

Saudi Giga Projects Update Q1 2023

Latest project developments

MEED Webinar, 27 March 2023

Ed James, Head of Content & Research, Middle East & Africa

Edward.james@meed.com

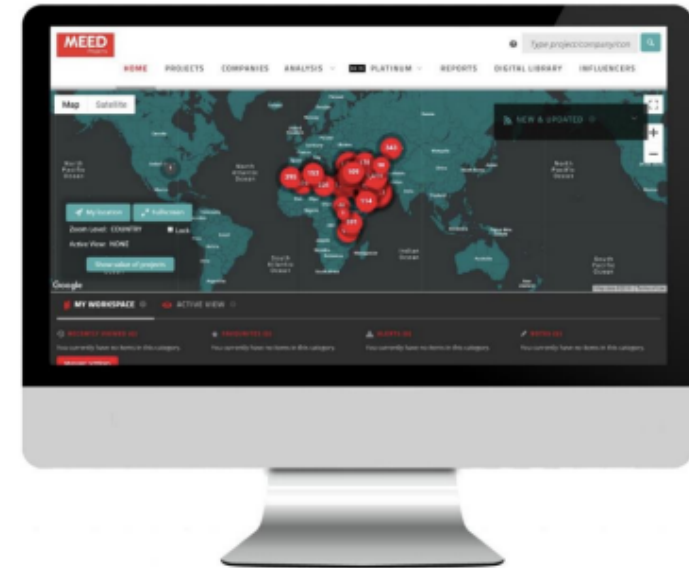


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2023

DAY-1

- UNDERSTAND THE CONTRACTING AND SUPPLIER REQUIREMENTS FOR THE PROGRAM
- NETWORK WITH KEY STAKEHOLDERS IN THE GIGA PROJECTS PROGRAM
- DEMAND SIGNALING INSIGHTS FOR MATERIAL & SUPPLY
- HEAR FROM THE PROJECT OWNERS: NEOM, RED SEA, QIDDIYA, ROSHN, DIRIYAH GATE, & MORE



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DAY-2

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Saudi Arabia Giga Projects

– Latest Updates 2023

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[Saudi Arabia Giga Projects 2023](#) report includes:

- Detailed project information and key challenges
- Top contractors and project values
- Project packaging and phasing
- Key stakeholders and decision makers
- Future contracts and packages
- Visualisation of each gigaproject
- Details of supplier and contractor registration

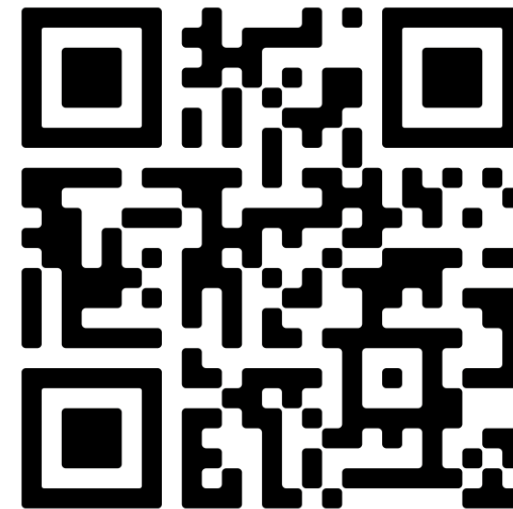
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Introduction



- The Saudi Arabia Giga Project Program consists of a series of geographically diverse touristic, residential, commercial and industrial projects designed to stimulate and diversify the economy and support the Kingdom's economic transformation efforts. They represent one of the world's largest capital expenditure programs, estimated at more than \$850bn.
- The giga projects are a core component of Vision 2030 and will be catalysts for the opening of new areas of economic activity, create jobs and highlight efforts for social and cultural diversification. In the government's own words, they are "the crown jewels" of Vision 2030 and are therefore intrinsically linked to Saudi Arabia's future.
- The giga projects themselves are split between those directly owned and financed by the Public Investment Fund from its own \$500bn+ worth of assets, and those owned and funded by the government through public entities.
- Once basic infrastructure is completed each giga project is expected to attract private sector investment, although to date this has been limited. Recently, the various project companies have started to raise their own finance and are expected to become less dependent on state funding over time.
- All giga projects are being implemented on a fast-track basis and are scheduled to have their first phases completed between 2023 and 2025. However, with some exceptions, progress has been a little slower than anticipated.
- Most projects are already fully funded. Some are expected to be privatized through an IPO process over the next three years once they become income generating.

The Giga Projects

PIF Subsidiaries

Non-PIF

Official giga projects



نيوم NEOM



Diriyah Gate Moved to
PIF in Jan 2023



الهيئة الملكية لمحافظة العلا
Royal Commission for AlUla



الهيئة الملكية لمدينة الرياض
ROYAL COMMISSION FOR RIYADH CITY



شركة داون تاون
السعودية
Downtown Company



NEW MURABBA



السودة للتطوير
Soudah Development



BOUTIQUE
GROUP



وسط جدة
JEDDAH CENTRAL



رؤك المدينة القابضة
Rua Al Madinah Holding



المسار
الرياضي
Sports Boulevard



Total value = \$879bn
Total work awarded to date = \$46bn



NEOM
City, tourism destination and industrial hub
\$500bn (\$13.4bn)

الهيئة الملكية لمحافظة العلا
Royal Commission for AlUla

AL ULA
Tourism development
\$15bn (\$433m)



NEW MURABBA

World's largest downtown development covering 19km2 with total estimated budget of more than \$100bn



Boutique Group
Luxury boutique hotels renovation
\$1.5bn



ROSHNI

Affordable residential housing for nationals
\$90bn (\$687m)

King Salman International Airport
120m-pax airport
\$30bn-50bn



Qiddiya
334 km² entertainment city
\$8.8bn (\$2.3bn)



ROYAL COMMISSION FOR RIYADH CITY

King Salman International Park
Green Riyadh
Sports Boulevard
\$23bn



Entertainment complexes in multiple cities
\$5bn (\$197m)



Diriyah Gate
Residential, cultural and retail destination
\$20bn (\$2.9bn)



السودة للتطوير
Soudah Development

ASIR PROJECT
Tourism development
\$3bn (\$300m)

Jeddah Central
Urban Revival
\$20bn (\$300m)



AMAALA
Luxury coastal resort project
\$5.1bn (\$1.7bn)

Red Sea Project
28,000 km² luxury coastal development
\$16bn (\$6.6bn)



