

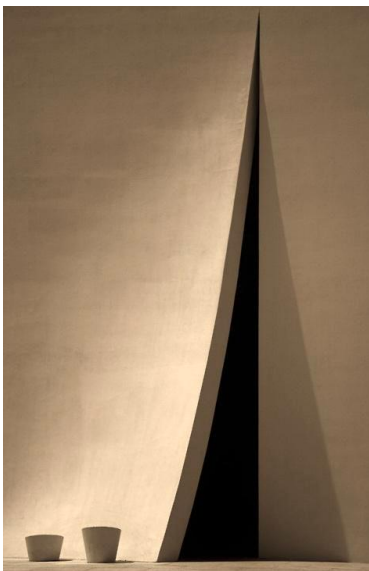


KE IHG

Al Jawhara Hotel

Jeddah,
Saudi Arabia.
June 2026





M & BEYOND®

Urban Living

Taking urban to another dimension

KE IHG

Al Jawhara Hotel



M & BEYOND®

Urban Living

Taking urban to another
dimension

KE IHG

Al Jawhara Hotel



M & BEYOND®

Urban Living

Taking urban to another dimension

KE IHG

Al Jawhara Hotel



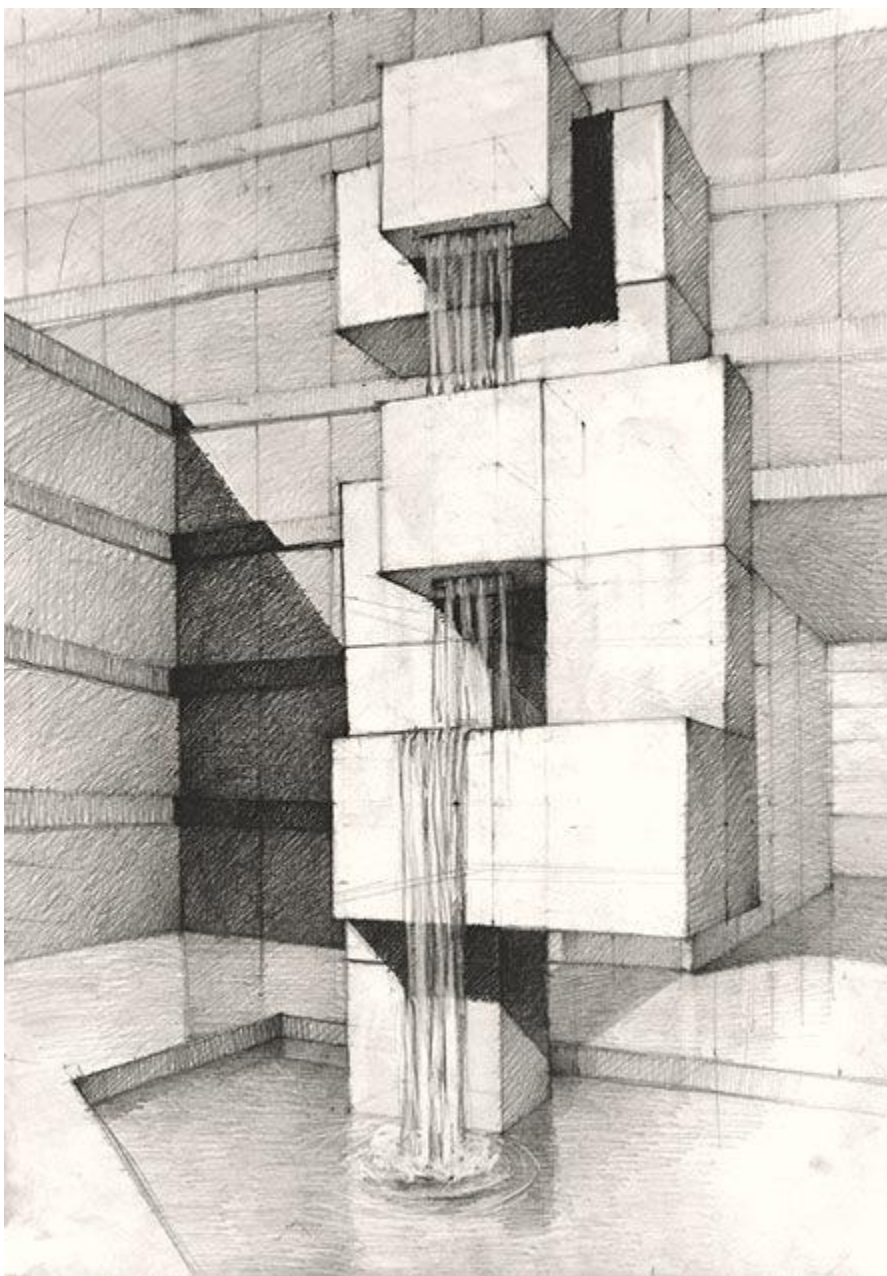
M & BEYOND®

Individualized

Privately shared within

KE IHG

Al Jawhara Hotel



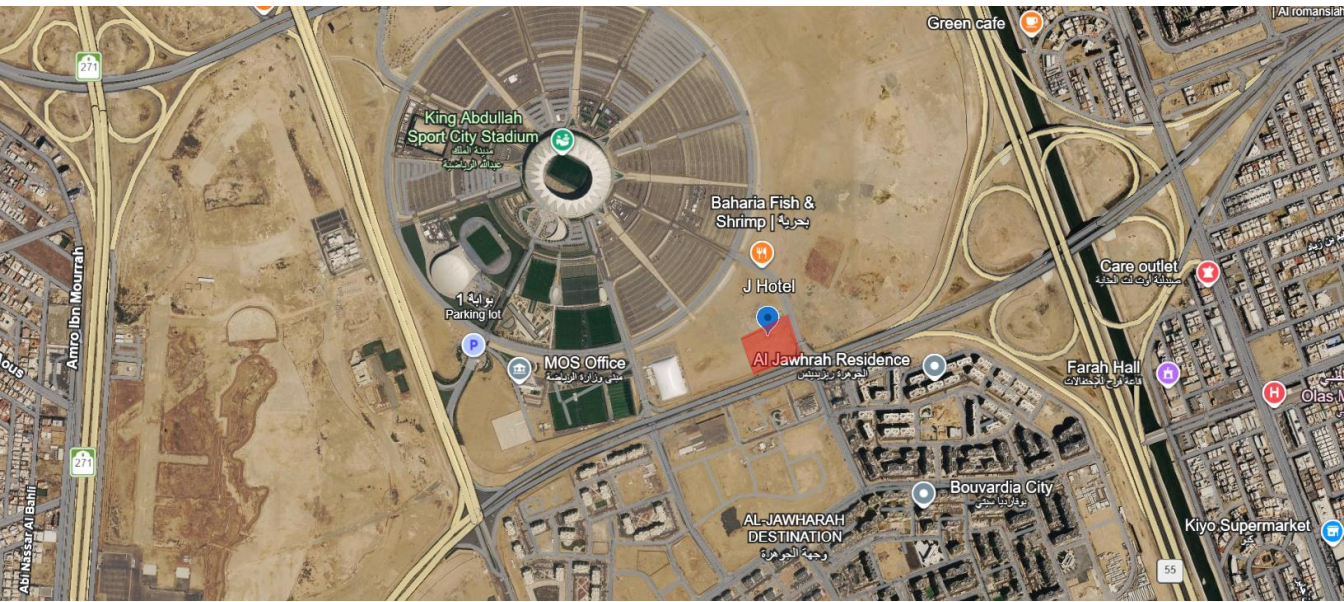
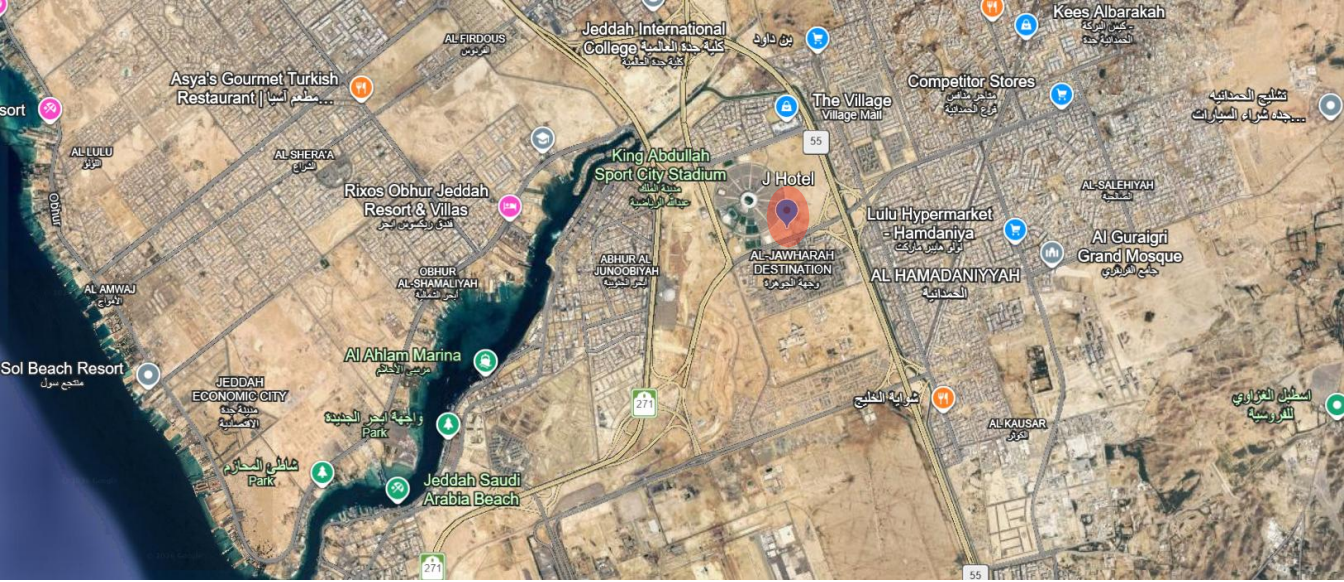
M & BEYOND®

