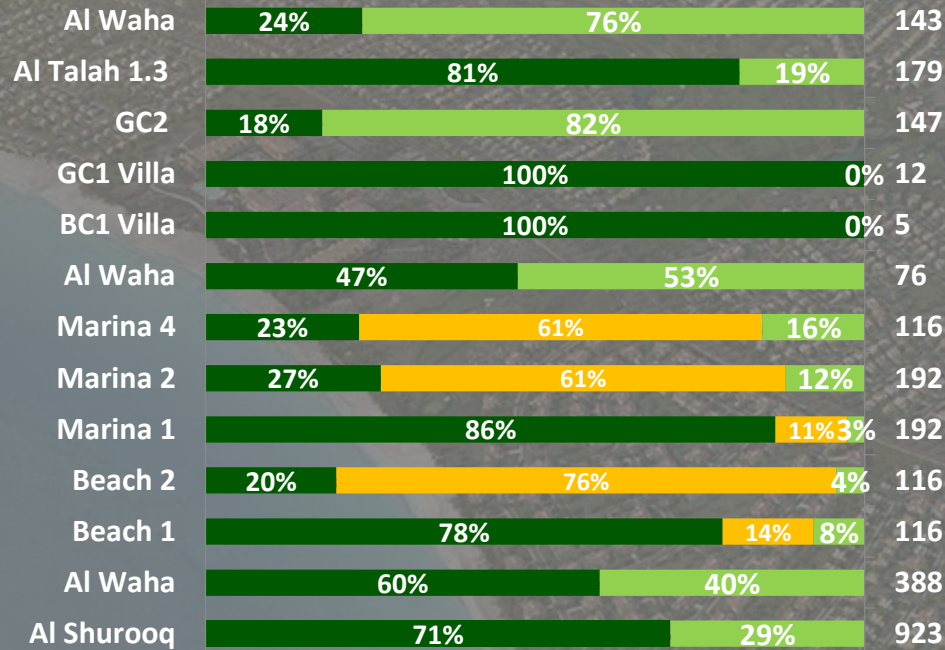
*Presales Figures include reservations

Residential Sales Product Statistics 2012 - 2015

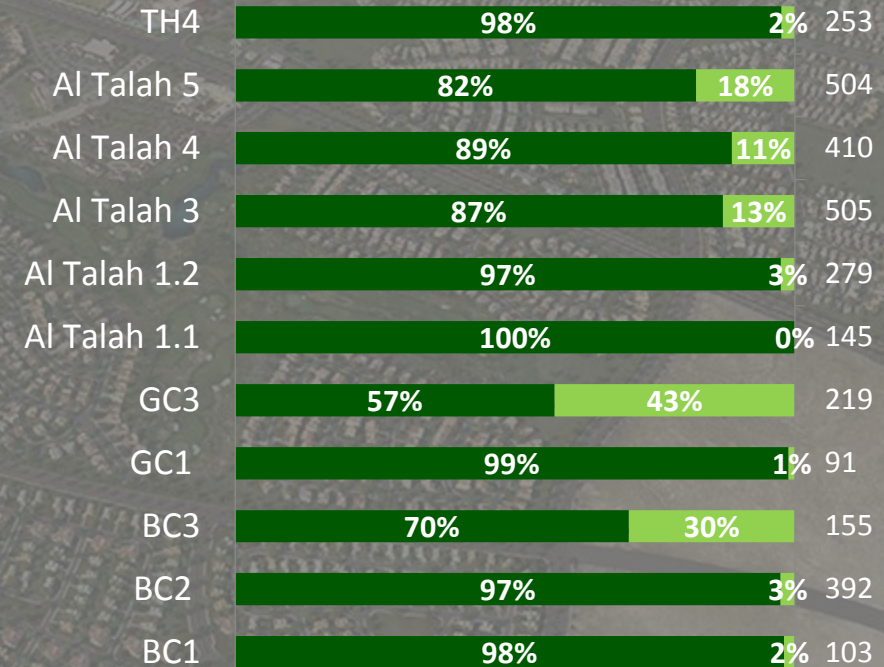
RESIDENTIAL SALES SUMMARY YTD 2016

% Presales % Unsold % Lease

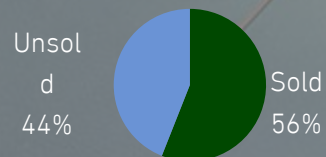
Residential Vertical Sales Summary



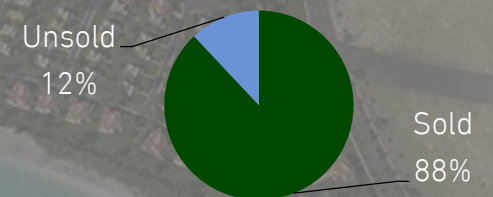
Residential Land Sales Summary



%Sold Vertical Development Sales



%Sold Land Sales



RESIDENTIAL DEVELOPMENT PROJECT BREAKDOWN YTD 2016

Community	Type	Total Released Units	Total Unreleased Units	Sellable Area	Sale/SqM	Construction Progress	Launch Date	Sales	%Sold
Al Shurooq	Apartment	851	589	135,064	4,874	Complete	Launched	547	64%
Al Waha	Apartment	388		42,718	6,380	Complete	Launched	220	57%
Coastal Towers	Apartment	TBD	TBD	TBD	TBD	TBD	Not Planned	NA	NA
Beach 1	Apartment	116		21,485	12,374	Complete	Launched	91	78%
Beach 2	Apartment	116		21,485	13,200	Complete	Launched	21	18%
Marina 1	Apartment	192		21,096	12,291	Complete	Launched	166	86%
Marina 2	Apartment	192		21,130	12,108	Complete	Launched	52	27%
Marina 4	Apartment	116		21,497	12,066	Complete	Launched	27	23%
Al Waha	Villa	76		6,597	8,364	Complete	Launched	28	37%
BC1	Villa	5		11,803	5,190	Complete	Launched	5	100%
GC1C	Villa	12		7,567	5,429	Complete	Launched	12	100%
GC2	Villa	147		74,977	8,080	Complete	Launched	23	16%
TG1.3	Villa	179		67,225	5,555	Complete	Launched	144	80%
Al Talah 3 villas	Villa	TBD		23,392	5,550	In progress	Not Planned	NA	NA
Al Talah 4 & 5 villas	Villa	TBD		105,000	5,375	In progress	Not Planned	NA	NA
TH2 villas	Villa	TBD		46,495	5,950	In progress	Not Planned	NA	NA