رؤى المدينة القابضة
Rua Al Madinah Holding

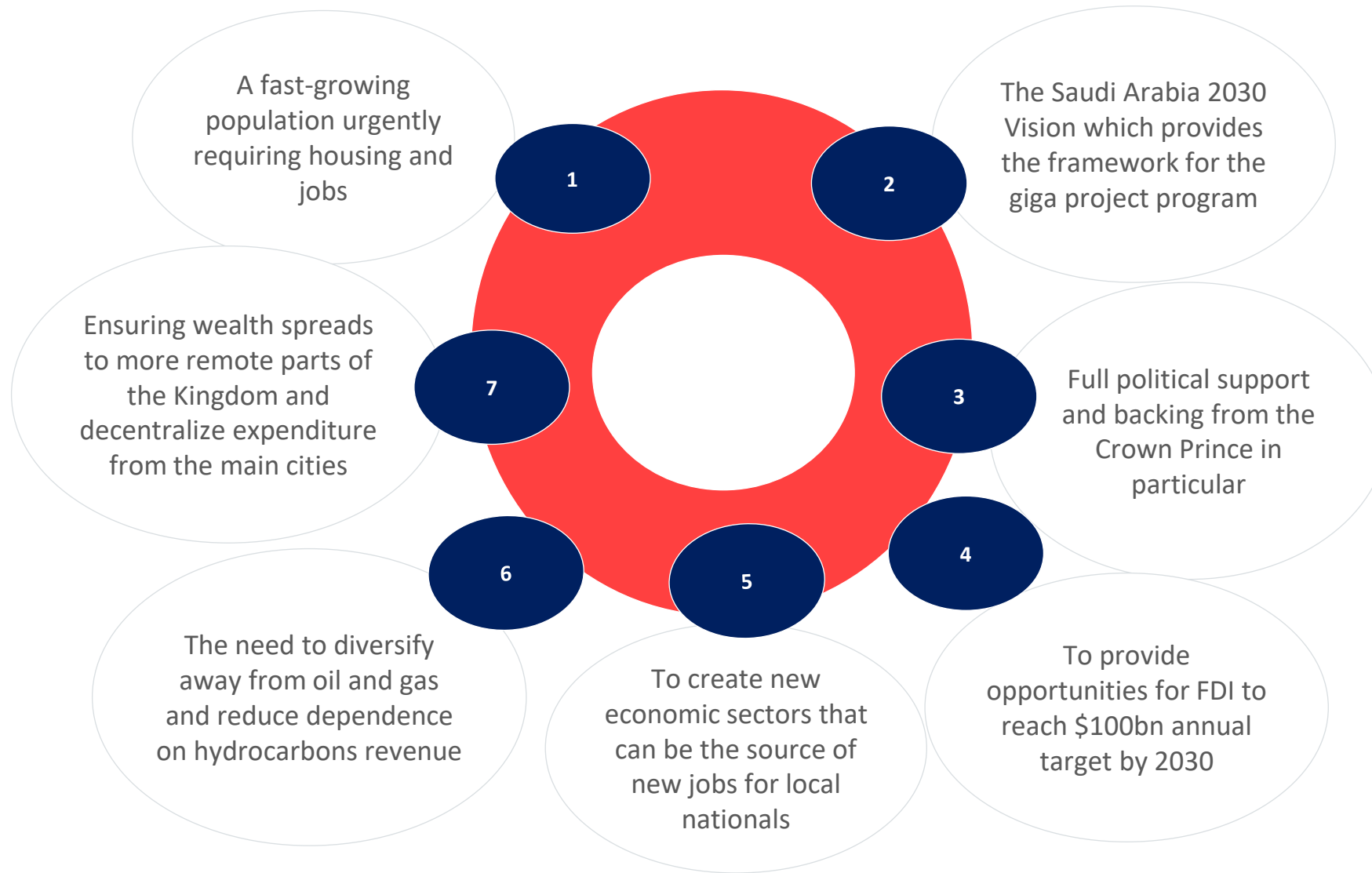
Rua Al Madinah
Islamic & cultural destination for pilgrims
\$10bn (\$1.03bn)

Updates



The Giga Project Program Drivers and Objectives

There are a number of drivers behind the government's giga project program. The most important is the need for the Kingdom to diversify economically by creating new sectors, particularly in leisure and tourism. By doing so it hopes to create jobs and attract foreign investment. At the same time giga projects like NEOM, Roshn and Jeddah Central are focused on the construction of housing for local nationals to meet ambitious home-ownership targets. Others, like Green Riyadh and Sports Boulevard have the aim of making Saudi Arabia a more attractive place to live, an important factor if it is to try and grow its expatriate population and attract foreign investment.

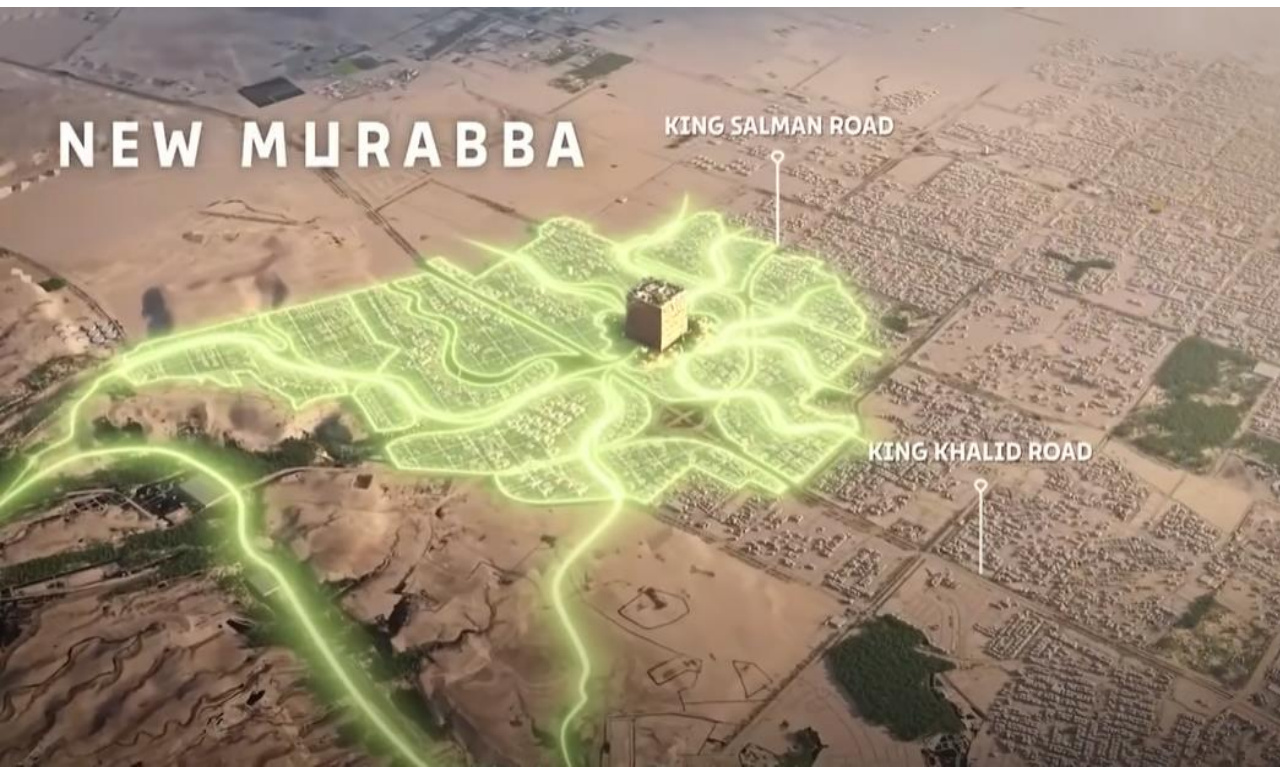


New Murabba - \$100bn



NEW MURABBA

- World's largest downtown development across total area of 19km² of which about 8-9km² has been officially launched (Dubai downtown is 2km²). Location to the NW of Riyadh
- Centrepiece is the Mukaab which will be perfect cube of 400M x 400M x 400M. It will contain a massive 300m+ spiral tower
- Unclear when work will start but will add pressure to resources in Riyadh area.
- Likely to become an official 'giga project'. Estimated cost in excess of \$100bn. Client will be New Murabba Development Company (NMDC), with completion date of 2030



A GATEWAY TO ANOTHER WORLD

Introducing The Mukaab, the world's first immersive, experiential destination.
At the heart of New Murabba, it will re-imagine entertainment, retail and leisure. This is the new face of Riyadh.

400M x 400M x 400M

Bigger than 20
Empire State Buildings

IMMERSIVE WORLDS

Ever-changing

400,000M²

of hospitality,
retail and leisure

ICONIC LANDMARK

Changing the horizon
of Riyadh



newmurabba.com



NEW MURABBA

OVER 19KM²

THE WORLD'S LARGEST
MODERN DOWNTOWN

THE MUKAAB

400M x 400M x 400M

THE WORLD'S LARGEST INNER CITY BUILDING

A HOME FOR

350,000

NEW RESIDENTS

334,000

NEW JOBS
(DIRECT AND INDIRECT)

