



AK

الخزامة للاستثمار
AL KHOZAMA INVESTMENT

SETTING TRENDS,
TOUCHING LIVES

AK-Corporate-Profile

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Kingdom of Saudi Arabia

Vision 2030 aims to make Saudi Arabia a global hub for tourism and entertainment by investing heavily in infrastructure and real estate, with mega-projects like NEOM, the Red Sea, and Diriyah offering world-class tourism facilities. The hospitality and real estate sectors are crucial to diversifying the economy and creating job opportunities.

Al Khozama Investment aligns directly with Vision 2030 through its diversified portfolio, including luxury hotels, resorts, food and beverage, and wellness facilities. By delivering exceptional experiences that blend luxury with innovation, Al Khozama enhances Saudi Arabia's appeal as a top tourism destination and contributes to the Vision's economic sustainability goals.



رؤية 2030
VISION 2030
المملكة العربية السعودية
KINGDOM OF SAUDI ARABIA



KING FAISAL

King Faisal's vision and dedication to progress, while preserving tradition, continue to inspire generations. The King Faisal Foundation, which was established in his honor, has become a global entity, driving positive change and empowering future leaders.

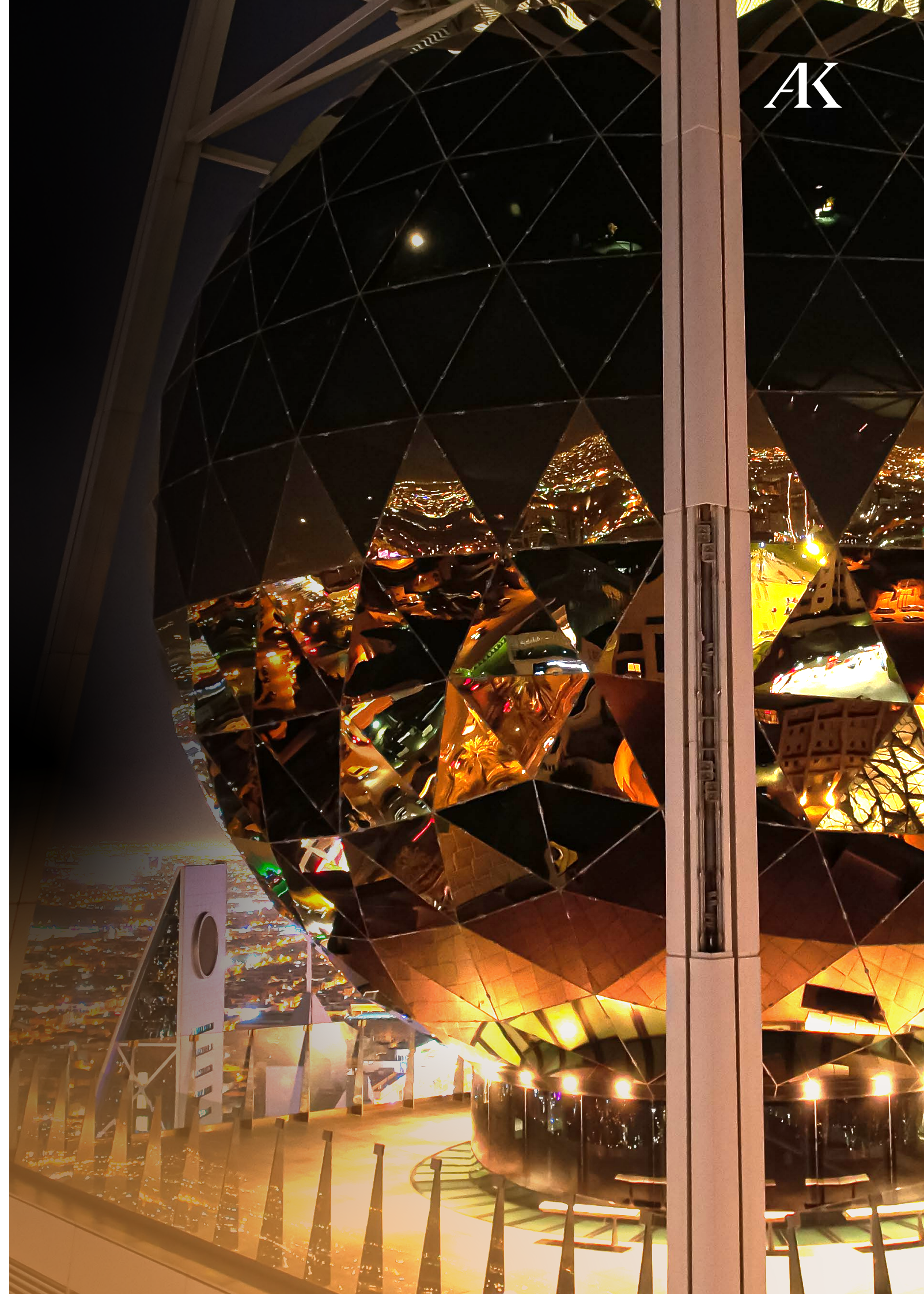
Al Khozama Investment was initially created to manage the real estate assets of the King Faisal Foundation. Over time, the company has expanded its scope, offering tailored services that help clients maximize time and profitability. Built on the principles of integrity, ambition, and innovation, Al Khozama continues to push boundaries, serving as a trusted partner for those seeking bold and insightful solutions.