Location

Site Map and surrounding

KE IHG

Al Jawhara Hotel



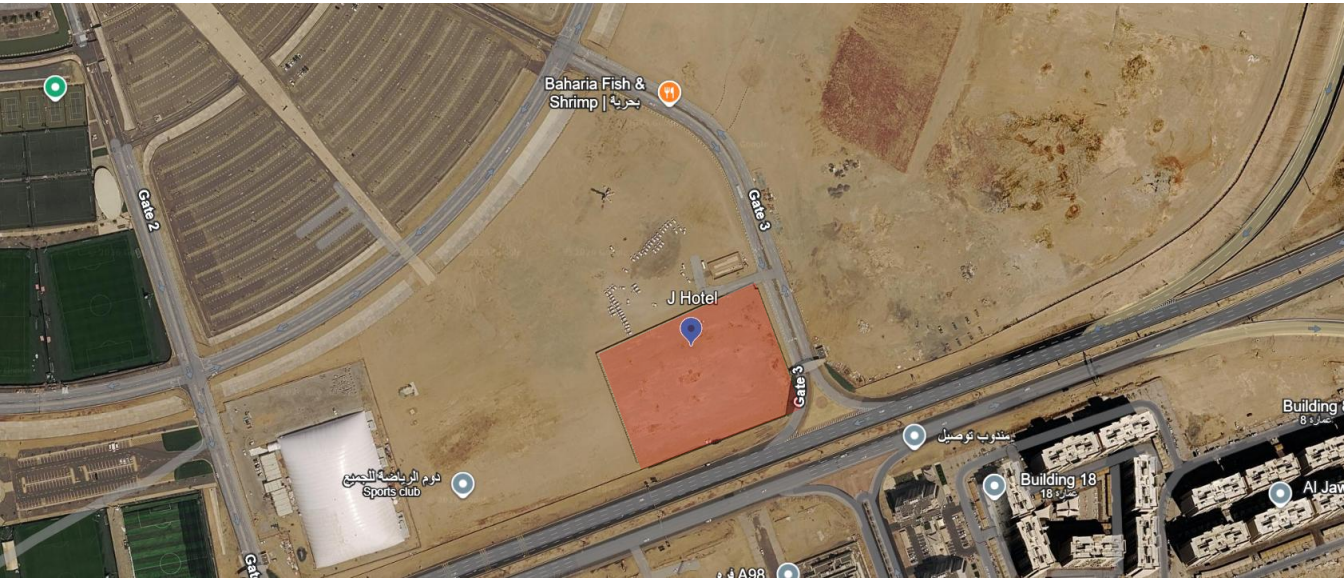
M & BEYOND®

Location

Site Map and surrounding

KE IHG

Al Jawhara Hotel



M & BEYOND®

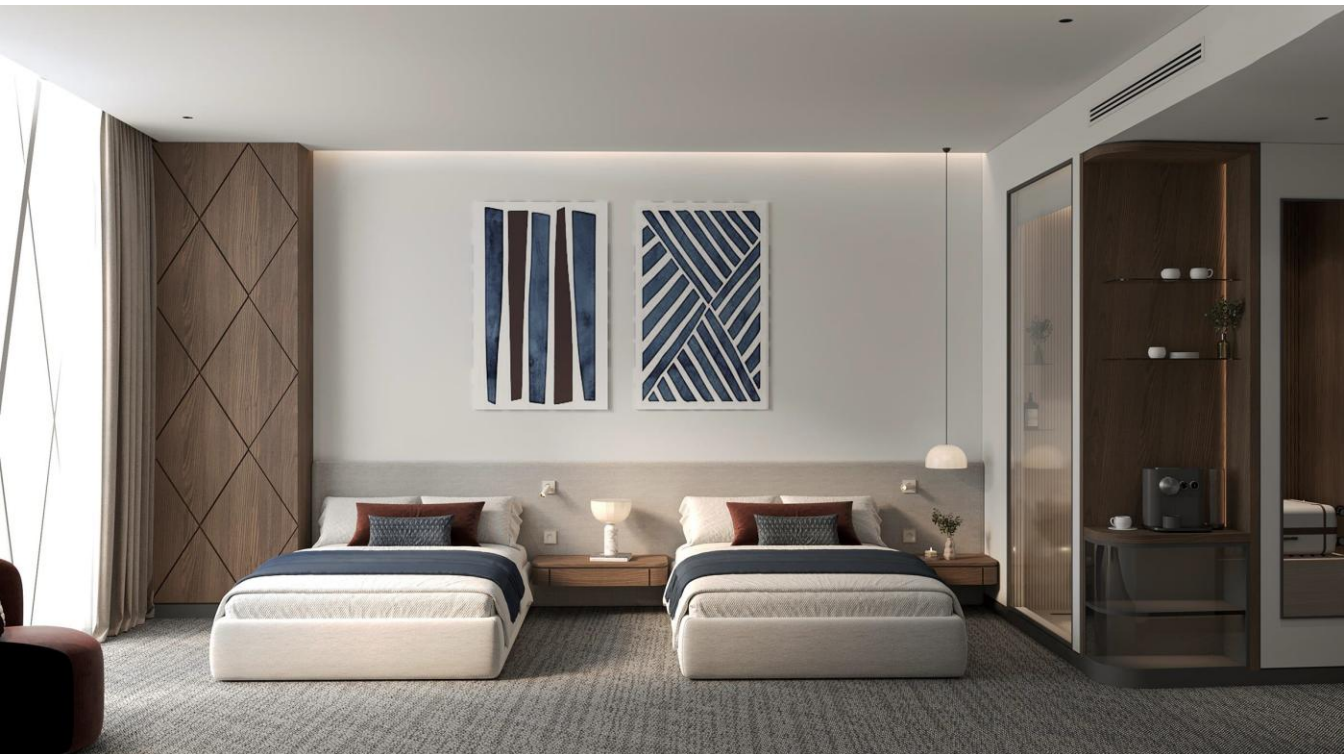
Authenticity
An art gallery from our roots