Al Waha	Town House	144		34,565	5,177	Complete	Launched	34	24%
Vertical Project		2,534		662,096	7,998			1,370	54%
BC1	Land	103	-	215,946	1,515	Complete	Launched	102	99%
BC2	Land	392	-	452,744	2,037	Complete	Launched	382	97%
BC3	Land	153	67	196,520	2,823	Complete	Launched	109	71%
GC1	Land	91	-	82,947	1,271	Complete	Launched	90	99%
GC3	Land	219	16	182,514	1,687	Complete	Launched	130	59%
GC4	Land	-	-	168,475	1,450	In progress	Not Planned	Not Planned	NA
GC5	Land	-	-	191,563	1,500	In progress	Not Planned	Not Planned	NA
GC6	Land	-	-	134,397	1,400	In progress	Not Planned	Not Planned	NA
TG1.1	Land	145	-	63,094	656	Complete	Launched	144	99%
TG1.2	Land	279	-	148,628	691	Complete	Launched	273	98%
TG3	Land	480	253	357,784	1,015	Complete	Launched	460	96%
TG4	Land	410	115	484,323	1,251	Complete	Launched	370	90%
TG5	Land	504	125	484,323	1,251	Complete	Launched	428	85%
TG6 & 7	Land	-	-			In progress	Not Launched	Not Planned	NA
TH3	Land	-	-	116,494	1,450	In progress	Not Launched	Not Planned	NA
TH4	Land	253		114,843	1,518	Complete	Launched	246	97%
Land Projects		3,029	576	3,394,595	1,434			2,734	90%

A NEW LOGISTICS AND MANUFACTURING HUB

At the forefront of KAEC's master planned development is Industrial Valley, a new pro-business hub in one of the fastest growing regions and economies in the world.

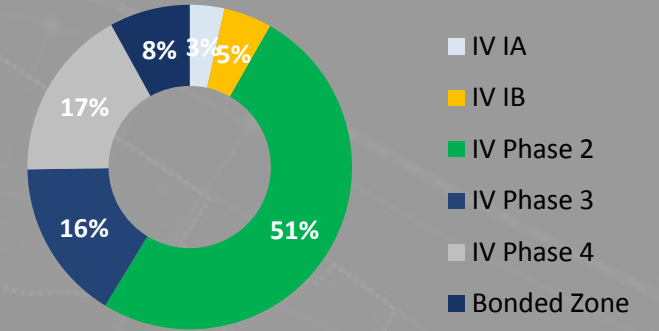
The Industrial Valley's vision is to become the preferred regional hub for manufacturing industries and value-added global logistics, contributing to job creation and economic development for Saudi Arabia.



