

AVORIS – Exploring New Dimensions

Real estate developer about to build Jeddah Airport City together with partners

Vienna, Jeddah, Cannes – March 14, 2023 – **AVORIS** has made an excellent name for itself when it comes to mixed-use development. The same approach – in a totally new dimension – is currently being pursued by the Austrian real estate developer in the Kingdom of Saudi Arabia (KSA). Together with its domestic project partner SARH Development, they are about to develop Jeddah Airport City. Following the residential housing project of Telal Al Nour in Mecca and O|Oasis Office Spaces, this will be the third development project involving AVORIS in Saudi Arabia. At this year's MIPIM, the leading real estate exhibition in Cannes, France, the prestigious Jeddah project will be presented to international professionals for the first time: 16 different project components will be built, among others 3- to 5-star hotels with 2,000 keys, an event arena for 20,000 visitors, a hospital, a 72,000 sqm event venue, 240,000 sqm of retail space, 140,000 sqm of office space and a City Terminal for up to 20 million passengers a year. After overall completion, the Jeddah Airport City will have a gross floor area of 2.2 million sqm and a leasable area of about 1.5 million sqm. Total investment will be EUR 4 billion, EUR 200 million from AVORIS itself and half of the volume from international investors. Start of construction is scheduled for this summer, and the works should be completed by the end of 2028.

Collaboration with SARH Development started when a delegation of the Austrian Federal Economic Chamber visited Saudi Arabia with a view to intensifying economic relations. In this context, AVORIS presented itself and was finally approached by Sultan Al Harbi, SARH chairman and CEO, who was in search of an international partner for the Jeddah Airport City project – and was subsequently convinced by the Vienna-based real estate developer. “It makes us proud that our expertise is appreciated by Saudi Arabia and we are confident that we can learn a lot from each other”, underscores Peter Wiesinger, one of the four Managing Partners of AVORIS. At that time, its subsidiary AVORIS Middle East was already running two offices in Saudi-Arabia and Dubai. For the Jeddah Airport City project, an investment company, where AVORIS Middle East holds a share of 21%, was set up together with SARH Development. “I am personally glad that AVORIS was in without taking too much time for consideration, and that we can develop this project, which is absolutely vital for Saudi Arabia, together”, Sultan Al Harbi holds an optimistic view of the upcoming endeavour. While the project partners have secured the building lease for a period of more than 40 years, the piece of land itself will be remaining in the ownership of the Jeddah Airport Company.

Powerful driver of the economy and hub

Well-known for being the gateway to the holy cities of Mecca and Medina, Jeddah Airport has the goal of drastically increasing passenger volumes from currently 40 million to over 110 million. The new Jeddah Airport City, which will be completed by the end of 2028 following state-of-the art principles of sustainability, will play an important role for these ambitious tourism and transit plans. The broad range of mixed-use real estate spaces will encompass not only spacious residential housing units, shopping and office areas, but also health facilities,

leisure and entertainment areas, a food court and, of course, the Central Park in the heart of the Jeddah Airport City. In this green oasis, passengers as well as locals will be able to relax and enjoy the lush flora of the 350,000 sqm Botanical Gardens. Without doubt, another asset of AVORIS and SARH Development is the licence to provide check-in services to up to 20 million passengers a year as well as the direct train connection to Mecca and Medina. If proof were needed for the attractiveness of Jeddah Airport City, it would be the fact that even before the start of construction works, contracts have been concluded with an international operator for the 20,000-seat Arena designed for sports, leisure and cultural events. Moreover, numerous letters of intent by prestigious international hotel and hospital operators have already been received when it comes to participating in the project.

A paradigm shift only at first glance

This large-scale project marks the preliminary culmination of AVORIS's growth path with an international focus. The leap from projects in Austria ("G'mischter Block" in Vienna, Weidfeld Community Centre in Traun near Linz) is not as giant as might initially be assumed. It is the dimensions that make the difference: "Beside that, there is hardly any difference, really", states Peter Wiesinger. "The development of mixed-use projects is our forte. This is why we are a valued partner here in Saudi Arabia as well." In Jeddah, AVORIS once more pursues its tried-and-tested strategy of getting on board the best regional and international experts. Via SARH Development and following the "Smart Airport City" conference at Vienna Airport in May 2022, AVORIS has close links with industry insiders and is perfectly prepared to meet the challenges posed by the development of its so far largest project in Saudi Arabia.

Intriguing drive for modernisation

„Our first two projects in Saudi Arabia are up and running and I am deeply impressed by the country's excellent economic framework conditions and its all-encompassing innovative spirit. The speed of this current drive for modernisation when it comes to culture, technology and society is absolutely intriguing", underscores Peter Wiesinger. Saudi Arabia is currently opening up and foreign companies are met with outstanding support for their investment projects from the Ministry of Investment. Knowledge and technology transfer play a significant role here, be it in the fields of project development, environment, or tourism. Therefore, partnerships with international and European experts are supported accordingly. As a specialist for mixed-use development, AVORIS is, together with its domestic partners, actively contributing to Vision 2030, the official development program of Crown Prince Mohammed bin Salman.

Press section:

Please find the press release containing project visualisations and photos via the following link: <https://www.avoris-me.com/mainproject-airport-city-downloads/>