15 MINUTE

COMMUTE TO LIVE,
WORK AND PLAY

SAR 180Bn

CONTRIBUTION TO
GDP BY 2030

TOP 10 CITY

A GLOBAL DESTINATION



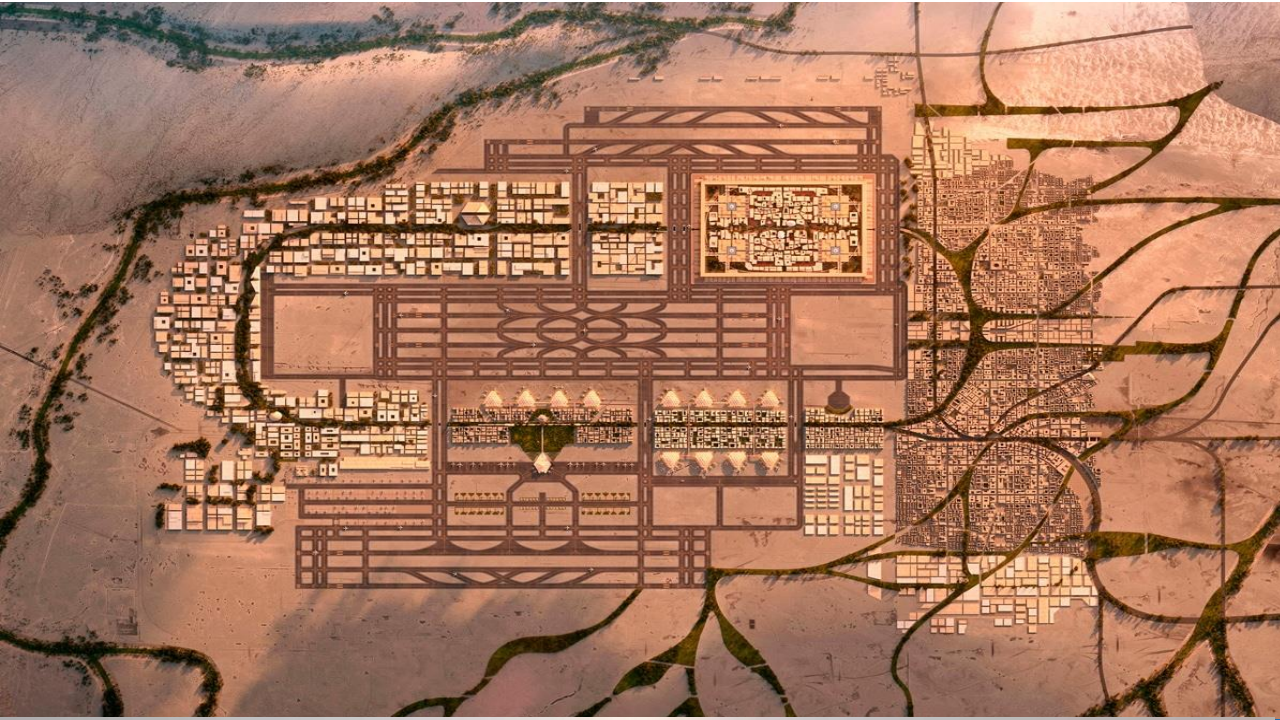
newmurabba.com



NEW MURABBA

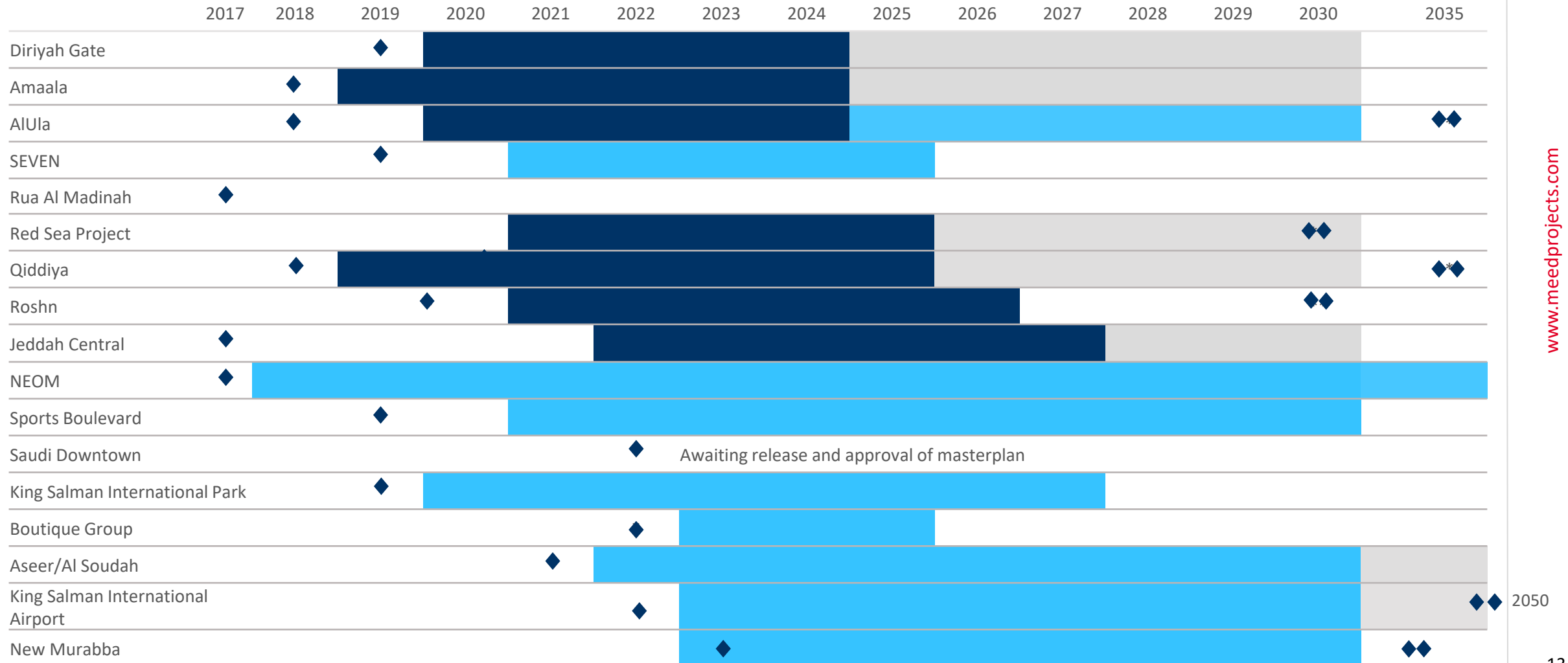
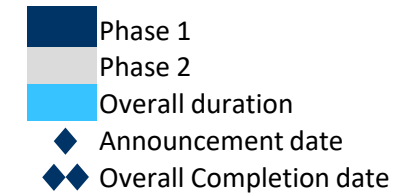
King Salman International Airport - \$30bn

- Launched in November, will cover 57 km² accommodating 185 million passengers a year with six parallel runways by 2050
- Will be renewable energy powered and aims for LEED Platinum status
- Will also have residential and support facilities
- Will contribute SR27bn to non-oil GDP and create 103,000 direct and indirect jobs
- Estimated cost likely to be \$30bn-\$50bn
- First stage to be completed by 2030



