

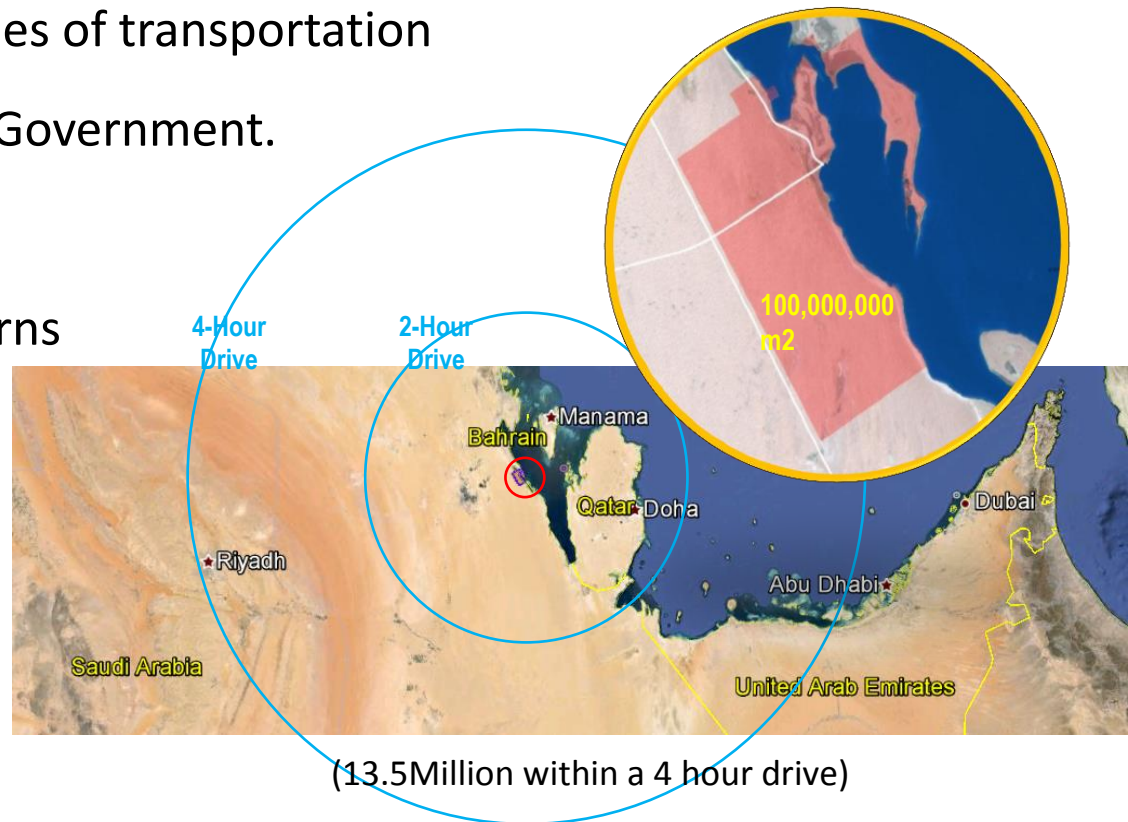


Al-Uqair

The Kingdom's First Mixed Use Tourism Destination

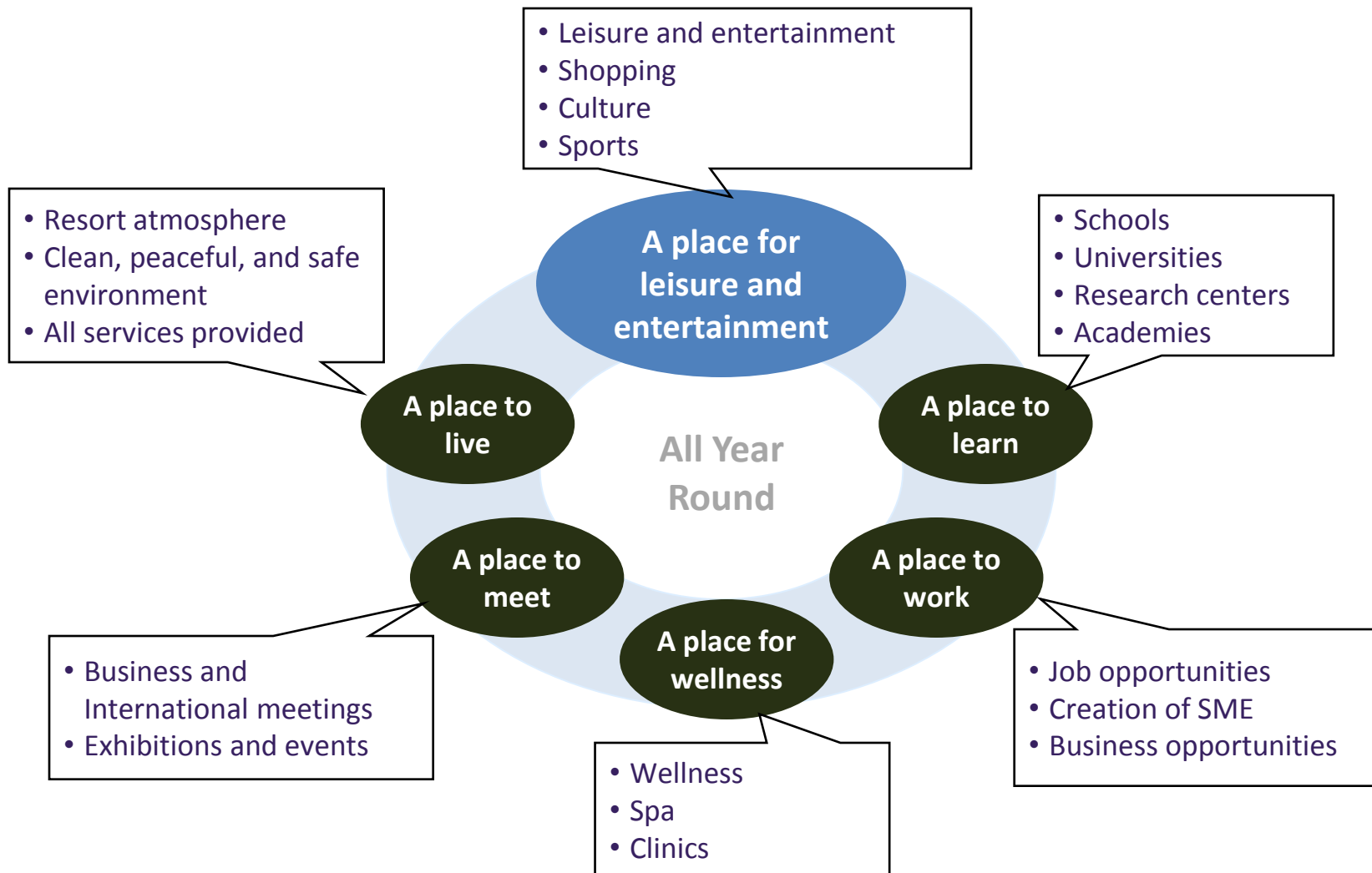
Why Al-Uqair ?

- Distinguished Natural Values
- Distinguished Historical Values
- Proximity to large population areas
- Accessible by several modes of transportation
- The land is owned by the Government.
- High market demand
- High Socio-economic returns

