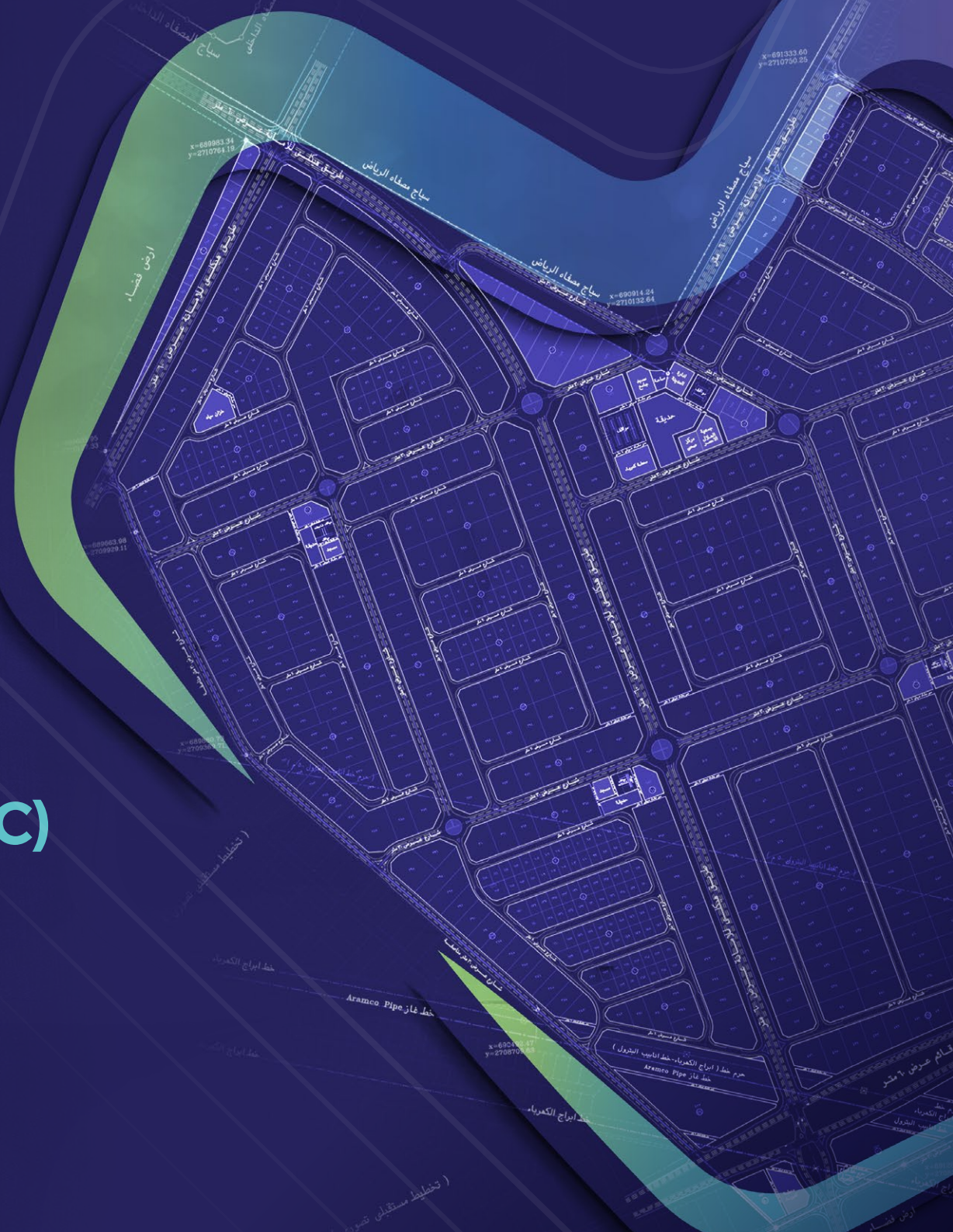




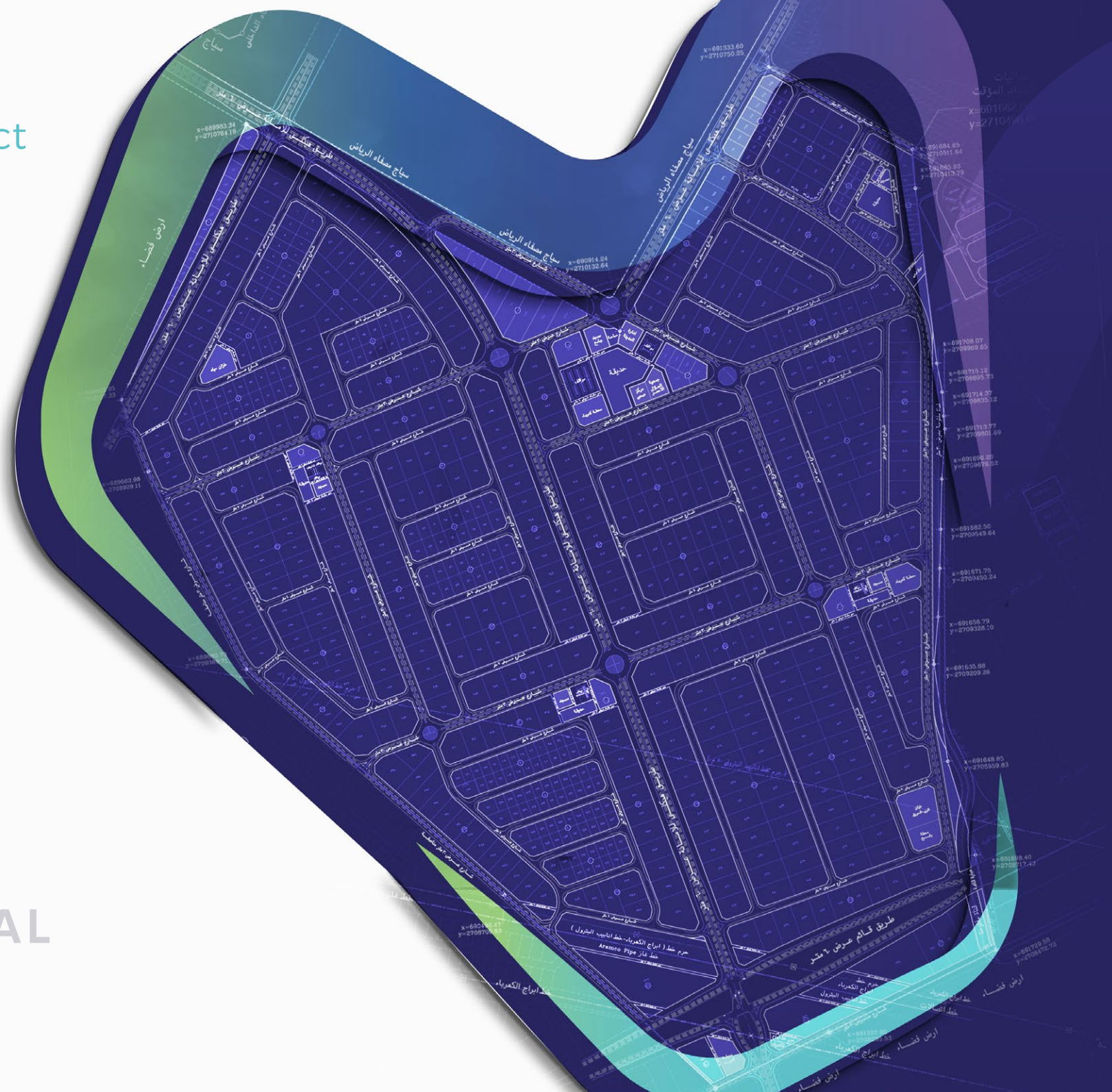
Taya Industrial City (TIC)

| A Taya Real Estate Project



Built for Impact

TAYA
INDUSTRIAL
CITY



01

Foundation & Vision

A THRIVING INDUSTRIAL ECOSYSTEM,
POWERED BY INTELLIGENT VISION.

At the heart of Riyadh, and with the approval of the Saudi Authority for Industrial Cities and Technology Zones (MODON) **Taya Industrial City (TIC)** emerges as a next-generation industrial destination designed to move, built to grow, and positioned to deliver measurable impact.