Timeframes

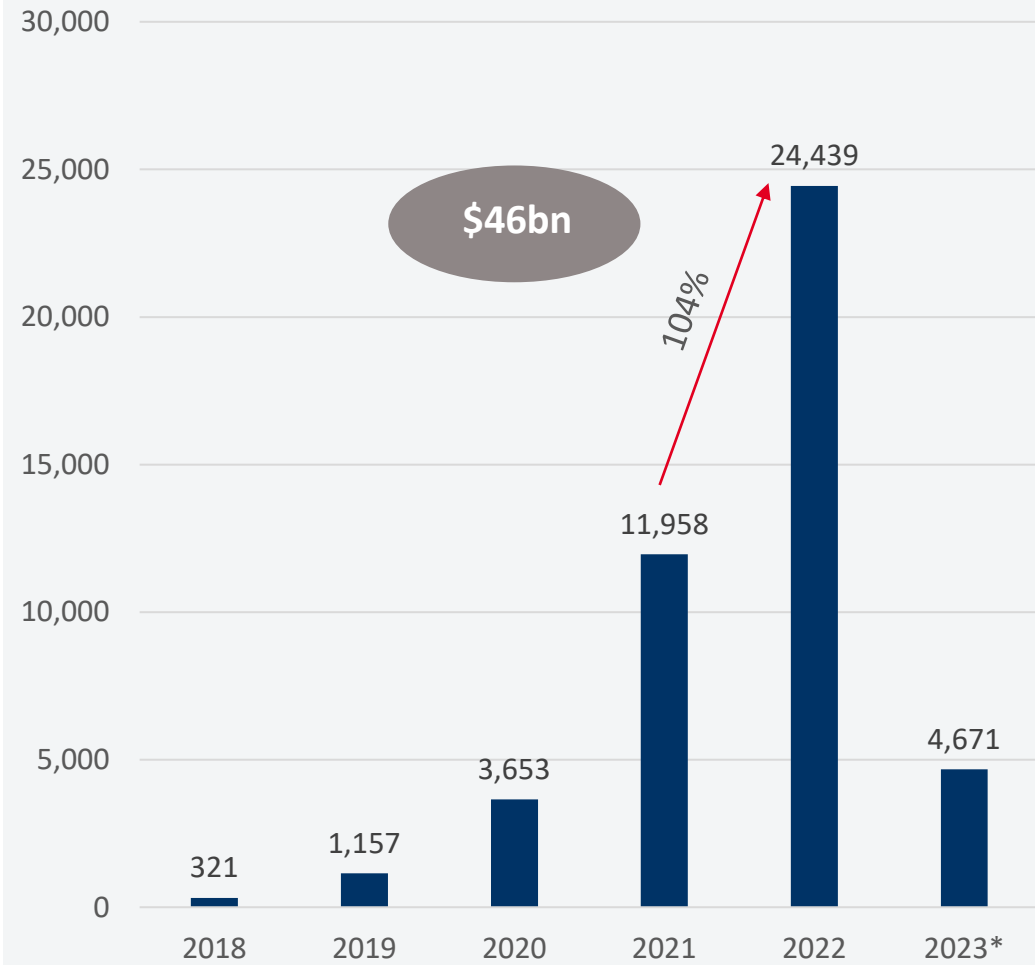
There has been year-on-year growth on giga projects over the past 5 years, and this is expected to continue in 2023 and beyond. Saudi 2023 budget says *the PIF plans to invest SR1 trillion in new projects by 2025*



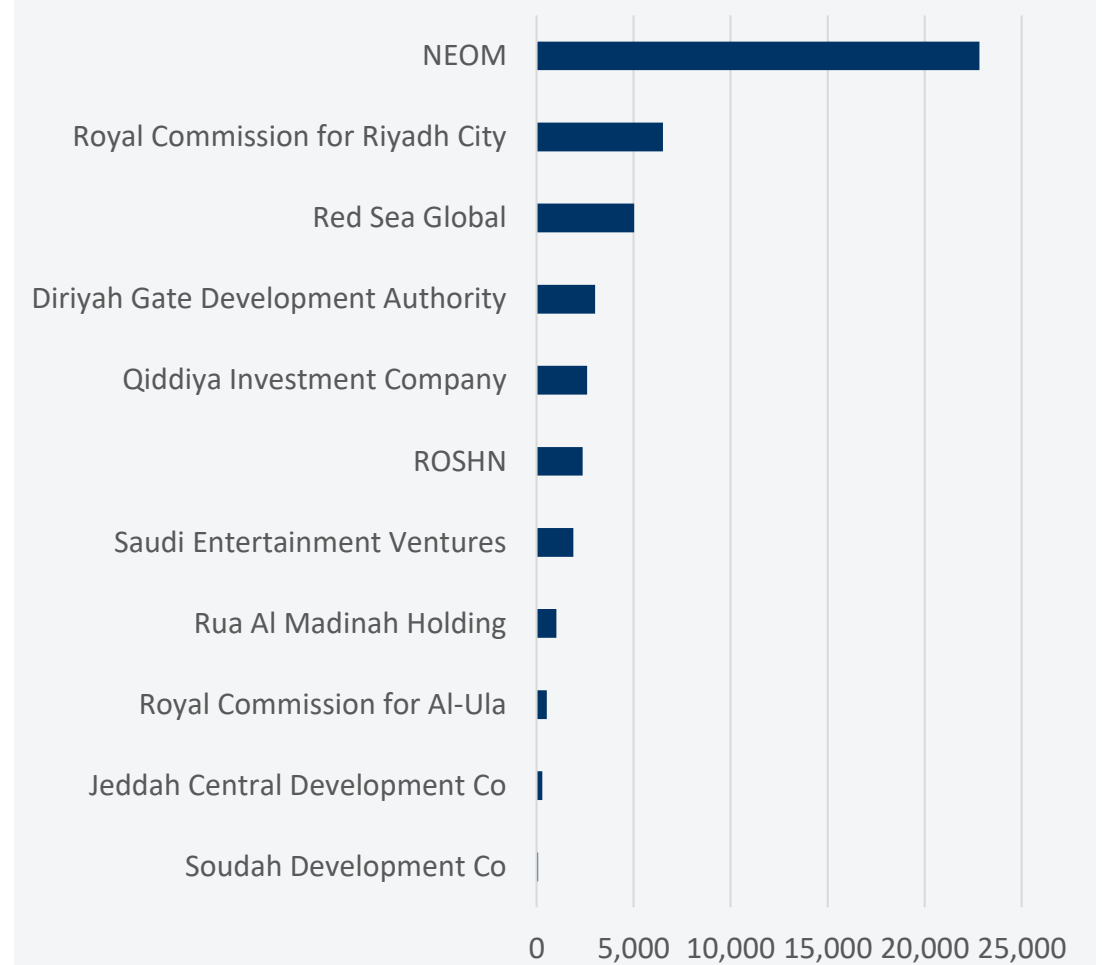
Progress

Spending more than doubled between 2021 and 2022. In terms of value NEOM already has the highest value of work. The Red Sea Project is the most advanced

Total value of construction contracts awarded 2018-2023* (\$m)



Total value of construction contracts awarded by client (\$m)

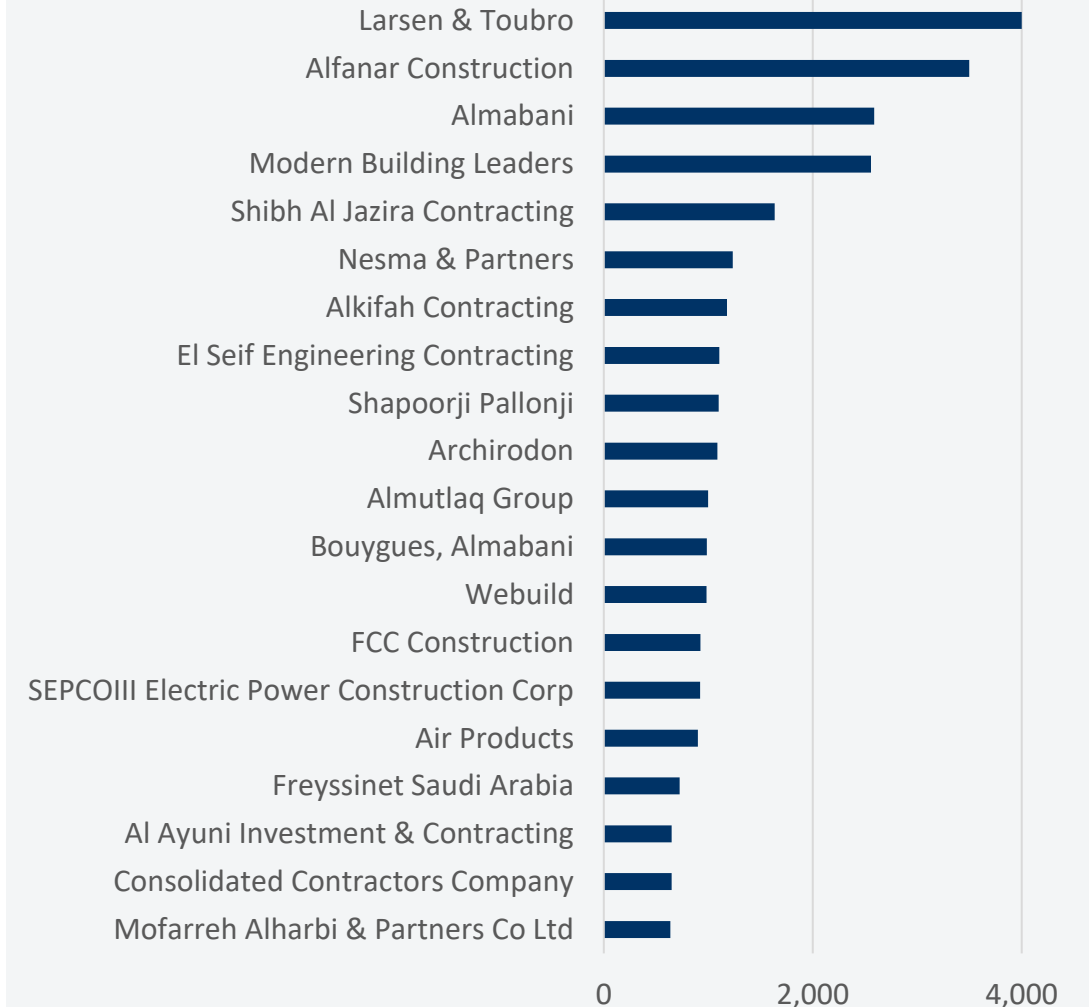


Largest awarded contracts and contractors

NEOM dominates top list of contracts awarded to date. List of largest contractors has heavy local presence