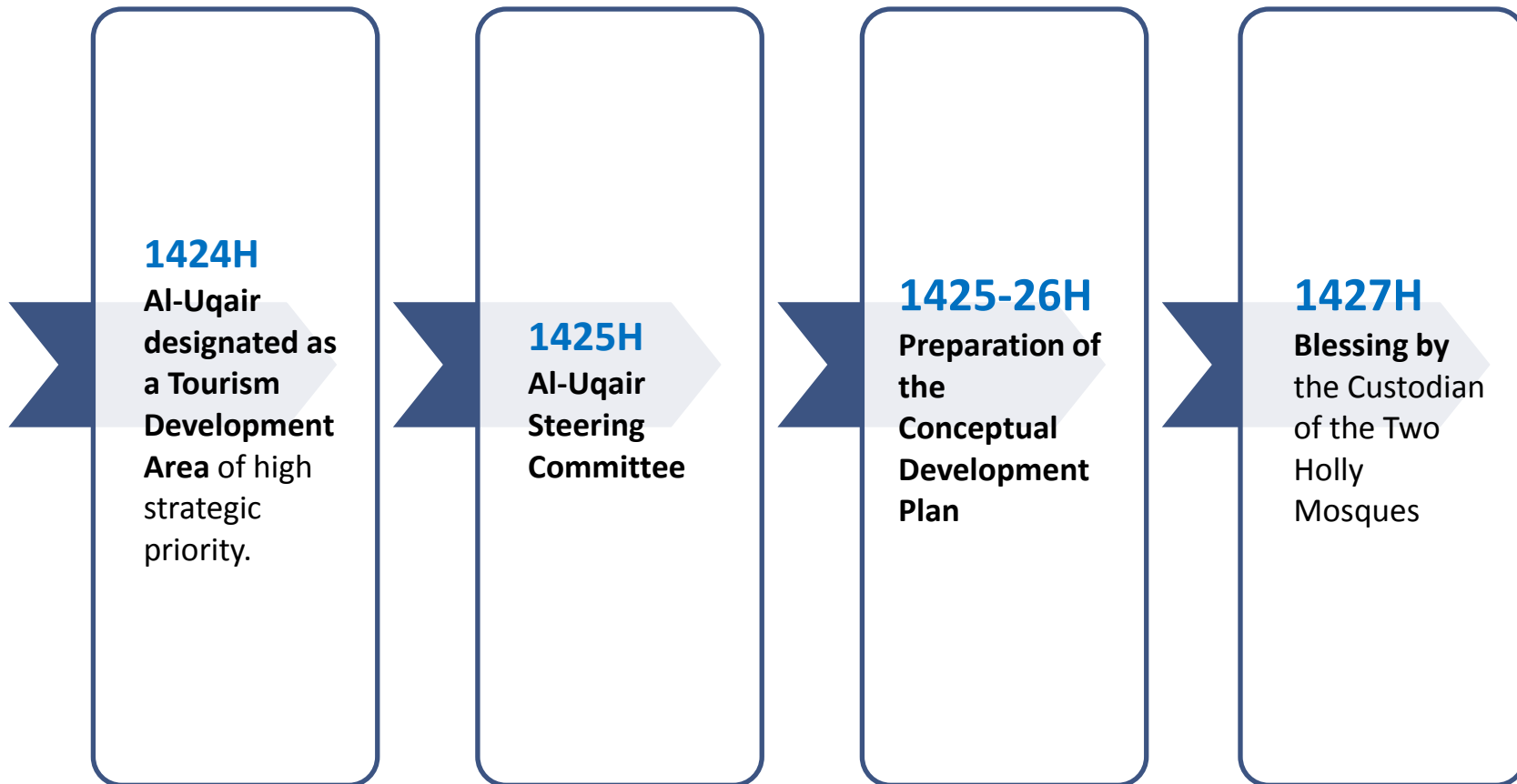


Vision

A Mixed-use Tourism Destination Attracting