About Us

Established in 1995, Al Khozama Investment Company is a leading developer, operator, and manager of luxury commercial properties in Saudi Arabia. Since its inception, the company has been at the forefront of innovation in the hospitality and real estate sectors, delivering exceptional experiences that seamlessly blend rich traditions with modern luxury. Signature projects include the iconic Al Faisaliah Tower and the prestigious buildings of the King Faisal Foundation, which showcase Al Khozama's dedication to excellence and cultural heritage.

Al Khozama's diverse portfolio spans several sectors, including real estate, hotels and resorts, food and beverage, spa and wellness, and facilities management. The company consistently raises standards in aesthetics, quality, and customer service, securing its position as a key player in shaping the future of the luxury market in the region.

With a commitment to excellence and sustainable growth, Al Khozama continues to deliver exceptional value to its clients, communities, and stakeholders. Recognized as one of the top 100 companies in Saudi Arabia, the company remains a leader in luxury hospitality and property management.



Core Products and Services:

AK's portfolio spans residential, commercial, hospitality, and mixed-use projects, showcasing its expertise and innovation. These developments reflect AK's commitment to delivering high-quality, sustainable, and profitable projects that create value for all stakeholders.

AK



Hitten Palace



Our Core Objective:

Our primary objective at AK is to position ourselves as the ideal partner for landowners and developers, helping them transform their vision into reality. With decades of experience in real estate development, we aim to provide end-to-end solutions that deliver exceptional results.



Core Services:



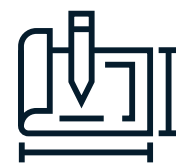
Market Research & Feasibility Studies:

We conduct detailed market research and feasibility studies to identify the potential and viability of each project. This ensures that every development is strategically positioned for success from the outset.



Financing & Capital Structuring:

We assist clients in finding flexible financing solutions through various channels, ensuring each project is supported by sound financial strategies that maximize returns, minimize risk, and align with the project's specific needs.



Design & Planning:

AK prides itself on innovative and sustainable design solutions that meet the highest standards of functionality and aesthetics. Our design process is tailored to meet the unique needs of each project, ensuring it reflects both modernity and cultural relevance.



Project Delivery & Construction Management:

From initial planning to project completion, we oversee every aspect of development. Our experienced team ensures timely and cost-efficient delivery while maintaining the highest levels of quality and safety.



Property Management & Operations:

AK provides end-to-end property management services to maximize the value of each asset. We focus on optimizing operational efficiency while enhancing the tenant and customer experience.

