

THE PULSE OF BUSINESS



**KING HUSSEIN
BUSINESS PARK**
مجمع الملك حسين للأعمال

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A HIGH-QUALITY LANDMARK DEVELOPMENT

WITH MORE THAN 120,000 SQM OF
READY-TO-USE OFFICE SPACE LOCATED
AT THE HEART OF THE CAPITAL, AMMAN



LOCATION

Outstanding urban location on Amman's main international corridor with quick access to all city amenities.

READY FOR BUSINESS

Class-A office space, state-of-the-art communications networks, convention center, retail, hotel, sports complex, social and support areas, and much more...

OPPORTUNITY

King Hussein Business Park means business in a modern corporate environment with a multitude of space, fittings, and term offerings to accommodate your future business growth.

As a high-quality landmark complex originally established as the administrative headquarters of the Jordanian Army, the decision was made in 2010 to rehabilitate and convert the complex into the King Hussein Business Park (KHBP), with the goal to create mixed-use class-A offices integrated with commercial, retail, and hotel outlets, amenities and public spaces.

KHBP is an unmatched opportunity for your business and your people to enjoy the benefits of working in a first-class location in Amman's most sought after area, with a modern workplace with excellent facilities ready for business and a truly state-of-the-art data and communications network.

LOCATION

KHBP is located on King Abdullah II St. along Jordan's bustling main transportation corridor.

The site is adjacent to King Hussein Medical City, Jordan's largest medical center and one of the region's most advanced, and King Hussein Park, Amman's newest and largest public park that houses two of Amman's most popular museums (the Royal Automobile Museum and the Children's Museum) as well as the King Hussein Mosque—Jordan's largest mosque and an outstanding architectural landmark.

Amman's main shopping malls are both less than a 5-minute drive away while the main shopping and entertainment districts of Sweifieh and Abdoun are less than 10 minutes away. KHBP also enjoys direct highway access to the Queen Alia International Airport, which is just 33 Km south.





PLUG AND PLAY OFFICE SPACE

KHBP, Jordan's dynamic and vibrant model business city, provides up to 60,000 sqm of international-standard, class-A office space that's ready to host local, regional and international companies.

There are currently thirty two (32) buildings on site, eighteen (18) of which are utilized for office use offering office space that starts at 250 sqm and goes up to building areas of 5,000 sqm.

KHBP office space is planned with contemporary multi-functional designs, offering a variety of features:

- ✔ Flexible open-space smart designs
- ✔ Raised flooring housing all connections underneath
- ✔ Cutting-edge communications network and IT infrastructure
- ✔ All-fiber optic infrastructure
- ✔ The core communications and IT system accept modifications and are easily expandable by adding modules
- ✔ The network on-site is a multiple of 10GB, and 1GB for each user
- ✔ Redundant IT and back-up electrical supply
- ✔ Each floor is equipped with a "low current room"
- ✔ IP telephony system
- ✔ Multiple layers/levels of security
- ✔ Reliable international-standard safety system

KHBP also benefits from a pre-existing ICT infrastructure with multiple nodes of connection with all the local telecom providers





CONVENTION CENTER

FACILITIES AND AMENITIES

EVENTS AND CONFERENCES

A high-end and fully equipped convention center seats up to 500 people, in addition to a multi-purpose building customized with superior finishing, special installations and A/V capabilities, offering complementary services to any event such as dining, breakout sessions, conferences, events and small gatherings.

THE BUNKER

A large underground bunker that serves a variety of uses dependent upon tenants' needs, including a Disaster Recovery Center for corporate, national and regional data purposes, storage for e-government, banking, insurance and airline industries, or secure archiving and secure communication services.

HOTEL

A high-end dormitory with flexible designs that can be reconfigured into a 4-stars hotel.

SPORTS COMPLEX

Hosting first-class facilities, an indoor swimming pool, and ample room for gym expansion.