Contract	Industry	Value (\$m)
NGHC - NEOM Green Fuels: Renewable Energy Project	Power	4,000
NEOM - NEOM City: Community Villages: Phase I : Five Housing Clusters	Construction	3,500
NEOM – NEOM City: Backbone Infrastructure: Drill and Blast Running Tunnels	Transport	2,780
RCRC - Riyadh Sports Boulevard: Zone 6: Package A,B,C,D,E	Construction	1,900
NEOM– NEOM City: Backbone Infrastructure: Drill and Blast Tunnel Section	Transport	1,850
RCRC - King Salman International Park: Royal Art Complex	Construction	1,520
NEOM - NEOM City: Community Villages: Phase I: Two Housing Clusters	Construction	1,000
QIC - The Qiddiya Project: Resort Core: Six Flags Theme Park	Construction	988
DGDA - Diriyah Gate Development: Super Basement	Transport	983
RMH - Rua Al Madinah Development: Infrastructure Package 1 & 2	Transport	974
NGHC – NEOM Green Hydrogen Company - Green Fuels Plant	Chemical	900
Red Sea Global - Red Sea Tourism Project: Utilities Infrastructure	Water	900
NEOM – NEOM City: Oxagon: Dredging and Quay Wall: Package 16C	Construction	800
QIC - The Qiddiya Project: Resort Core: Water Park	Construction	750
RCRC - Riyadh Sports Boulevard: Zone 5A	Transport	689
Seven - Al Nahdah Entertainment Complex (Exit 15)	Construction	650
RCRC – King Salman International Park: Infrastructure Works	Transport	625
ROSHN - Community Homes in Eastern Province: Hofuf: Phase 1	Construction	500
DGDA - Diriyah Gate Development: Infrastructure Works for Area B	Transport	475
NEOM – NEOM City: Oxagon: NICC: Connector South Civil Works	Industrial	400

Top Giga Project Contractors by value of work under execution (\$m)



Top Awarded H2 2022 to Present Projects

Major acceleration in contracts awarded in last few months

Project	Value (\$m)
NEOM - NEOM City: Community Villages: Phase I : Five Housing Clusters	3,500
RCRC - Riyadh Sports Boulevard: Zone 6: Package A,B,C,D,E	1,900
NEOM - NEOM City: Community Villages: Phase I: Two Housing Clusters	1,000
NEOM – NEOM City: Oxagon: Dredging and Quay Wall: Package 16C	800
Seven - Al Nahdah Entertainment Complex (Exit 15)	650
ROSHN - Community Homes in Eastern Province: Hofuf: Phase 1	500
NEOM - NEOM City: Community Villages: Wave 1: Cluster 1	400
NEOM - NEOM City: Community Villages: Wave 1: Cluster 2	400
RCRC - RSB: King Abdul-Aziz Underpass Package 8 & Abu Bakr Underpass Package 9	373
ROSHN - Al Arous Community Homes: Phase 1: Zone A, B & C	350
ROSHN – Sedra District Community Homes: Phase 1B: 1290 Homes	320
NEOM – NEOM City: Islands Infrastructure Framework Project	300
ROSHN – Sedra District Community Homes: Phase 2: Package 3A, 3B & 3C: 2171 Homes	300
Seven - Abha Entertainment Complex	293
Seven - Tabuk Entertainment Complex	267
NEOM - NEOM City: The Line: The Spine : Earthworks Package - Lot 11	266
Red Sea Global - The Triple Bay: Primary Roads & Infrastructure Package 1	266
QIC - The Qiddiya Project: Resort Core: Bulk Grading & Tunnel Works	266
NEOM - NEOM City: The Line: The Spine : Earthworks Package - Lot 8A	200
NEOM - NEOM City: Water Transmission Line from RE3 to Mountain Reservoir	200

Project	Value (\$m)
NEOM – NEOM City: The Spine Western Water Transmission Line	200
NEOM - NEOM City: The Line: Piling Works 2 Packages	160
NEOM - NEOM City: The Line: The Spine : Earthworks Package - Lot 1 & 2	150
DGDA - Diriyah Gate: Northern Cultural District P3 Car Park	145
DGDA - Diriyah Gate: Phase 2: Enabling Works Package	100
NEOM - NEOM City: The Line: The Spine : Earthworks Package - Lot 8B	90
Red Sea Global - RSTP: Phase 1: Shurayrah Island: Hotel Central 1	90
NEOM - NEOM City: The Line: The Spine : Earthworks Package - Lot 10.7	90
NEOM - NEOM City: The Line: The Spine : Earthworks Package - Lot 7	90
Red Sea Global - RSTP: Phase 1: Shura Island: 12 Bridges & Culverts	80
NEOM - NEOM City: The Line: The Spine : Earthworks Package - Lot 10.4	80
NEOM - NEOM City: The Line: The Spine : Earthworks Package - Lot 4B	80
Seven - Yanbu Entertainment Complex	80
Seven - Medina Entertainment Complex	80
NEOM City: The Line: The Spine : Earthworks Package: Lot 10.5	80
NEOM - NEOM City: The Line: Module 43 Piling Works Package	80
NEOM - NEOM City: The Line: The Spine : Earthworks Package - Lot 6	80
NEOM - NEOM City: The Line: The Spine : Earthworks Package - Lot 5	80
Red Sea Global - RSTP: Airport: Landside Package: Terminal Buildings	80
NEOM - NEOM City: The Line: The Spine : Earthworks Package - Lot 9	80

Future expenditure

Largest known planned and un-awarded giga project contracts

Project	Value (\$m)
NEOM – NEOM City Development Program	284,226
NEOM – NEOM City: The Line	125,347
New Murabba Development Co - The New Murabba	100,000
Diriyah Gate Development Authority - Diriyah Gate Investment Program in Riyadh	43,669
RCRC - Green Riyadh	22,408
ROSHN - Sedra District Community Homes	17,631
JCDC - Jeddah Central Project	15,625
RCRC - King Salman International Park in Riyadh	14,097
Seven - New Entertainment Complexes	9,526
RCU - Al Ula Tourism Development	9,293
NEOM– NEOM City: Infrastructure and Utilities	8,264
RMH - Rua Al Madinah Development	7,040
DGDA - Diriyah Gate: Wadi Safar Development	6,687
Red Sea Global - Red Sea Tourism Project: Phase 2	6,600
NEOM - NEOM City: The Line: The Spine : Earthworks Package	6,214
NGHC – NEOM City: Green Fuels Project: Green Ammonia Plant Complex	5,740
ROSHN - Sedra District Community Homes: Phase 1A	5,141
DGDA - Diriyah Gate Development: Infrastructure Package	3,033
SDC - Tourism Destination: Soudah & Rijal Almaa Governorate	2,920
ROSHN - Community Homes in Eastern Province	2,800