Visitors, Residents & Businesses

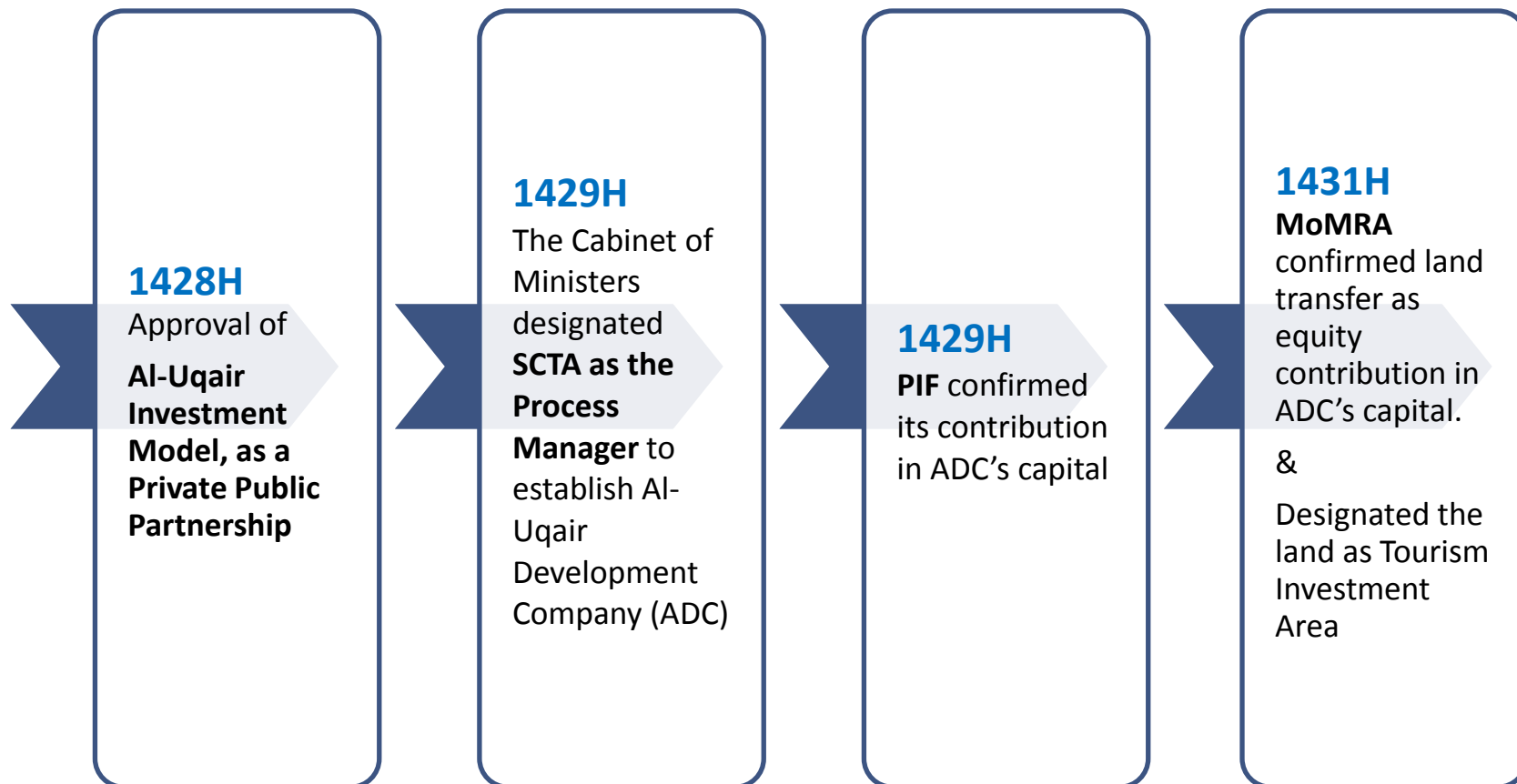


Main Milestones