KE IHG
Al Jawhara Hotel



Authenticity
An art gallery from our roots

KE IHG
Al Jawhara Hotel



Authenticity

An art gallery from our roots

KE IHG

Al Jawhara Hotel

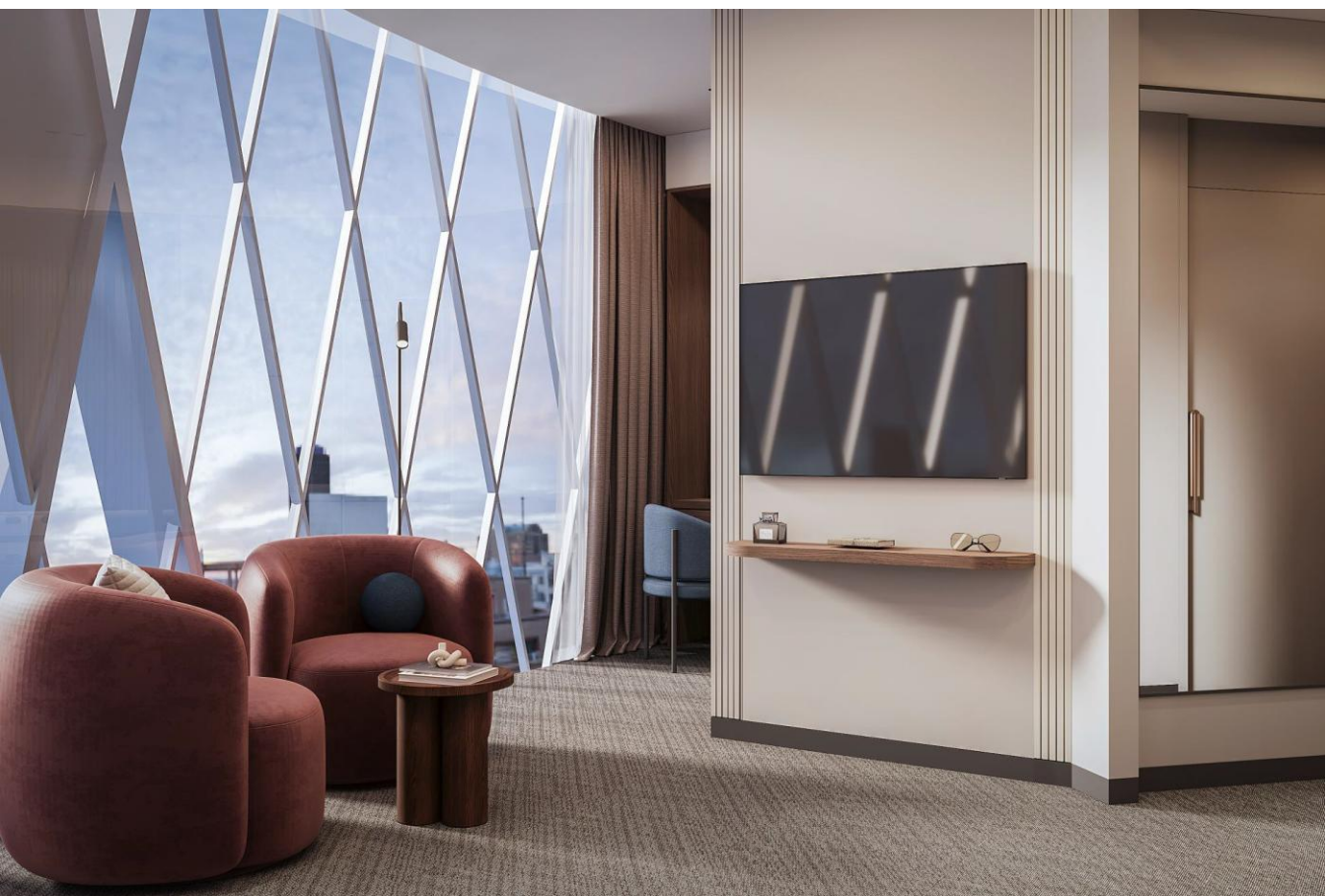
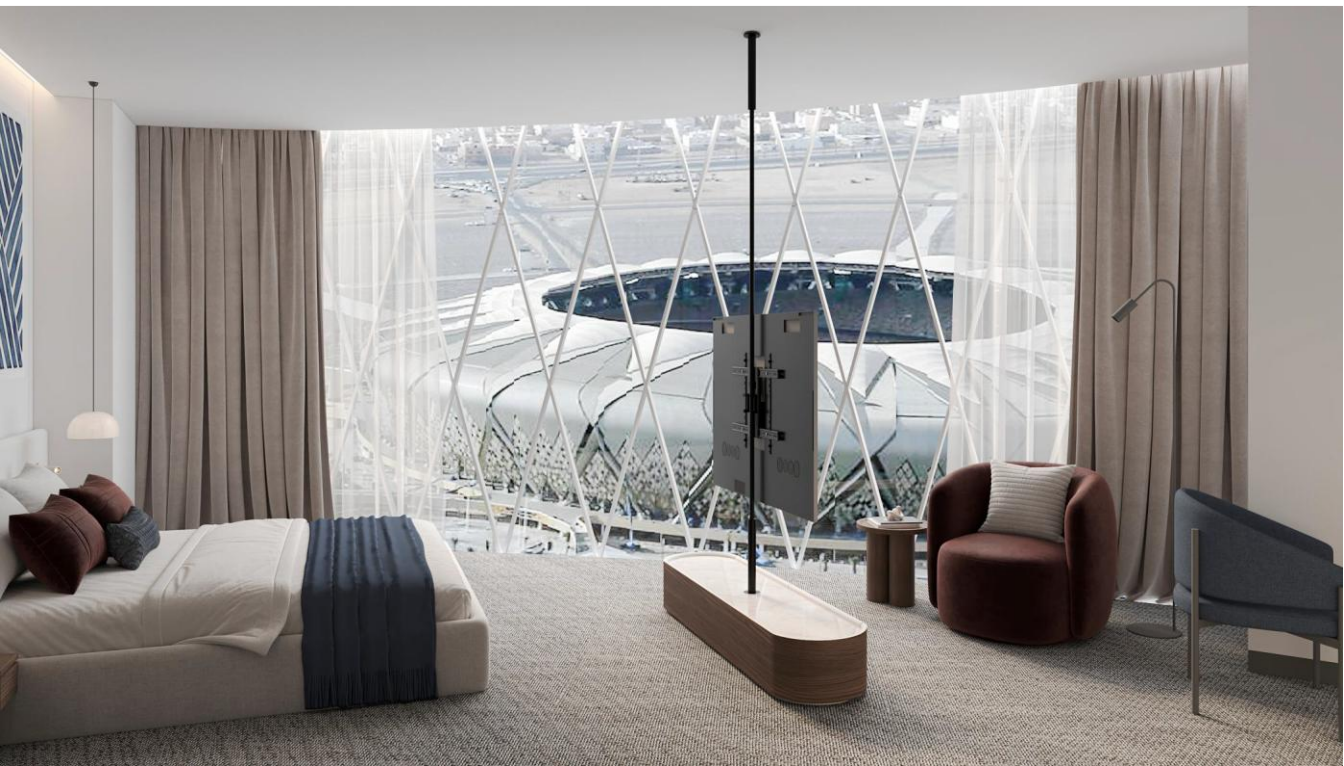