Project	Value (\$m)
Royal Commission for Riyadh City - Riyadh Metro	2,774
ROSHN - Sedra District Community Homes: Phase 1B	2,580
NGHC – NEOM City: Green Fuels Project	2,510
NEOM - NEOM City: Oxagon: NEOM Industrial City Connector ((NICC)	2,350
NEOM - NEOM City: Community Villages: Wave 1	2,150
NEOM– NEOM City: Backbone Infrastructure: Signalling and Rolling Stock	2,000
NEOM - NEOM City: Community Villages: Wave 2	2,000
ROSHN – Community Homes in Eastern Province: Hofuf	1,920
RCRC - Riyadh Art	1,682
QIC - The Qiddiya Project: Public Facilities	1,654
NEOM – NEOM City: The Line: Mirror Towers: High Rise Buildings	1,500
New Murabba Development Co - The New Murabba: Mukaab	1,500
Red Sea Global - Red Sea Tourism Project: Phase 1	1,344
NEOM – NEOM City: Oxagon: Northern Cluster	1,300
JCDC - Jeddah Central Project: Phase 1	1,260
Red Sea Global - Amaala: Utilities Package	1,200
NEOM – NEOM City: Sindalah Island Development	1,148
Red Sea Global - Red Sea Tourism Project	1,140
RCRC - Riyadh Sports Boulevard	1,138
NEOM – NEOM City : The Line: Backbone Infrastructure	1,055

The Red Sea Project



Red Sea Project and Amaala



About

The Red Sea Project is a \$16bn tourism-focused masterplan developed on Saudi Arabia's west coast, it covers some 28,000 square kilometres. Most of the hotel assets are located around a lagoon area of 90 islands of which about 15 are being developed. There are also inland resorts.



Identity

The primary focus of the master plan and broader development is long-term sustainability, integrating forward-looking strategies for the preservation and enhancement of marine and terrestrial habitats, infrastructure, architecture, landscape and guest experience.



Goals

The project is expected to be completed in 2030 and comprise of 50 resorts offering 8,000 hotel rooms, +1,000 residential properties across 22 island resorts, mountain retreats and desert hideaways, luxury marinas, golf courses, retail/ leisure facilities and residential properties. The development is anticipated to create 70,000 new jobs and contribute SR22bn to Saudi Arabia's GDP.



Agreements

A total of 12 international hotel operators have signed up to operate the hotels to date, including Six Senses, Raffles and St. Regis. A \$400m joint venture (JV) was signed with Almutlaq Real Estate Investment Co. A consortium led by ACWA Power, and composed of SPIC Huanghe Hydropower Development Company and Saudi Tabreed Cooling Company, has achieved financial close for the \$1.3bn senior debt facilities for the Red Sea multi-utilities project.



Facts

The Masterplan is developed in partnership with WATG and Buro Happold. There are 80km of new roads completed, including the airport road, the Construction Village (to house 10,000 workers), the Coastal Village (to home around 14,000 people). Phase 1 is on track and expected to welcome guests at the end of 2023.



Developments

The development's infrastructure – already under construction – includes potable water generation and brine management (including a strategy for salt collection and retail distribution), reedbed sewage treatment and sustainable urban draining systems, a solid waste composting plant and a waste-to-energy plant. Permanent bridges to the islands have been completed, while the first hotel of the development has opened. Work is under way on the dedicated airport.

Overall Development

Phase 1



Phase 1 (16 hotels - Total keys: ~2,700)

Shura "Hub Island" (11 Hotels)

2,172 keys
75 Golf Villas
39 Apartments

GRAND
HYATT

Fairmont
HOTELS & RESORTS

RAFFLES
HOTELS & RESORTS

Jumeirah
HOTELS & RESORTS

EDITION

M/RAVAL

FAENA

ROSEWOOD
HOTELS & RESORTS

INTERCONTINENTAL
HOTELS & RESORTS

SLS HOTELS*

Shebara

73 keys

Ummahat 1

90 keys

ST REGIS

Ummahat 2 & 3

82 keys

RITZ-CARLTON
RESERVE*

Desert Rock

60 keys

Southern Dunes

76 keys

SIX SENSES

The Red Sea International Airport



Triple Bay Phase 1 (8 Hotels - Total keys: ~1,700)

Luxury Resort 1

228 Keys (incl. 26 Residences)

Luxury Resort 2

125 Keys (incl. 25 Residences)

Luxury Resort 3

136 Keys (incl. 26 Residences)

Marina Hotel

400 Keys

Medical Wellness

99 Keys (incl. 15 Residences)

Integrative Wellness

175 Keys (incl. 22 Residences)

Lifestyle/Fitness Hotel

195 Keys (incl. 75 Residences)

Lifestyle Resort

100 Keys (incl. 50 Residences)

Overall



22 Islands developed

6 Inland sites

50 hotels ~8,000 keys
(including ~900
condo hotel units)

~1,300 Residential units

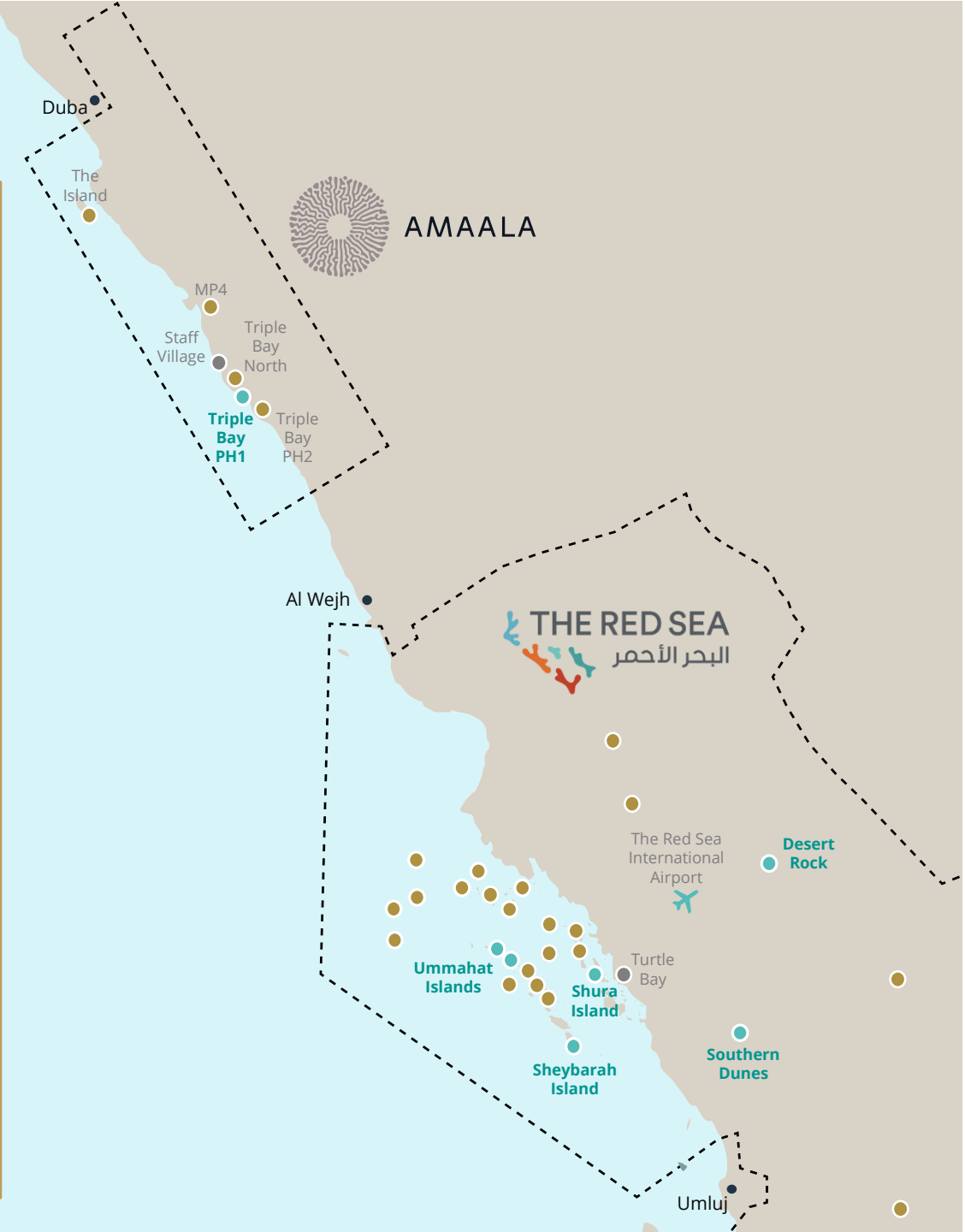


3 Masterplans developed

27 hotels - ~3,700 keys
(including ~550 residences)