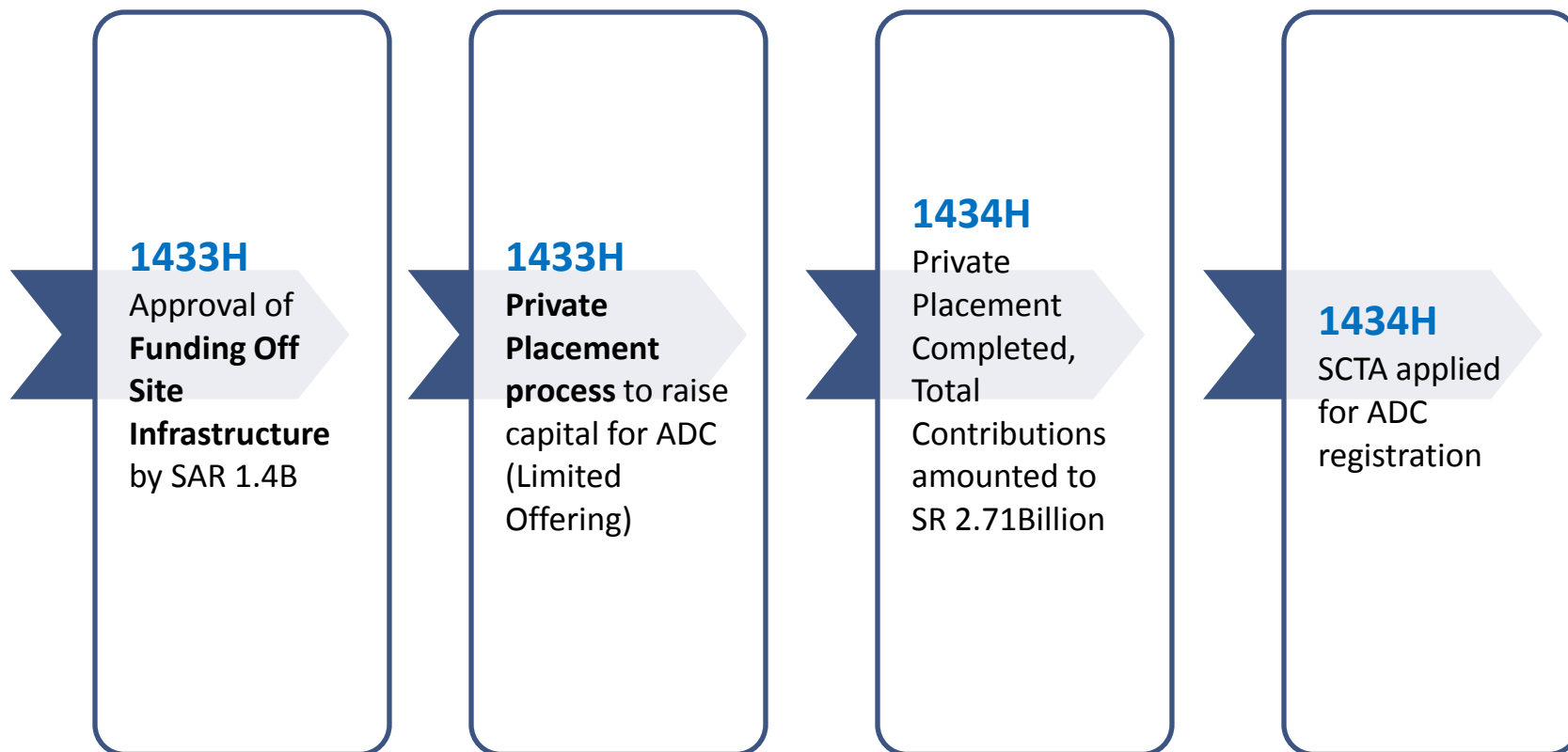
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Main Milestones