Strategic Direction



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**WE ARE CONSTANTLY CHALLENGING OURSELVES
TO SET NEW BENCHMARKS WITHIN THE REGION.**

**KHALID SAUD ABUHAIMED
CHIEF EXECUTIVE OFFICER**

Core Values and Approach

Al Khozama Investment is focused on providing innovative, high-quality spaces across various asset classes, including hospitality, food & beverage, facility management, and real estate. With a strong presence in the competitive Saudi market, Al Khozama has positioned itself as a leader in luxury commercial property development and management.

The company is committed to creating sustainable value for its clients and communities by integrating technology and forward-thinking approaches. Through excellence in managing both owned and third-party assets, Al Khozama consistently exceeds expectations and ranks among the top 100 companies in Saudi Arabia.

With a talented leadership team and a committed workforce, Al Khozama is ready to embrace the challenges and opportunities presented by the rapidly evolving business landscape. The company continues to invest in innovation and technology, while fostering partnerships to drive long-term growth and success.

Message

From The Chairman

“It brought together people from all walks of the Kingdom to the centre of Riyadh”

When the District Al Faisaliah was envisioned, we knew we were bringing an architectural concept that was a first to the Kingdom. Some might even say unconceivable to many minds. When we opened our doors for the very first time, it was an evening acknowledged and celebrated by the entire nation. It brought together people from all walks of the Kingdom to the centre of Riyadh to experience what they perceived as a gateway into a new tomorrow. The opening is forever etched in Riyadh's history.

We are embarking on this path once again, and within this book, we detail our plans, our partners, and most importantly, our purpose. We are here to touch lives and create memories for the people of Riyadh and beyond. We've chosen Gensler as our partner to work with us to create the future of how we live, work, and play.



PRINCE BANDAR BIN SAUD AL SAUD

Landmark Projects

Al Faisaliah District

Al Faisaliah District is one of the most prominent commercial and residential destinations in Riyadh, known for the iconic Al Faisaliah Tower, a significant architectural landmark in the Kingdom. The district features a range of premium facilities, including commercial offices, luxury hotels, and dedicated spaces for shopping and entertainment. Al Faisaliah is a fully integrated destination that blends work with modern living, offering an ideal environment for business, conferences, as well as high-end services for both residents and visitors.



Al Faisaliah Tower

by Foster + Partners

267 meters
Commercial Height

30 Commercial Floors
Wide Range of Premium Spaces

2 Plaza Offices
Unique Office Space Options

Designed by Foster + Partners and completed in 2000, Al Faisaliah Tower is the country's first form of structural expressionism combined with high-tech architecture and pioneering building design. This entailed the prominent display of the building's technical and functional components – an innovative and orderly use of prefabricated elements together with exposed glass walls and steel frames creating its iconic armadillo skin.

Al Faisaliah Tower is unique as it is at the heart and center of Riyadh. It includes 30 commercial floors, in a variety of platforms and spaces, as well as two plaza offices. Al Faisaliah Tower is part of a multi-use complex that is surrounded with all the best facilities, from residential apartments, to high-end F&B outlets.



King Faisal Foundation Complex

by Kenzo Tange

64.57 Meters
Commercial Height

40 Office Units
Wide Range of Commercial Spaces

Designed by Kenzo Tange and completed in 1982, King Faisal Foundation Complex is the headquarters of the King Faisal Foundation. It is a two-block building within The District Al Faisaliah.

KFF has an elegantly designed auditorium that can host major conferences, seminars, and lectures throughout the year, welcoming thousands of visitors annually. KFF also offers commercial offices, spacious outdoor activation and event spaces.



Al Faisaliah Mall



Al Khozama Investment is a leader in retail and commercial property management, providing world-class services that combine international best practices with local knowledge. The company manages premium retail destinations, including the iconic Al Faisaliah Mall, which serves as a cornerstone of Riyadh's luxury shopping and lifestyle experiences.

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MANDARIN ORIENTAL
AL FAISALIAH
RIYADH

Mandarin Oriental Al Faisaliah, Riyadh

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Located in the heart of Riyadh, Mandarin Oriental Al Faisaliah Hotel is one of the most luxurious hotels in the Kingdom. The hotel combines modern design with exceptional service, offering a wide range of luxurious rooms and suites that cater to both business and leisure travelers. The hotel features premium amenities, including world-class restaurants, a lavish spa, and state-of-the-art facilities for meetings and events, making it the perfect destination for both relaxation and business.