~690 Residential Units

12 10+ other new projects
along the Red Sea under
design or
conceptualization



1,300+ Design
and Build
contracts
awarded

\$1.4bn tenders
out to bid
currently

32 countries
represented by
suppliers and
contractors

\$7bn awarded
contracts to date

Up to \$6.7bn
of contracts to
be awarded in
2023



AMAALA

\$3.5bn of
contracts
awarded to
date

\$1.8bn of
contracts out
to bid

402 contracts
awarded to
suppliers from
23 countries

The Red Sea Project – New hotel openings expected in 2023

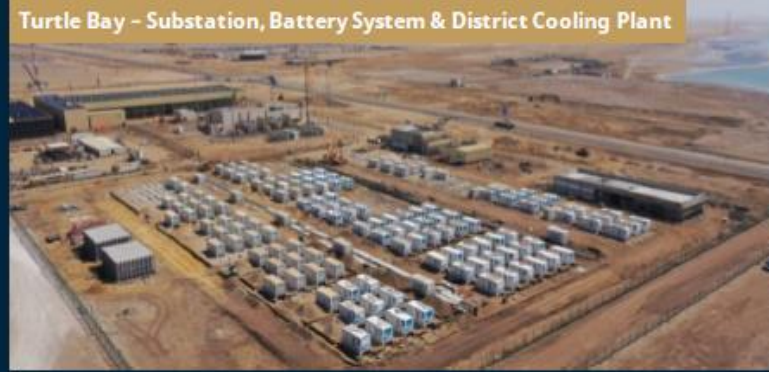


The Red Sea Project – PPP Infrastructure Projects

Airport – Substation



Turtle Bay – Substation, Battery System & District Cooling Plant



Southern Dunes – Solar Farm



STP Wetland



RO-1 Plant



Desert Rock – Support Facilities



Solar Farm 1



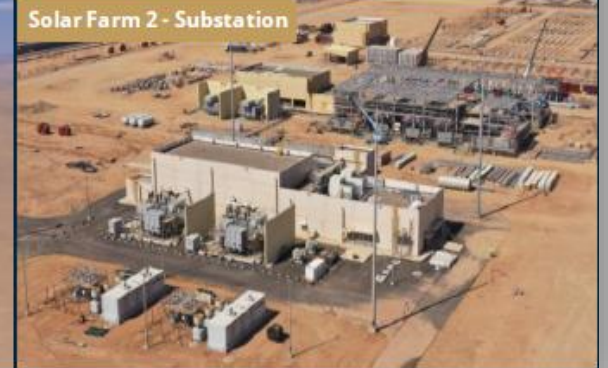
Solar Farm 1 - Substation



Solar Farm 2



Solar Farm 2 - Substation



Amaala

Phase 1 of development is on track for completion in 2024, specifically, 8 hotels and 1,200 hotel keys. Phase 1 is focused on Triple Bay.

3 The Island – comprises:

- Artists' Village
- Private Estate Villas
- 200 Villas and Condominiums
- 7 Hotels
- 400 Guest Accommodations
- Arabian-inspired Botanical Gardens

Denniston is the master planner



Amaala.com



2

Coastal Development – comprises:

- Cultural Village
- World-Class Golf Course
- Golf Villas
- 7 Hotels
- 400 Guest Accommodations
- 200 Villas and Condominiums



1

Triple Bay – comprises:

- Wellness Core
- Marine Life Institute (Foster + Partners)
- 16 Hotels
- Rock Hotel
- 1,325 Guest Accommodations
- 435 Villas and Condos



Amaala – Current progress

Work is underway on-site to progress the enabling infrastructure and groundwork required to develop the destination, with more than 2,400 staff already on site and 9.9 million manhours logged to date. This includes the successful completion of 11 km of roads ahead of schedule to better connect the site. Private aviation runway almost completed. Construction worker village 97% completed with capacity of 15,000 workers. Overall completion is about 30%



Amaala – Selected Current Contracts



AMAALA

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A large number of contracts out to bid or in design, with many more to come

Project	Value (\$m)
Red Sea Global - Amaala: Water Transmission Pipeline From Neom to Amaala	600
AREIC / Red Sea Global - RSTP: Phase I: Shurayrah Island: Hotel West 3	400
Red Sea Global - Amaala: Wellness Core: Medical and Traditional Wellness Resort	100
Red Sea Global - Amaala: The Triple Bay Miraya Island North & South Marinas	100
Red Sea Global - Red Sea Tourism Project: Phase 2: Volcano Village	100
Red Sea Global - Red Sea Tourism Project: Phase 2: High Peak	100
Red Sea Global - Red Sea Tourism Project: Phase 2: Wadi Village	100
Red Sea Global - Red Sea Tourism Project: Phase 2: Northern Bowl	100
Red Sea Global - Amaala: The Island	75
Red Sea Global - Amaala: The Triple Bay: Guest Accommodations	60
Red Sea Global - Amaala: The Triple Bay: Marina Lifestyle Hotel & Village	50
Red Sea Global - Amaala: The Triple Bay: Marina Lifestyle Hotel & Village	50
Red Sea Global - Amaala: The Triple Bay: Wellness Core: Jayasom Wellness Resort	50
Red Sea Global - Amaala: Staff Village Residential Buildings: Zone 6B	50
Red Sea Global - Amaala: Staff Village Residential Buildings: Zone 5	50
Red Sea Global - Amaala: Staff Village Residential Building: Zone 6A	50
Red Sea Global - Amaala: The Triple Bay: Six Senses Hotel	50
Red Sea Global - The Triple Bay: Rosewood Hotel	50
Red Sea Global - Amaala: Staff Village Residential Building: Zone 4	50
Red Sea Global - Amaala: 3 Interchanges and Island Access Roads	50

MEED
Projects



Saudi Entertainment Ventures (SEVEN)





About

Founded in 2018 as a fully owned subsidiary of Saudi's Public Investment Fund (PIF), SEVEN Entertainment Ventures, more commonly known simply as Seven was set up to expand the Kingdom's footprint in the entertainment industry.



Identity

Seven is committed towards the achievement of goals of Vision 2030. It aims to stand as the leader in the Kingdom's entertainment ecosystem by contributing over SR8bn to GDP by 2030.



Goals

Seven aims to develop a new entertainment economy in Saudi while building infrastructure for a variety of entertainment assets, investing in global as well as local leisure-related brands and operating these entertainment facilities in line with international standards. Its new ventures are expected to create over 22,000 job opportunities and attract 50 million visitors annually.



Agreements

A number of contracts have already been awarded to build complexes, including a recent \$640m deal with a JV of Urbacon and Albawani to build 3 centres



Facts

SEVEN plans to develop entertainment facilities in prime locations across Saudi, including 50 cinema theatres, 21 entertainment complexes and 2 theme parks across the Kingdom.



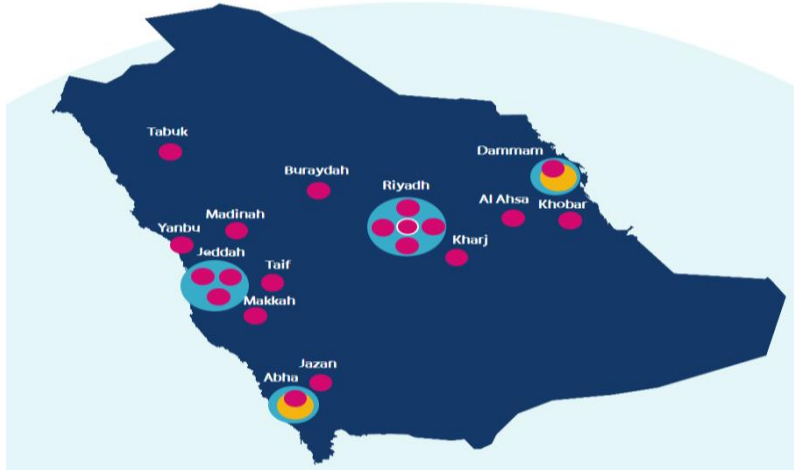
Developments

Seven's project portfolio includes the development of 50 high-end cinema theatres, 20 state of the art entertainment complexes and two theme parks across various cities in the Kingdom.