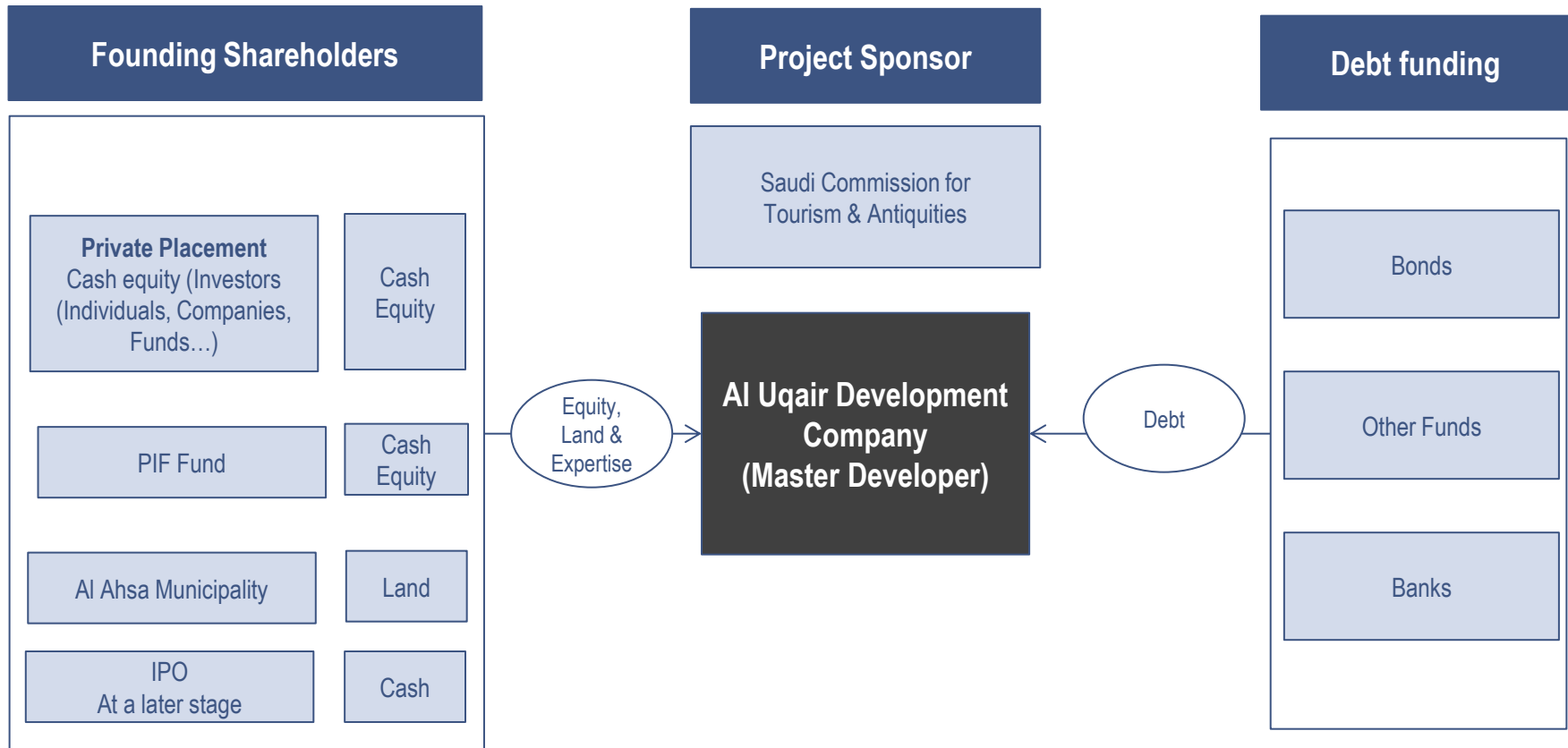
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Main Milestones



A “FIRST”

- The Kingdom’s FIRST large scale new tourism destination:
- SCTA’s FIRST Mega Project
- A First type of an Investment Model



Business Model of ADC

Stage 1: (up to year 5 - 7)

Sole Developer

During the early stages of the development, ADC will have a full control over the development and the management of the destination

Stage 2: (up to year 12-15)

Mix Developer

(Sole + Master Developer)

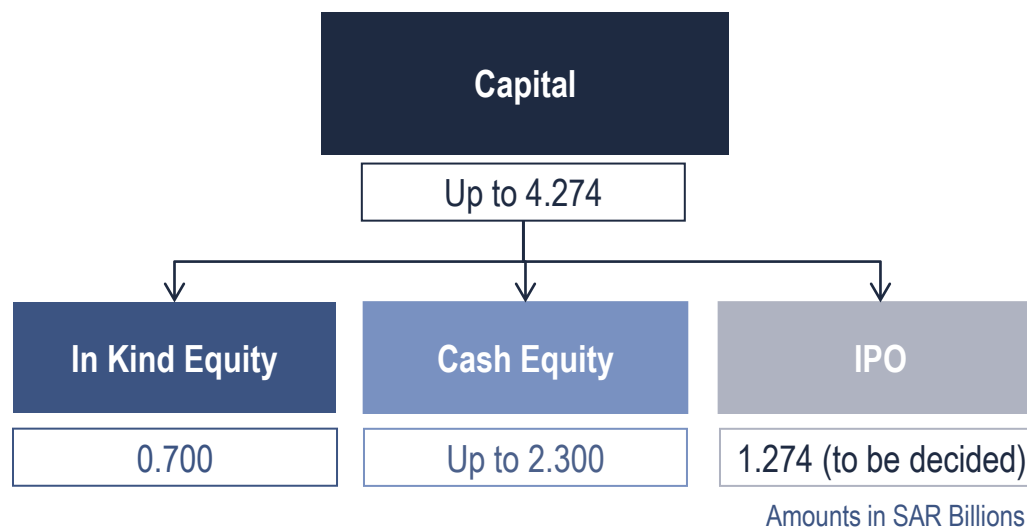
ADC will start selling land to other developers and will focus on developing real estate units