RETAIL

RETAIL

The complex provides retail outlets including restaurants, cafés, a mini market and a pharmacy to cater to the needs of the KHBP community.

THE DATA CENTER

A state-of-the-art facility delivering the highest levels of resilience and offering a range of solutions for system deployment and operation. Our support team is on site and dedicated to the support of your business 24 hours a day, all year round.

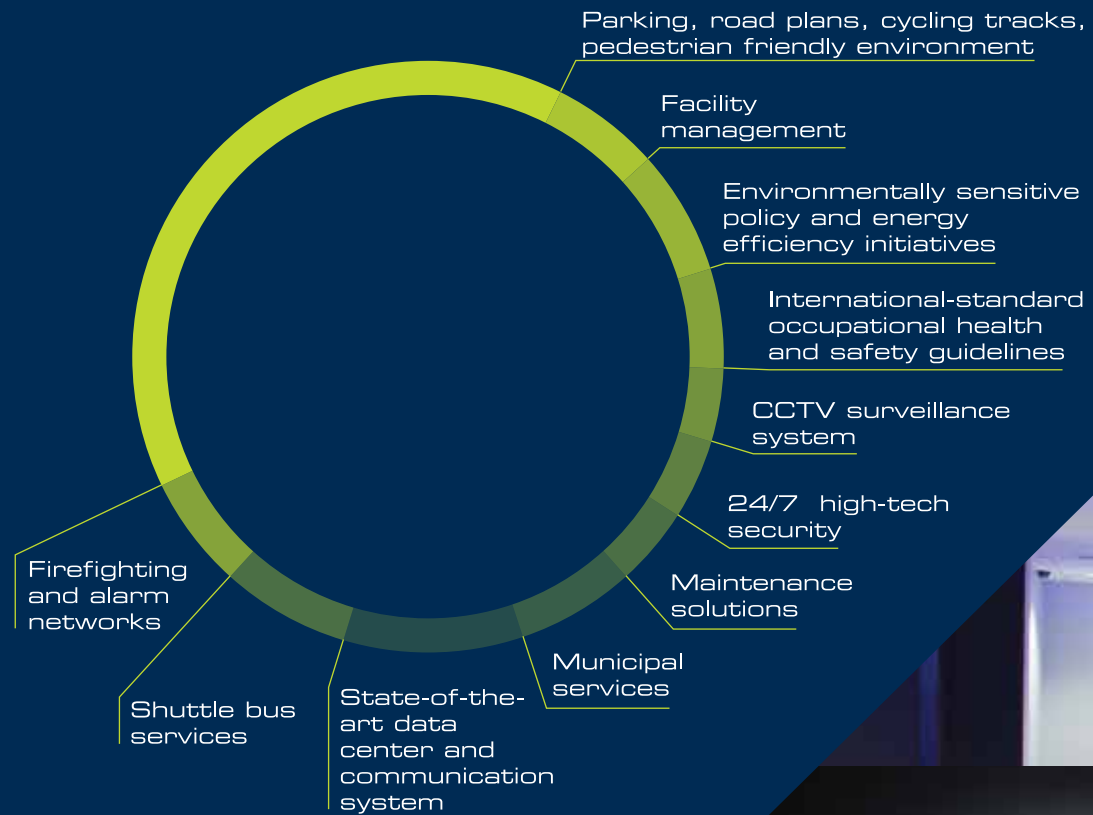


GYM



EVENTS VENUES

SERVICES AND FEATURES



INVESTMENT LAW

Companies operating in KHBP enjoy a competitive business environment capable of attracting local and international investment, coupled with a wide range of business solutions, including financial incentives offered by Jordan's Investment Law, in addition to competitive real estate prices, a well-educated labor force and lower costs of living.

The Investment Law places the private sector firmly in the lead among developers and operators of mixed-use, educational and high-technology zones in Jordan. Moreover, it provides unprecedented streamlining and quality of service in the delivery of licensing, permits and ongoing procedures necessary for business operations.