SEVEN - Entertainment Complexes

Project Plan

Entertainment complex location map



The Entertainment complexes are located in the following locations:

- Al Hamra – Riyadh
- Al Nahda – Riyadh
- Dammam
- Khobar
- Jeddah Sanabel
- Jeddah South
- Jeddah Obhur
- Abha
- Taif
- Al Kharj
- Buraydah and Unayzah
- Madinah
- Makkah
- Tabuk
- Yanbu
- Al Ahsa

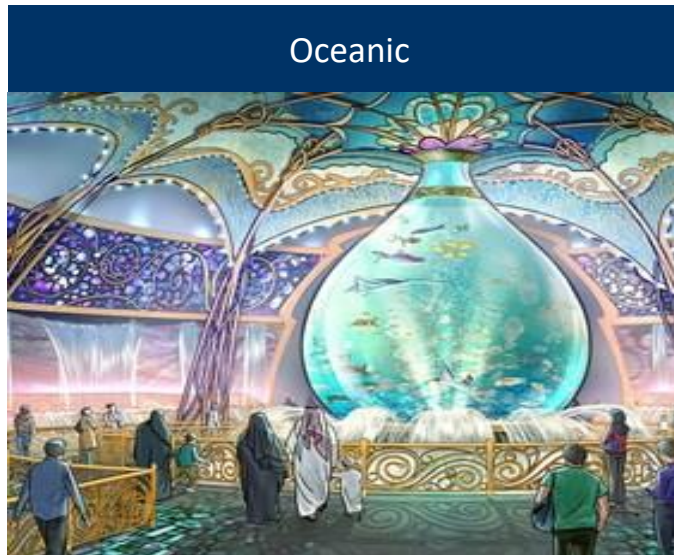
Adventure



Hanging gardens



Oceanic



Futurism



SEVEN - Entertainment Zones

Project Plan

Family Entertainment Center



Ski/Snow Park



E-Karting



Hubless Wheel



Clip 'n Climb



Indoor SkyDiving



SEVEN - Package Breakdown

Project plan

- In Jeddah, Seven unveiled plans to construct various entertainment facilities in order to match the leisure needs of over four million citizens and tourists.
- Seven is all set to launch several entertainment complexes in the holy cities of Madinah and Makkah.
- Saudi's fifth largest city Taif will also feature new leisure projects by Seven
- Al-Kharj which facilitates easy commuting between Riyadh and Dammam will also see the construction of an entertainment complex.
- Seven also plans to develop waterfront attractions in Dammam and Al Khobar.
- Other major developments planned in Tabuk, Buraydah, port city of Jazan, Al Nahda, Abha and Khamis.

Abha Complex



Exit 10 entertainment complex in Riyadh



SEVEN – Awarded Contracts

Several major projects already in the last 12 months



Project	Value (\$m)	Contractor	Scope
Seven - Al Nahdah Entertainment Complex (Exit 15)	650	Consolidated Contractors Company (CCC)	Construction of recreational complexes, ski slope and water park in Al Nahdah
Seven - Al Hamra Entertainment Complex (Exit 10)	371	Shapoorji Pallonji	Development of an integrated recreational complex at the intersection between King Abdullah and Eastern Ring roads at Exit 10 in Al-Hamra, Riyadh
Seven - Tabuk Entertainment Complex	267	A JV of UrbaCon Trading & Contracting/Al Bawani	Construction of an integrated recreational complex over land area of 40,000m2 at King Faisal Road in Tabuk
Seven - Abha Entertainment Complex	253	Modern Building Leaders	Development of an integrated recreational complex in Abha on a built up area of 70,000m2
Seven - Medina Entertainment Complex	200	A JV of UrbaCon Trading & Contracting/Al Bawani	Construction of a large leisure club, amusement parks and entertainment facilities
Seven - Yanbu Entertainment Complex	200	A JV of UrbaCon Trading & Contracting/Al Bawani	Development of recreational complex, on a built up area of 70,000m2 in Yanbu
Seven - Site Establishment Package: Yanbu, Medina and Tabuk (Bundle I)	25	Mofarreh Alharbi & Partners Co. Ltd	Construction of roads and associated facilities, and site establishment works
Seven - Site Establishment Package: Jeddah, Obhur and Mecca (Bundle II)	24	Levels Engineering & Contracting	Site establishment works for entertainment complexes in Jeddah, Obhur and Mecca
Seven - Early Works Package: Dammam	20	Keller	Early works for an integrated recreational complex on an area of 326,000m2 in Al-Hamra district
Seven - Site Establishment Package: (Bundle III Jizan)	20	Advanced Construction Co.	Construction of roads, offices, and related infrastructural facilities in Jizan

SEVEN - Project List

Planned and unawarded projects



Project	Value (\$m)	Status
Seven - Al Ahsa Entertainment Complex	300	Study
Seven - Adventure park in Abha	200	Study
Seven - Al Kharj Entertainment Complex	200	Design
Seven - Al Khobar Entertainment Complex	200	Main Contract Bid
Seven - Buraidah Entertainment Complex	200	Design
Seven - Dammam Entertainment Complex	200	Main Contract Bid
Seven - Jeddah Obhur Entertainment Complex	200	Design
Seven - Jeddah Sanabel Entertainment Complex	200	Design
Seven - Jizan Entertainment Complex	200	Bid Evaluation
Seven - Mecca Entertainment Complex	200	Main Contract Bid
Seven - Riyadh 3 Entertainment Complex	200	Design
Seven - Riyadh 4 Entertainment Complex	200	Design
Seven - Riyadh 5 Entertainment Complex	200	Design
Seven - South Jeddah Entertainment Complex	200	Design
Seven - Taif Entertainment Complex	200	Main Contract Bid
Seven - Waterpark in Dammam	200	Study
Seven - Infrastructure Package: Dammam	40	Bid Evaluation
Seven - Enabling Works Package in Jizan	20	Bid Evaluation
Seven - Obhur Enabling Works Package	20	Main Contract Bid

Procurement



Source: theredsea.sa/



About Suppliers.AMAALA.com

<https://suppliers.amaala.com/> is the main website

<https://suppliers.amaala.com/pmweb/externalusers.aspx?db=1> is the **vendor** logon for self-registration

The website is divided to cater 2 set of users; for **AMAALA employees** & **Vendors**

suppliers.amaala.com
Registration Manual

Source: Amaala Website



Sign Up

Interested suppliers can enter their details and create their login account.

Weblink - <https://suppliers.jcd.com.sa/Supplier/Sign%20Up.aspx>

Login Information:

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*Password:

*Re-Type Password:

Personal Information:

*Name:

*Family Name:

*E-Mail Address:

* ☐ Contractor is advised to ensure that all information submitted is accurate and does not include any inadvertent misrepresentation of Contractor qualifications. Such situation can have a serious negative impact on Contractor's registration process.

Sign Up

Source: Jeddah Central

- Supplier and contractor resources are spreading thin and there are concerns the Kingdom will have enough capacity to deliver its projects plans. Specialised equipment and materials, labour accommodation, and MEP are under particular pressure
- In light of this, major clients in Saudi Arabia are competing to secure vendors and are offering more flexible contracting terms. For example, Red Sea Global does not require tender bonds, has favourable terms (normally 60 days), and variable advance payments.
- NEOM is employing early contractor involvement (ECI) contracts so speed up delivery and reduce risk by awarding the design to two or three contracting groups after which it selects one to carry out the construction.
- Most of the giga project clients are free to employ to their own contracting strategies and do not necessarily have to follow government procurement regulations. There is no discrimination over source of content, although local content is preferred.
- As work accelerates, capacity is expected to continue to fall and will likely become a suppliers and contractor's market. Clients will increasingly look overseas for suppliers, and companies which may not have worked in the Kingdom before will be especially welcome.

Q&A

Do you have any questions?

Ed James
Head of Content
MEED
edward.james@meed.com
Tel: +971 50 661 4048



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