Vision
Building The Future

Jazan Economic City will be wholly dedicated to pioneering further development of Saudi Arabia’s economy and her people. The proposed city of the future offers a timely opportunity to nurture non-oil based industries and to build and expand on new industries relevant to the Kingdom’s needs and aspirations.
Project Introduction

The Province of Jazan lies in the south west section of the Kingdom of Saudi Arabia. It has a population of approximately 1.2 million and covers an area of 40,000 sqkm including some 5,000 villages and cities.

Its major city, Jizan, is home to the Port of Jizan, Saudi Arabia’s third most important port on the Red Sea.

It is ideally situated on the southern Red Sea coast with a coastline of almost 300 km and is very close to the main east and west sea trade routes to Europe, the Far East and Arabian Gulf. The Farasan Islands, Saudi Arabia’s first protected wildlife area, is home to the endangered Arabian gazelle and, in winter, receives migratory birds from Europe.

Its plains are noted for the production of coffee beans and grain crops, like barley millet and wheat; and fruits, such as apples, bananas, grapes, mangoes, papayas, plums and citrus varieties.

Location

Jazan Economic City will be located along the Red Sea, 60 km northwest of Jizan City. It will occupy an area of 103 sq km with a coastline of 11.5 km. The nearest town, Baysh Town, is 23 km east of the proposed future city (latitude: 17 19’ 16”; longitude: 42 21’ 43”).

Site Connectivity Plan

Jazan Economic City will not only be located at the confluence of available raw materials and abundant labour source, but also sit along the main Red Sea shipping route. Facilitating its high connectivity and accessibility will be its proximity to the new International Airport located 60 km south; a new proposed road running east; as well as the future rail connection to Jeddah, situated approximately 600 km northwest.

Site Analysis

The proposed site for Jazan Economic City is bounded by the Red Sea waterfront on the west, a new proposed road on the east that leads to Jizan City, and an existing road on the north that leads to the neighbouring Baysh Town 23 km away. Further up north is the nature park reserve - Baysh Park - that provides a contrasting landscape amidst the uniform desert environment. This beautiful green park along the coastline is a protected area of importance for the preservation of native wildlife, flora, and fauna. Its mature vegetation serves as an ideal green lung for borrowed views from the masterplan as well as a natural playground for many activities. Measuring approximately 12km x 8km (excluding proposed land reclamation works over an existing swamp, thus yielding a final site of 103 sqkm), the site is generally level with wind coming in a north-westerly, south-easterly direction.
Jazan Economic City focuses on four areas: Heavy Industries, Secondary Industries, Human Capital and Lifestyle. The proposed city will provide a high-quality environment for key industries, technology exchanges, commerce and trade, employment opportunities, education and training, housing and a broad spectrum of socio-economic activities for a projected population of 300,000 people.
Landuse

Commercial, Residential, Community and Industrial components are arranged in graduating concentric circles with the Regional Business Hub – Commercial Business District (CBD) Centre - forming the core of the city.

The commercial component is ringed by residential, community and industrial components respectively in graduating circular belts.

The Primary industries are situated southwards with an internal utility corridor connecting the proposed road to Jazan city.

The Secondary industries are located between the primary industry and high-tech industry in proximity to the workers housing.
Power Plant

The power and desalination plant will be located next to the coastline on the South side, consisting of the main power plant, desalination plant, associated balance-of-plant, electrical substation and fuel oil storage facilities.

Using a steam cycle technology firing on Arabian crude oil, the power plant will be built with sufficient capacity to provide for the power needs of the Economic City with excess capacity to be sold to the grid.

The desalination plant will be able to provide about 500,000 cubic meters per day of potable water to cater to the internal requirements of the Economic City as well as to supply to the distribution network.
The establishment of the Port is fundamental to the establishment of Jazan Economic City. The Port provides a vital link to the surrounding region for the importation of raw materials and the export of value-added and processed materials and products.

The Port at the mouth of the Red Sea provides easy access to the world’s shipping lanes with direct access to Europe, East Africa, Asia and Australasia.
Secondary Industries
Local Materials, World Class Produce

• Silicon Processing

Silicon processing in Jazan is ideal as it can be found in abundance and is crucial for future technology. With a market demand of approximately 1,200,000 tpa, and a projected growth rate of more than 5% per annum, silicon processing will be an advantageous industrial mix for Jazan Economic City.

• Textile

• Tech Park / Agri-Tech

The Tech Park is focused on implementing and manufacturing, drawing on research and development from a wide range of public and commercial sources. The agri-tech industry is looking to add value to the regional agricultural industry, livestock and crops, improvement and management. Hydroponic development is a current and future technology that will also add value to the Jazan region.

• Food Processing
• Pharmaceuticals

Pharmaceuticals are a strong downstream industry of the oil industry and will be enhanced in the future by the development of nutraceuticals and health food products drawing on agricultural resources in the region, implementing new technologies and supplying a growing market in the immediate region.

• Chemicals and Plastics

• Secondary Manufacturing

• Construction Materials

• Metal Fabrication
• Commercial Business District

An island strategically located at the heart of the development, the business district of Jazan Economic City embodies the main arteries of the commercial businesses.