Authenticity

An art gallery from our roots

KE IHG

Al Jawhara Hotel



Authenticity
An art gallery from our roots

KE IHG
Al Jawhara Hotel

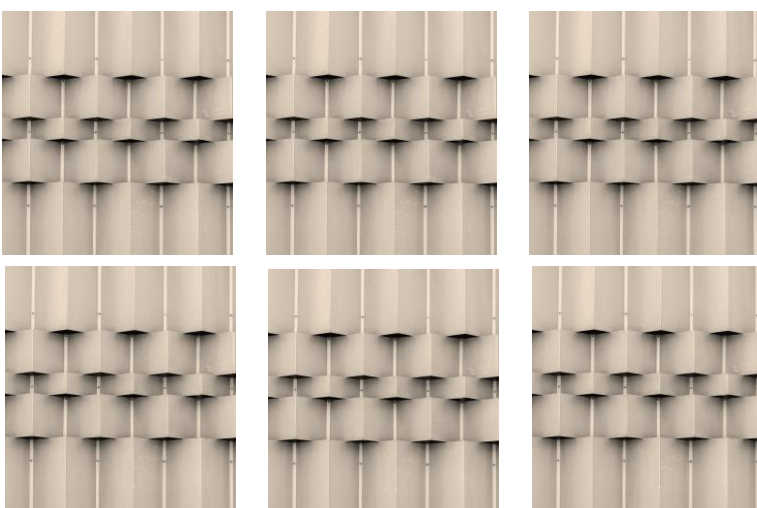


Sustainability


Material selection and lighting solutions

KE IHG

Al Jawhara Hotel



M & BEYOND®

Jawhara Jeddah		
R1	15/6/2026	
M&Beyond		

plot	AREA	16800 m ²	Land Acquisition	SAR 70,000,000
	SQM PRICE	SAR 0	VAT & COMM	SAR 0
	5 FAR	84,000.00	Foot Print	35%
TOTAL			SAR	70,000,000

CONSTRUCTION				
Item	Cost per SQM	Total AREA	% of Total	TOTAL
Tower A 346 Kimpton IHG	SAR 5,000	27500 m ²	36%	SAR 137,500,000
Tower B 268 Even IHG	SAR 5,000	16000 m ²	21%	SAR 80,000,000
Food and Beverage	SAR 5,000	9000 m ²	12%	SAR 45,000,000
Other Facilities	SAR 5,000	6000 m ²	8%	SAR 30,000,000
FF&E	SAR 5,000	0 m ²	0%	SAR 58,330,000
Out door and parking	SAR 2,200	18500 m ²	24%	SAR 25,872,000
Enabling & Permits Contingency	SAR 200	0 m ²	0%	SAR 15,400,000
TOTAL		77000 m ²	100%	SAR 392,102,000

SOFT COST+DEVELOPER FEES+PRE OPENING				
Design & operation plan			10.0%	SAR 39,210,200
	Surveys & Urban Analysis		0.25%	SAR 980,255
	Technical studies (Traffic, Environment, FM, Wayfinding)		1.50%	SAR 5,881,530
	Community design		4.50%	SAR 17,644,590
	Architect of record		1.50%	SAR 5,881,530
	Development and Operation Plans		2.25%	SAR 8,822,295
Developer fees - 4 years			15.0%	SAR 58,815,300
Marketing and Sales			10.0%	SAR 39,210,200
	Branding, Model, Brochure & Collaterals		1.0%	SAR 3,921,020
	Structuring & Fund Rasing incentives		4.0%	SAR 15,684,080
	Pre Opening Digital Marketing & Social Media		5.0%	SAR 19,605,100
TOTAL			35.0%	SAR 137,235,700
TOTAL				SAR 599,337,700

Leasing Baseline						
Item	No of units	Area m2	Leasing price/Unit	Average Occupancy	Lease Value/ year	
Tower A 346 Kimpton IHG	346	48	SAR 1,100	66%	SAR	92,242,216
Tower B 268 Even IHG	268	36	SAR 750	66%	SAR	48,714,360
Food and Beverage					SAR	33,829,578
Other Facilities					SAR	2,819,132
FF&E	24%					
Utility Fees	5%				SAR	(8,880,264)
Opex	35%				SAR	(62,161,850)
TOTAL					SAR	106,563,171

Investment Opportunity

Al Jawhara Hotel



M & BEYOND®

Finance Structure

Finance and Equity Structure

KE IHG

Al Jawhara Hotel

Land (Opportunity Value)

SAR 70 M

This is the opportunity value.

Construction

SAR 392 M

This is the hard cost @ 5,000 / sqm + FF&E

Soft Cost

SAR 78 M

This design and marketing and pre-opening

Developer Cost

SAR 59 M

This is for the Master Developer

Total Cost

SAR 599 M

Total Net Revenue

SAR 106 M

The net revenue value is SAR 85 -115 M
expected to deliver 15% - 22.5% by year 7

Project Conservative ROI is

15%.

Project Potential ROI is

22%.