MAJOR DEVELOPMENTS INDUSTRIAL VALLEY

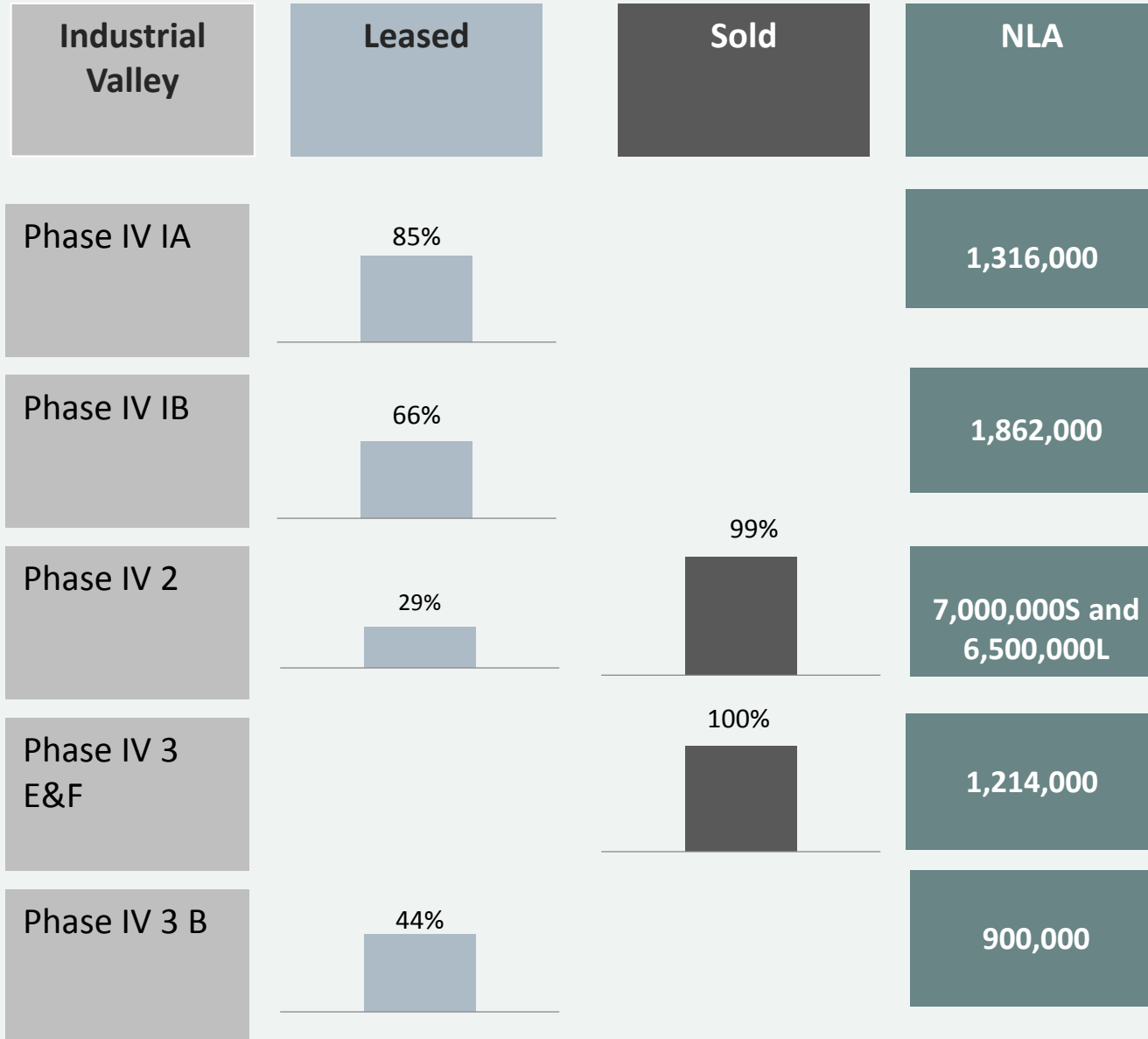


%IV Breakdown



Land Use	GLA	NLA
IV IA	1,500,000	1,316,000
IV IB	2,100,000	1,816,200
IV Phase 2	22,000,000	17,855,000
IV Phase 3	7,000,000	6,101,000
IV Phase 4	6,440,000*	3,398,000
Bonded Zone	3,000,000*	2,514,000
Northern Parcel	5,400,000*	4,590,000

Industrial Valley Sales and Lease Segment Breakdown YTD JUNE 2016



**Rent is collected 1 year in advance and prorated through out the year whereas, sales revenues are recognized immediately in the month of sale.*