The law's streamlined regulatory framework, whose procedures are in line with leading international practices, guarantees effective implementation of business startup processes. It also provides investors with an improved business environment, including but not limited to:

- ▲ No restrictions on foreign ownership
- ▲ Streamlined business procedures
- ▲ Streamlined licensing for expatriates
- ▲ Streamlined property registration/transfer
- ▲ Flexible labor regulations
- ▲ Improved investor protection and disclosure of company transactions
- ▲ Improved enforcement of intellectual property rights
- ▲ Streamlined customs regulations to speed import/export of products and materials
- ▲ Clear land ownership policy
- ▲ Promote post audits
- ▲ Allowances for the establishment of Free Zones within the bounds of the Development Zones

The Investment Law enhances Jordan's competitive position, creating a legislative and regulatory environment aimed at facilitation and serving international and Jordanian investors alike.

TAX INCENTIVES Investment Law

Income Tax	5%	On all taxable income from activities within the Development Zone
Income Tax	0%	On all taxable income from export
Sales Tax	0%	On goods sold into (or within) the Development Zone for use in economic activities
Import Duties	0%	On all material, instruments, machines, etc. to be used in establishing, constructing and equipping an enterprise in the Development Zone
Social Services Tax	0%	On all income accrued within the Development Zone or outside the Kingdom
Dividends Tax	0%	On all income accrued within the Development Zone or outside the Kingdom



SUCCESS FACTORS

The success of the King Hussein Business Park will be built upon:

- Economic and political stability
- Access to international markets
- Robust business infrastructure
- Highly qualified and experienced workforce
- The property's strategic location
- Investment Law benefits
- High-quality infrastructure and building development

STAR SECTORS



KHBP TENANTS

The Business Park currently hosts renowned key international players in the following sectors:

ICT, Media, Healthcare and Education Sectors:

HP, Microsoft, DELL, Ericsson, Samsung, LG, CISCO, Jordan Ahli Bank IT Innovation Center, MBC Group, Bayer, Al-Faisalieh Group (AFG), Schneider, and Obeikan.

International Organizations and NGOs:

IATA, DAI-USAID, CRDF-Global, King Abdullah II Fund for Development (KAFFD), King Abdullah II Centre for Excellence (KACE) and the American Chamber of Commerce (AMCHAM).

Stars of Jordan in ICT, Media and Health Sectors:

Rubicon, Arabia Cell, Gaming Lab, Hala FM, Bliss FM, Hakeem (EHS) and startup and entrepreneurship companies Oasis 500 and Migrate.

KHBP also hosts renowned key local brands as part of its newly established retail component, these include: SNAX, Café @ Park and Pharmacy 1.





The main dormitory building was converted into KHBP's engine for collaborative innovation, Grow, offering office space for startups, entrepreneurs and co-working.

Grow is fully equipped with the latest in design and technology and offers flexible office spaces that cater to the needs of startups, entrepreneurs, and freelancers. Various communal work spaces, private meeting rooms, free high-speed internet and free coffee break stations create a unique ecosystem and a feel-good environment for these companies to grow and succeed.

Grow offers three categories of office space to startups, entrepreneurs and freelancers:

- ▲ Co-working
- ▲ Small offices
- ▲ Medium offices



GROWING WITH JORDAN

In keeping with its scale and diversity, KHBP's development will be phased over the coming years, providing a platform for the future growth and development of Amman and Jordan.

Phase I built on the solid foundations provided by the high-quality buildings and facilities in the existing Jordanian Army Headquarters complex and converted them into the King Hussein Business Park. Phase I will be closely followed by the development of existing open sites within the complex, adding to the critical mass of the location, office space and facilities and amenities.

Future phases of development will ensure that KHBP will be an active and vibrant urban community, integrating its international-standard office space and business environment with superb residential development and a vast array of hospitality, retail outlets, entertainment and leisure opportunities for residents, workers, visitors and tourists. Subsequent phases of the master plan will be developed in order to meet market demand over the coming years.





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