Modern offices with state of the art IT infrastructure opens up a wide range of business opportunities, bringing the City to new heights in the region.

• Education

• Recreational & Sports
Surrounded by water, the Grand Mosque, located at the promontory, is a resplendent sight to behold for both religious congregations and non-Muslims alike. With elaborate dome and minarets, the Mosque will serve as a core for the precinct's religious and cultural milieu.

- Commercial / Residential
- Convention and Exhibition
- Civic Administration
Capitalizing on the vantage view of the Red Sea, the western coast waterfront villas on the crescent shaped and extended horizontal fingers landform command excellent views of the sea, providing an exciting and prestigious lifestyle.

Residents will be able to indulge in a luxurious living environment where every exquisite seaside villa comes with its own private marina. The northwest villas located along the tributaries are immersed amongst the surrounding lush green and narrow waterways, offering a quaint and quiet living environment.
• Hotels and Leisure

• Marina

• Apartments

• Residential

Located at the marine cove, a variety of low rise residential developments complement the surroundings, combining accessible and contemporary living in a tranquil natural setting. Residents will be able to enjoy the stunning sea views and breeze in their sea front apartments.
Conclusion

Jazan Economic City will be developed with the philosophy of symbiotic development incorporating co-existing uses to the benefit of each of the components and the environment. Industries would be chosen to enhance the relationship rather than be developed in isolation.

The primary anchors of Port, Power and desalination, Oil, Aluminium, Steel and Copper provide strong downstream opportunities with industries as diverse as pharmaceuticals, food processing and high value agritech producers within a growing regional environment.

Jazan Economic City is ideally placed at the mouth of the Red Sea to service markets in Europe, Asia and East Africa as well as to receive raw materials from the surrounding countries that are currently not well served with processing and manufacturing facilities.

The establishment of an international airport for the region would complete a strong logistics hub also serving those markets.

Jazan Economic City is also central to a booming population. The populations in the immediate regions of KSA, Yemen, Sudan, Ethiopia and Eritrea are expected to nearly double in the next 25 years while the population of Europe is projected to decline. Future markets in Africa and Asia are expected to expand while they are contracting in Europe and America.
MMC is a diversified group with interests in Transport & Logistics, Energy & Utilities, and Engineering & Construction.

In the Transport and Logistics sector, MMC holds equity stakes in the Port of Tanjung Pelepas (the fastest growing container port in South East Asia), Johor Port (Malaysia’s leading multi-purpose port) and highway concessionaire Konsortium Lebuhraya Butterworth-Kulim.

In the Energy and Utilities sector, MMC is the largest shareholder in Malakoff (Malaysia’s largest independent power producer) and natural gas distribution company Gas Malaysia, among others.
In the Engineering and Construction sector, MMC is involved in major engineering and construction projects such as the Stormwater Management and Road Tunnel (SMART) project, an innovative flood mitigation project for the city of Kuala Lumpur.

Through Zelan, MMC has interests in Zelan Construction, a specialist design & build civil contractor for power plants and IJM, a leading construction company with a strong international track record.

### Engineering & Construction

- **Zelan**
  - Investment Holding
  
  A construction powerhouse

- **MMC Engineering Services**
  - Engineering Services
  
  SMART flood mitigation project
  A benchmark in international engineering innovation

- **Zelan Construction**
  - Power Plant Construction
  
  Leading ‘design & build’ power plant contractor

- **IJM**
  - Major Infrastructure Works
  
  Global builder of world class infrastructure

- Listed Company
- Non-Listed Company
- Figure denotes percentage of Group’s interest, except in the case of Zelan Construction and IJM
The Saudi Binladin Group’s (SBG) business activities began in the early 1930s, although the name was only registered in 1990 as the parent company of all the Binladin family’s business activities. The company owns assets of over US$4 billion, employs over 60,000 people worldwide and is present in 30 countries.

SBG has business ties with various major international companies in different sectors such as construction, infrastructure, transportation systems, railways, highways, and hospitals and has also diversified into service sectors such as FMCG, banking, telecommunications, and electronics.

SBG has participated in several major real estate development projects in Saudi Arabia and abroad, such as the Faisalah Center in Riyadh, King Abdullah Economic City in Rabegh and the expansion of the Two Holy Mosques in Makkah and Madinah.
SBG’s current order book contains projects ranging from the Operation and Maintenance of eight airports, petroleum and petrochemical industry, Development of King Abdul Aziz Endowment Project (Abraj Al Bait) with a value of SR10.3 billion (US$2.7 billion), Development of Jamarat Bridges & surrounding areas with a value of SR4.2 billion (US$1.1 billion), administration buildings project for MOI with a value of SR7 billion (US$1.8 billion), major extensions to existing power generation plants, the completion of 5,000MW power plants with another 2,000MW power plants under construction, the construction of major hotels in Makkah and Madinah, touristic projects in Jeddah, Universities in Makkah and Sharjah, Airports in the Kingdom of Saudi Arabia, Malaysia, United Arab Emirates, Yemen, Sudan, and Egypt, to the infrastructure works such as roads and bridges which formed the basis on which the original company was founded, as well as construction work for gas and oil pipeline and petroleum petrochemical projects.
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