Strategically located on the Riyadh - Al Kharj road, TIC brings together advanced infrastructure, integrated logistics, and investment-ready industrial environments within a single, cohesive ecosystem.

The city is purpose-built to support investor ambitions, accelerate operational readiness, and align seamlessly with the objectives of **Saudi Vision 2030**.

TIC is more than an industrial zone. It is a platform where ideas take shape, partnerships are formed, and industrial value is created.

The story begins here..



TAYA INDUSTRIAL CITY

A destination born to lead the future of industry

Taya Industrial City is designed as a fully integrated industrial hub and a strategic anchor point for investors seeking efficiency, connectivity, and scalability.

Located along one of the Kingdom's most vital logistics corridors, TIC offers direct access to Riyadh, major airports, ports, and regional markets shortening supply chains and accelerating time to market both locally and internationally.

Within TIC, industry is given the conditions it needs to succeed:

- Smart, high-quality infrastructure that enhances operational efficiency.
- Ready logistics facilities that accelerate movement and growth.
- Flexible industrial plots accommodating diverse manufacturing needs.
- An integrated business environment that strengthens competitiveness and sustainability

At TIC, industrial development goes beyond land and utilities. The city transforms investment into tangible value, opens new horizons for growth, and redefines the standards of modern industrial cities built with innovation, resilience, and long-term impact in mind.

Vision, Mission & Strategic Objectives



Vision

To become a leading industrial destination where innovation, sustainability, and industrial excellence converge contributing to the future of economic growth.



Mission

To deliver a modern industrial city that integrates advanced infrastructure, logistics readiness, and comprehensive services empowering investors, enhancing operational efficiency, and strengthening industrial competitiveness.

Strategic Objectives

1. Enable high-potential industries through an advanced operational ecosystem.
2. Enhance investment attractiveness via integrated, flexible services.
3. Support supply chains through high-efficiency.
4. Elevate infrastructure quality to meet evolving industrial requirement.
5. Contribute to economic diversification in alignment with **Saudi Vision 2030**.

Management Statement



**From our bold vision,
we are building integrated industrial ecosystem.**

From the heart of Riyadh – on the Eastern Ring Road extension, “TIC” City is strategically positioned in a pivotal location that gives it the advantage of quick access to the heart of the capital, airports, distribution centers, and the eastern ports through the expressway network.

We believe modern industry requires more than land and utilities. It demands clarity, connectivity, and confidence. TIC is built to reduce complexity, shorten distances, and provide investors with a platform where decisions translate into outcomes.

The city has been developed to serve as a true engine for industrial growth bringing together strategic location, operational readiness, and future-proof infrastructure in harmony with national development priorities.

Industrial success, in our view, begins with thoughtful planning, thrives through partnerships, and is sustained by flexible systems capable of evolving with market demands.

**We invite you to discover a city designed to be a long-term investment partner,
and an operational environment that transforms vision into an impact that is built on the ground.**



02

Key Enablers of Investment

Strategic Location

Our location makes the difference, placing you at the heart of industry.

Situated on the Eastern Ring Road Extension, TIC offers seamless connectivity to:

- Riyadh city center
- Airports, ports, and logistics hubs
- Eastern Province highways and trade routes

This location places investors at the center of industrial and commercial movement.





City's Key Access Points

TIC is centrally located and connected to a network of main roads extending in all directions north, east, west, and south of Riyadh ensuring easy access, smooth traffic flow, and enhanced operational efficiency within and around the city.

These access points include:

1. Eastern Ring Road Extension:

Provides direct and rapid connection to Riyadh's main road network.

2. Old Al-Kharj Road:

One of the most vital routes serving industrial traffic south of the capital.

3. Port Said Road:

Enhances direct connectivity between TIC and Riyadh city center, supporting the expansion of commercial and industrial activity.

A Location Connected to Markets and Driving Trade

TIC is surrounded by some of Riyadh's major commercial markets, supporting supply chains and facilitating the delivery of products to their destinations. Its proximity to key retail and wholesale markets enables direct access to active distribution centers and continuous commercial movement.

An Environment Surrounded by Active Industrial Hubs

TIC is connected to multiple multi-use industrial zones, along with an adjacent residential area, placing the city within a vibrant ecosystem that supports supply chains, enhances service exchange, and creates an integrated operational environment serving diverse sectors.