Stage 3: (onwards)

Land Master Developer

ADC will solely sell lands to other developers and will progressively reduce its involvement in the development

Capital Structure of ADC



Conceptual Master Plan – Land Use



Integrated / Low Density Tourism Destination



Channel Premium Residential Community

Marina

- Private berths for rent
- Water Sports Marina

Oceanographic

Main Hotel District

- Hotels
- Furnished Apartments

Marina Retail

Convention Centre

Main Mosque

Historic Port of Uqair

Main Activity Corridor

- Main Beach
- Children's playground
- Restaurants

Water Park

Al-Uqair Characteristics

- ▶ Mixed use development
- ▶ Humanized city
- ▶ Attracting people to visit and live
- ▶ Building on historic values
- ▶ Reflecting local architecture
- ▶ Protecting the Environmental
- ▶ Environmental Friendly

Development Components

1. Leisure, Entertainment & Commercial Components “something for everyone in the family”

Historic Port



Water Park



Motor Center



Luna Park



Water Sports Center



The Aromatherapy Centre



Ibn Battuta Theme Park



The Outlet Village



Oceanographic Al Uqair



Recreational Corridors



Development Components

2. Touristic Accommodation Components

A diversified product range that will target a wide range of segments, interests and motivations: “something for everyone to afford”



Hotels/ Resort Hotels

5,421 rooms / 5 stars

2,134 rooms / 4 stars



Furnished Apartments

6,819 units / 5, 4, & 3 stars



Tent Camps

100 units / 4 stars

100 units / 3 stars

Development Components

3. Residential / Second Homes Components

A diversified product range that will target a wide range of those who wish to reside in Al-Uqair, or to have a second home there.



Up-scale Villas

900 plots



Villas

5,550 Built Units



Apartments

10,753 Built Units



Townhouses

9,050 Built Units

Development Components

Off Site Infrastructure



Roads

There has been rapid progress in upgrading and construction of all highways that will connect Al Uqair to Riyadh, Al Ahsa, and Dammam. Gulf Coastal Highway is also under construction linking the GCC countries



Power and Electricity

The government is already in the process of developing major power installations and grids for the developments in Al Uqair, SR 1.0 Billion is already allocated to provide Electricity for the site



Water supply & Sewage Treatment

The water and sewage treatment plants are currently being planned and designed to support the future needs of the destination, SR 0.4 Billion is already allocated to provide for a water desalination plant for the site as well as a sewage treatment plant.

The government provided funds for all off-site infrastructural components that will be vital for Al Uqair as a tourist destination

Al Uqair main socio - economic conclusions

Economic diversification

- ▶ Al-Uqair will help boost the tourism industry and diversify the Al-Ahsa and overall Eastern Province economy, currently very dependant on oil and agriculture

Balanced Regional development

- ▶ Al-Uqair will help launch and promote the economy of an underdeveloped area in the Kingdom
- ▶ The Al-Uqair model will act as a 'pilot test', and be able to be reproduced in other regions
- ▶ Al-Uqair will facilitate tourism initiatives in the local and regional private sector
- ▶ Al-Uqair will help reinforce the provincial tourism organization

Privatisation

- ▶ The public sector involvement in ADC, especially at the early stages, will encourage the private sector to gradually increase its involvement in the development
- ▶ Al-Uqair, through its organizational model, will act as a catalyst to facilitate private investment
 - ▶ At the end of the project, 79% of the total investment will have been carried out by the private sector

Al Uqair main socio - economic conclusions

Saudization

- ▶ Al-Uqair will create over 37700 direct job opportunities & 57000 indirect job opportunities, in addition to an average 28,000 construction jobs through the 30 year development plan
 - by 2040 almost 36% of Al-Uqair operational workers should be Saudis
- ▶ Al-Uqair will positively impact the Al-Ahsa region

Economic growth

- ▶ Al-Uqair will contribute to the KSA GDP with 0,18%
- ▶ Al-Uqair could increase government revenues in the future
- ▶ Al-Uqair will create a large number of jobs through the labor-intensive tourism industry

Thank You

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