MAIZ

MAMO
MICHELANGELO

meraki

唐茶苑 ياتشيا والتشا
唐茶苑 YAUATCHA



la Cucina

La Brasserie
AL FAISALIAH HOTEL

The portfolio includes some of the world's most renowned restaurants, each known for its exceptional cuisine and unique ambiance:

LPM – A renowned French Riviera-inspired dining experience.

Maiz – A tribute to Saudi heritage, offering authentic Saudi cuisine.

Mamo – An Italian restaurant that brings the flavors of the Côte d'Azur.

Meraki – A modern Greek restaurant blending traditional Greek ingredients with contemporary flair.

Yauatcha – A high-end Chinese dim sum teahouse with a modern twist.

Da Pino – An Italian favorite known for its classic recipes and charming atmosphere.

La Cucina – A chic Italian dining experience in the heart of Riyadh.

La Brasserie – An international culinary destination offering a world tour of flavors in one venue.

This curated collection represents Al Khozama's commitment to delivering unparalleled dining experiences that cater to both local and international tastes.

AK

Hitten Palace

Al Khozama Investment provides comprehensive asset and facilities management services designed to maximize the value of properties while minimizing costs. With a strategic approach to business planning, the company ensures that every property it manages reaches its full potential, delivering optimal returns for both owners and investors.



Our Clients



Our Process with Partners

At AK, we prioritize building strong, transparent relationships with our partners to ensure a seamless and successful collaboration. Our streamlined process is designed to facilitate efficient decision-making and foster long-term partnerships. Here's how we work with each client:



1- Non-Disclosure Agreement (NDA):

We start by signing a mutual Non-Disclosure Agreement (NDA) to protect both parties' interests and ensure the confidentiality of all shared information. This step allows open and transparent discussions about the project's potential.

2- Initial Feedback within 48 Hours:

After our initial discussions and the signing of the NDA, we commit to providing detailed feedback on the project within 48 hours. This feedback includes initial assessments, insights, and suggestions, helping to align expectations and refine the project's scope.

3- Memorandum of Understanding (MOU):

Once the project parameters are agreed upon, we move forward by formalizing the partnership through a Memorandum of Understanding (MOU). This document outlines the roles, responsibilities, and expectations of both parties, providing a clear roadmap for the project's development.

4- Development Contract:

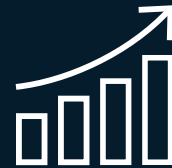
Following the MOU, the final step is the signing of a development contract, which formalizes the project and defines the full scope, timelines, and deliverables. This contract ensures that all aspects of the project are clearly defined and agreed upon, providing a solid foundation for its successful execution.

Competitive Edge

Our Competitive Advantage



At AK, our mission is to provide cutting-edge real estate solutions tailored to the unique needs of our partners. By offering end-to-end services, we ensure projects that not only succeed today but also deliver long-term value for tomorrow's generations.



AK's unique business model is built on a foundation of innovation, sustainability, and integrated solutions. We provide comprehensive services that maximize land value, ensure long-term growth, and create developments that are both profitable and environmentally responsible.



At AK, we believe that strong partnerships are built on transparency, trust, and efficiency. Our streamlined process—from signing an NDA to finalizing development contracts—ensures that every step is clear, efficient, and focused on delivering exceptional results for our partners.



AK has successfully completed a variety of landmark projects across key sectors. These developments not only set new industry standards but also contribute significantly to the economic and social growth of the communities they serve.



In a rapidly changing market, AK consistently outpaces the competition by embracing innovation, sustainability, and long-term value creation. Our ability to adapt quickly to market trends, while maintaining a high standard of quality, ensures that we remain at the forefront of the industry.



As we continue our journey, Al Khozama Investment is committed to setting industry benchmarks and supporting Saudi's Vision 2030. With investment, ambition, and a focus on empowering future generations, we are building a foundation for long-term success. Join us as we work together to turn visions into reality.

**For any inquiries or further information,
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