Our environment drives growth and amplifies value.



Flexible Land Solutions



A range of modular plot sizes allows investors to select spaces tailored to their operational needs supporting expansion and scalability with confidence.



Integrated Industrial Ecosystem

A carefully balanced mix of industrial, logistics, commercial, and service functions ensures smooth operations, efficient workflows, and reduced operational friction.

Sustainable Development (Global Standards)



Environmentally responsible infrastructure reduces waste, improves energy efficiency, and enhances long-term asset value.



Future-Ready Growth

A flexible master plan supports continuous development, expansion, and adaptation keeping businesses competitive without limitations.



Environmental sustainability aligned with global standards.

A city guided by environmental responsibility, built on nature-friendly infrastructure, and powered by solutions that reduce waste and enhance energy efficiency—providing investors with sustainable operations and long-term value.

I Integrated Services

Our services are thoughtfully designed, with solutions tailored to your vision.

Services at TIC are delivered as a unified system not fragmented offerings designed to support investor needs and enhance quality of life within the city.

Every facility is an integral part of a balanced operational environment—designed to streamline work, strengthen stability, and bring the city together as a truly integrated ecosystem.

I Operational Facilities

24/7 security providing safety and continuity



Round-the-clock security ensures a safe working environment that supports uninterrupted business operations.

Retail and commercial centers serving daily needs



Retail outlets and everyday amenities meet the needs of employees, providing convenient services that enhance quality of life within the city.

On-site healthcare services ensuring workforce stability



A health center and Red Crescent association provide essential medical services, supporting the well-being of employees and delivering immediate care that enhances workplace stability.

Professional facility management ensuring operational excellence



A dedicated operations team overseeing service quality, ensuring seamless processes, and managing facilities to the highest standards.

Comprehensive safety systems enhancing operational readiness



Comprehensive safety standards that foster a secure operational environment and ensure business continuity with maximum efficiency.

Mosques and community facilities supporting human well-being



A conveniently located prayer space that facilitates daily worship and serves the surrounding neighborhoods and operational areas within the city.

OUR READINESS strengthens the path of industry.

TIC City is built on an integrated operational infrastructure that ensures seamless operations, enhances supply chain efficiency, and provides investors with a stable environment that supports growth and strengthens business continuity.

To complete this integrated ecosystem, the city encompasses a range of essential facilities that support daily operations and enhance the efficiency of the industrial environment, including:



Operational Infrastructure

TIC is built on a robust operational backbone that ensures efficiency, continuity, and reliability:

- Integrated road network with multiple widths supporting industrial logistics.
- Fully developed electrical and utility infrastructure.
- Dual water reservoirs, ensuring uninterrupted operations.

This infrastructure framework supports stable supply chains and sustained industrial performance.

Integrated Road Network Supporting Business Movement

TIC features a seamless road network designed for smooth traffic flow. The main roads, 60m wide, accommodate high-volume movement, while 30m collector roads connect operational zones. Secondary roads, 20m wide, provide direct access to facilities, complemented by 15m residential roads that ensure comfortable mobility within residential areas.



Our spaces are designed to accommodate your projects.

The TIC master plan is engineered to optimize land use and ensure long-term investment stability. It balances industrial, logistics, commercial, and residential zones serving both public and private sector needs.

Available land uses include:



Ready-built factories



Medium industrial



Light industrial



Commercial



Logistics



Residential

This clarity of zoning reduces risk, enhances operational efficiency, and creates a strong foundation for sustainable growth.