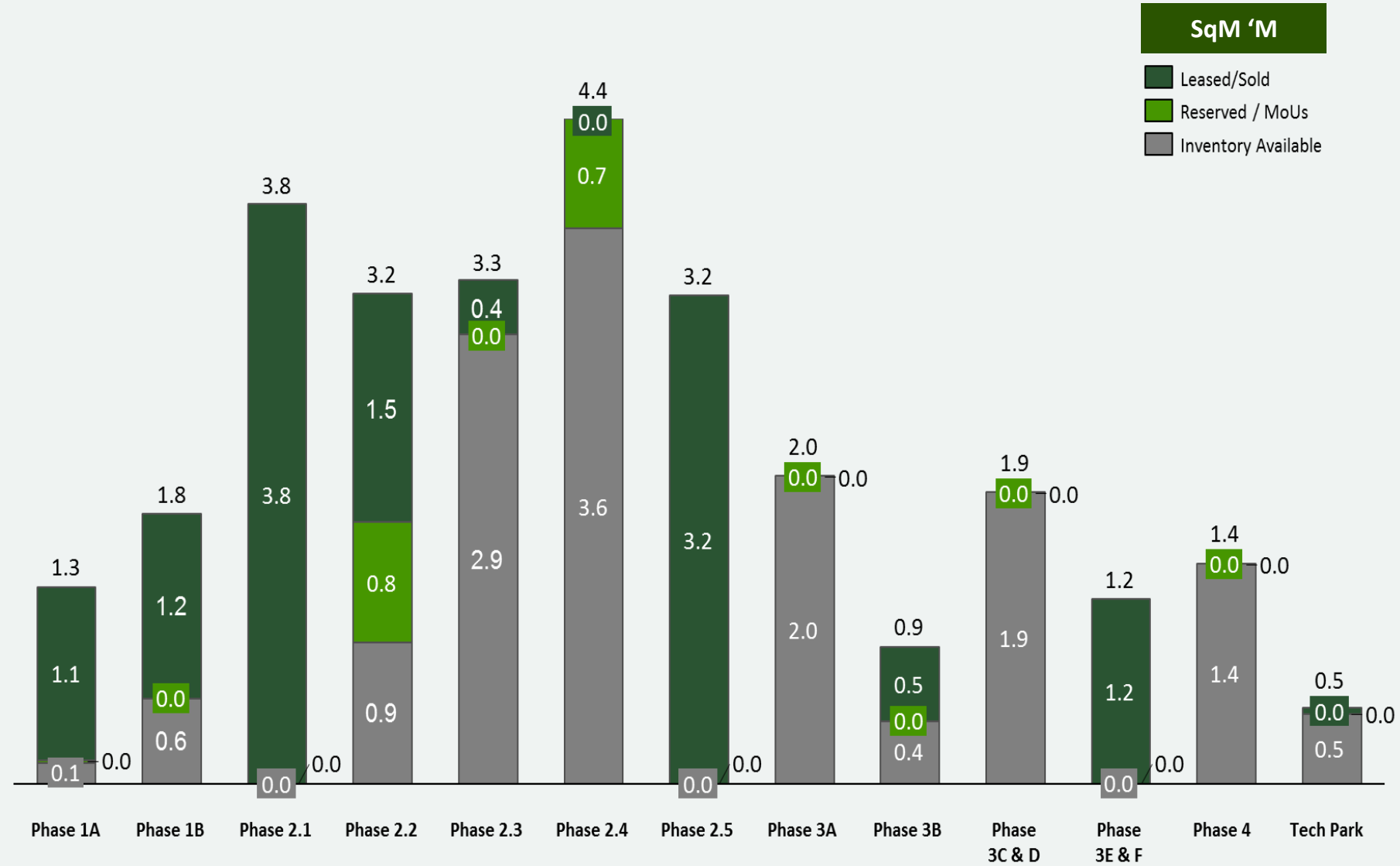
Industrial Valley Sales and Lease Segment Breakdown YTD JUNE 2016

Industrial Valley Game Changers

- Reoccurring revenue represents roughly 40% of IV revenues for Q1 2016
- 98% Growth in Tenants from 2013-2014 driven by increased Port Activity. RORO hub launch is expected in Q4 2016 giving the Port a capacity of 800,000 cars per annum.
- IV has started re-defining its business strategy while looking into opportunities which may enhance the operating revenue such as BRZ, warehousing, etc.
- IV is planning the creation of an Islamic/Halal Food trade zone within KAEC
- 2015 was a strong year for IV seeing 17 New Tenants 15 of which executed industrial lease agreements and 2 industrial sale agreements. For a total amount of land 324,577 and 485,971 respectively.
- For FY 2016 IV signed 4 new lease agreements and one sale agreement for total sqm of 129,050 and 113,180 sqm respectively.
- Current Lease is SAR 16-18 / sqm
- Sale is SAR 585 / sqm

**Rent is collected 1 year in advance and prorated through out the year whereas, sales revenues are recognized immediately in the month of sale.*

IV Lease and Sales Summary



More Than 110 Global & Local Tenants in KAEC

 FMCG	 Pharmaceuticals	 Plastics	 Construction	 Logistics	 Automotive	 General
      	    	  	        	           	     	       

KAEC
Tenants