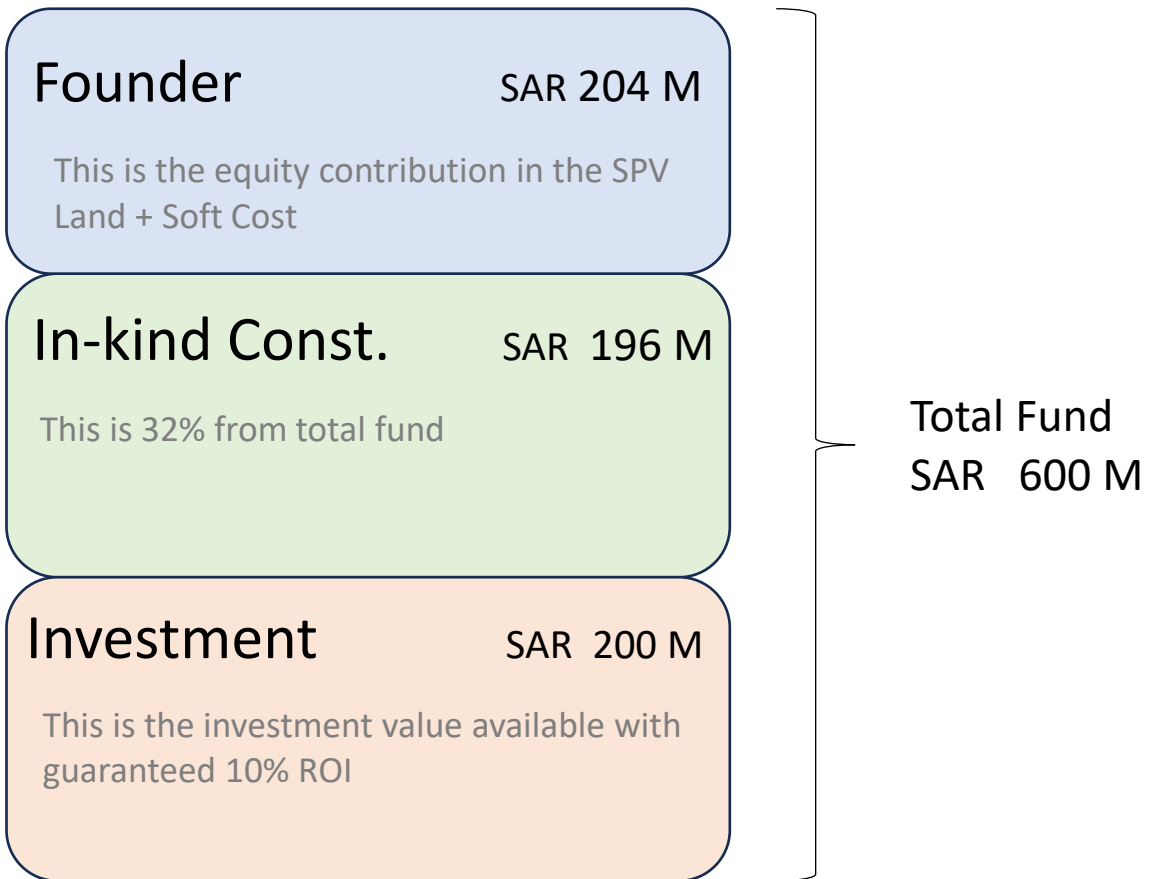
M & BEYOND®

Finance Structure

Finance and Equity Structure

KE IHG

Al Jawhara Hotel



The investors will get 10% guaranteed return for 5 years + 25% capital gain year 5.

- End of Year 1: 20M
- End of Year 2: 20M
- End of Year 3: 20M
- End of Year 4: 20M
- End of Year 5: 20M +250M

Starting with SAR 200M exit at 350M in 5 years.



M & BEYOND®



M & B E Y O N D[®]



MILLENNIUM_LTD

R House, Tafaseel Center, Building A, 3rd Floor,
Takhassusi St. Al Mathar Al Shamali
Riyadh 12332 Kingdom of Saudi Arabia

HELLO@MANDBEYOND.COM