03

Investment Opportunities

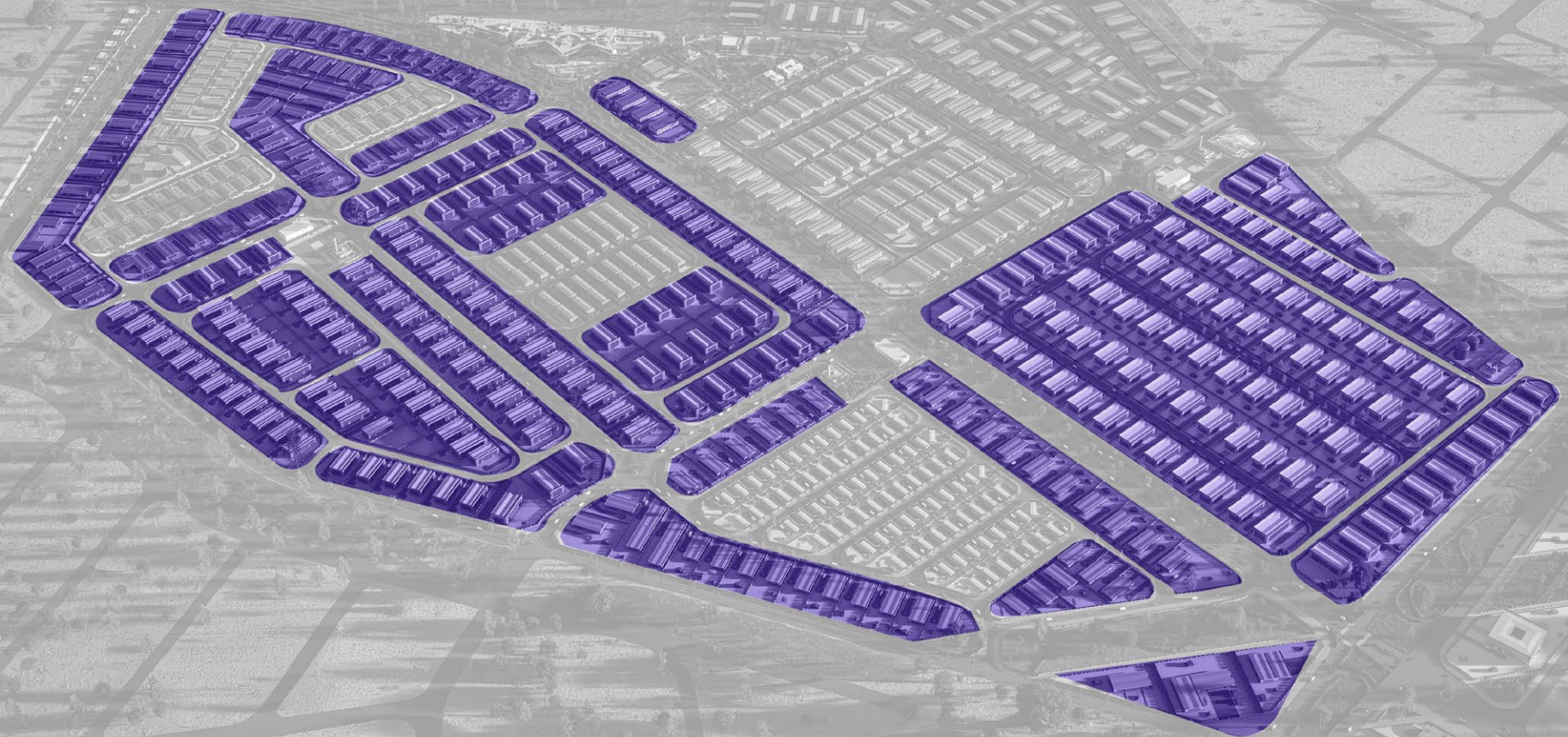


Our investments
are built on promising ground.

Taya Industrial City offers a diverse portfolio of investment-ready opportunities across multiple sectors, including:

Light Industrial Plots

322 plots | 1,338,000+ m²



Medium Industrial Plots

60 plots | 236,000+ m²



Ready-Built Factories

171 units | 232,000+ m²

Commercial Plots

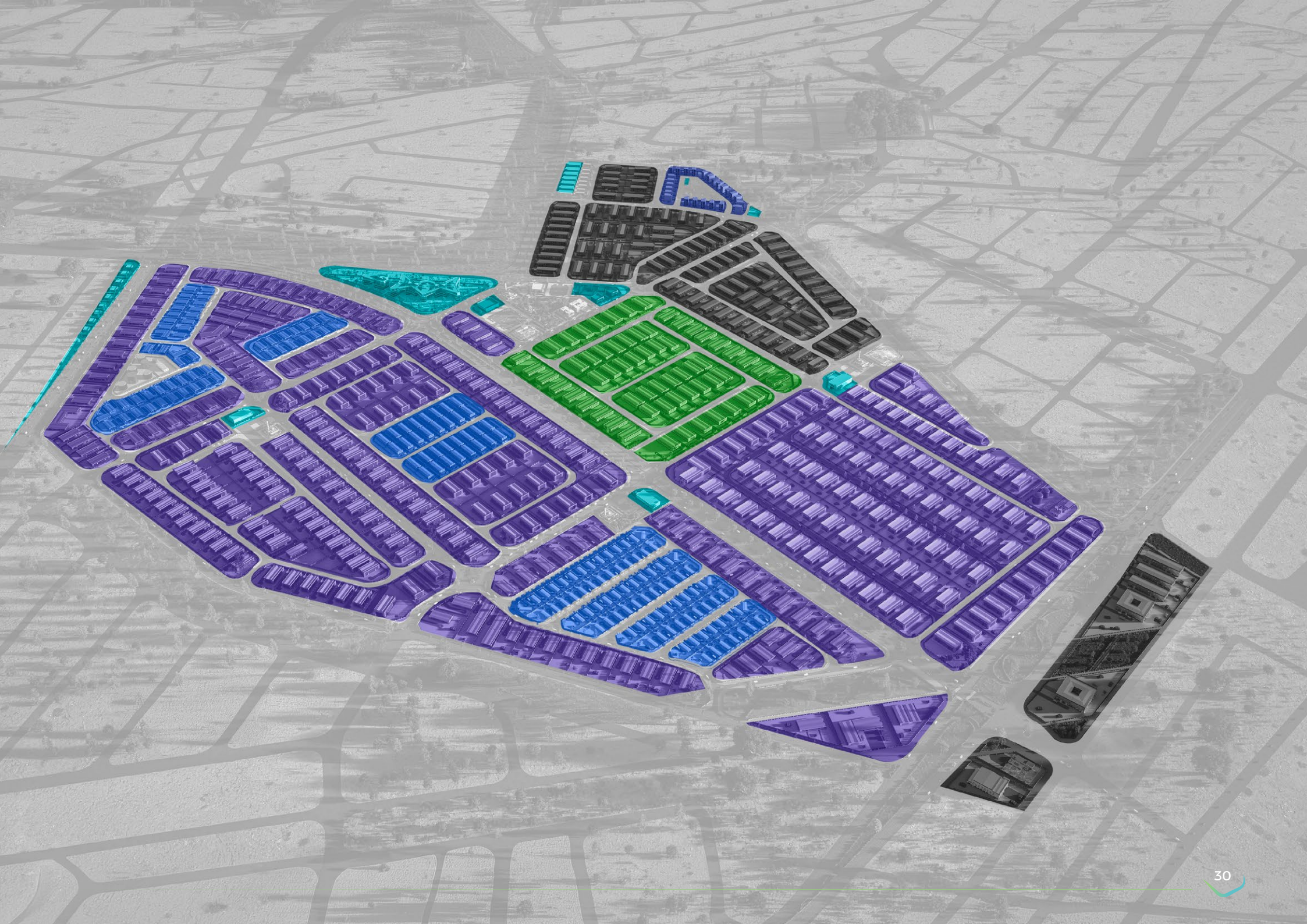
44 plots | 90,000+ m²

Residential Plots

25 plots | 31,000+ m²

Warehouses

106 units | 444,000+ m²



Medium Industrial Plots

60 plots
236,000+ m²



Ready-Built Factories

171 units
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04

Social Responsibility

At TIC, we believe that cities thrive not by their facilities alone, but by the people who give them meaning.

Our responsibility therefore extends beyond the boundaries of industry to a community we grow with and share an impact that touches daily life. From this belief, our initiatives emerge to enhance quality of life, support the workforce, and create an environment where everyone feels part of a story that grows with them, leaving a lasting impact on its surroundings.

**We contribute to our community
and grow with it**



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TAYA INDUSTRIAL CITY

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For inquiries or investment opportunities,
the TIC team is pleased to assist you through our
official communication channels:

☎ 920004451 ✉ info@tic-taya.sa

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