



المؤسسة العامة للرعاية السكنية  
Public Authority for Housing Welfare



## PAHW PPP Investment Opportunities

**Sep. 2019**

**Seoul, Republic of Korea**



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# Introduction

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PAHW was established in 1993 with a mandate to provide welfare housing to Kuwaiti families

### Vision

PAHW's vision is to continue to improve the quality of life of Kuwaiti families by providing them with welfare housing in self-sustainable communities

### Core Objectives

- To deliver housing units to all eligible Kuwaiti applicants
- To minimize time for applicants on the waiting list
- To develop and settle people in the new self sustainable residential cities

### Secondary Objectives

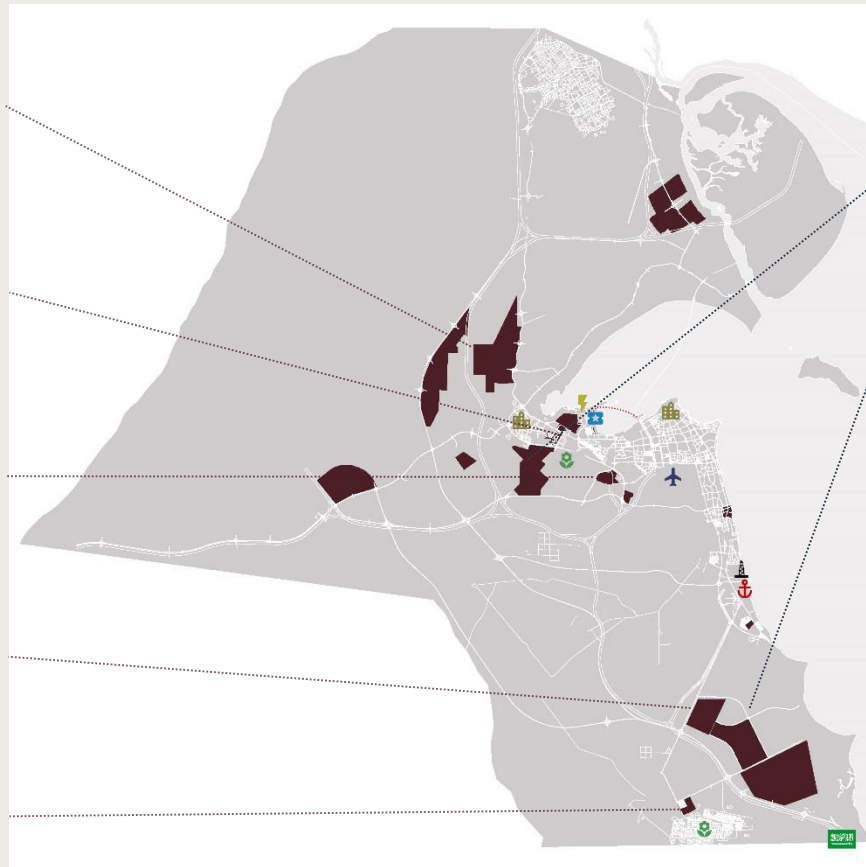
- To achieve financial sustainability by transforming non income-generating land to income generating assets
- To create jobs in Kuwait by providing investment opportunities to local investors and encouraging foreign direct investment
- To benefit from the experience and expertise of the private sector by partnering with them on a PPP basis



To achieve its vision, PAHW is in the process of developing welfare housing units in new residential cities across Kuwait...

### Brownfield projects

- 1 South Al-Mutla  
Planned Units: 28,300  
Status: Under Construction
- 2 Jaber Al-Ahmad City  
Planned Units: 6,700  
Status: 90% handed over
- 3 West Abdullah Al-Mubarak  
Planned Units: 5,200  
Status: 100% handed over
- 4 Sabah Al-Ahmad City  
Planned Units :11,800  
Status: 90% handed over
- 5 Al-Wafra  
Planned Units: 3,100  
Status: 100% handed over



### Greenfield projects

- 6 South Sa'ad Al- Abdullah  
Planned Units : 30,000 – 35,000  
Status: Design and Planning
- 7 South Sabah Al-Ahmad  
Planned Units: 25,000 – 30,000  
Status: Design and Planning

*Note: only PAHW's major projects have been listed*

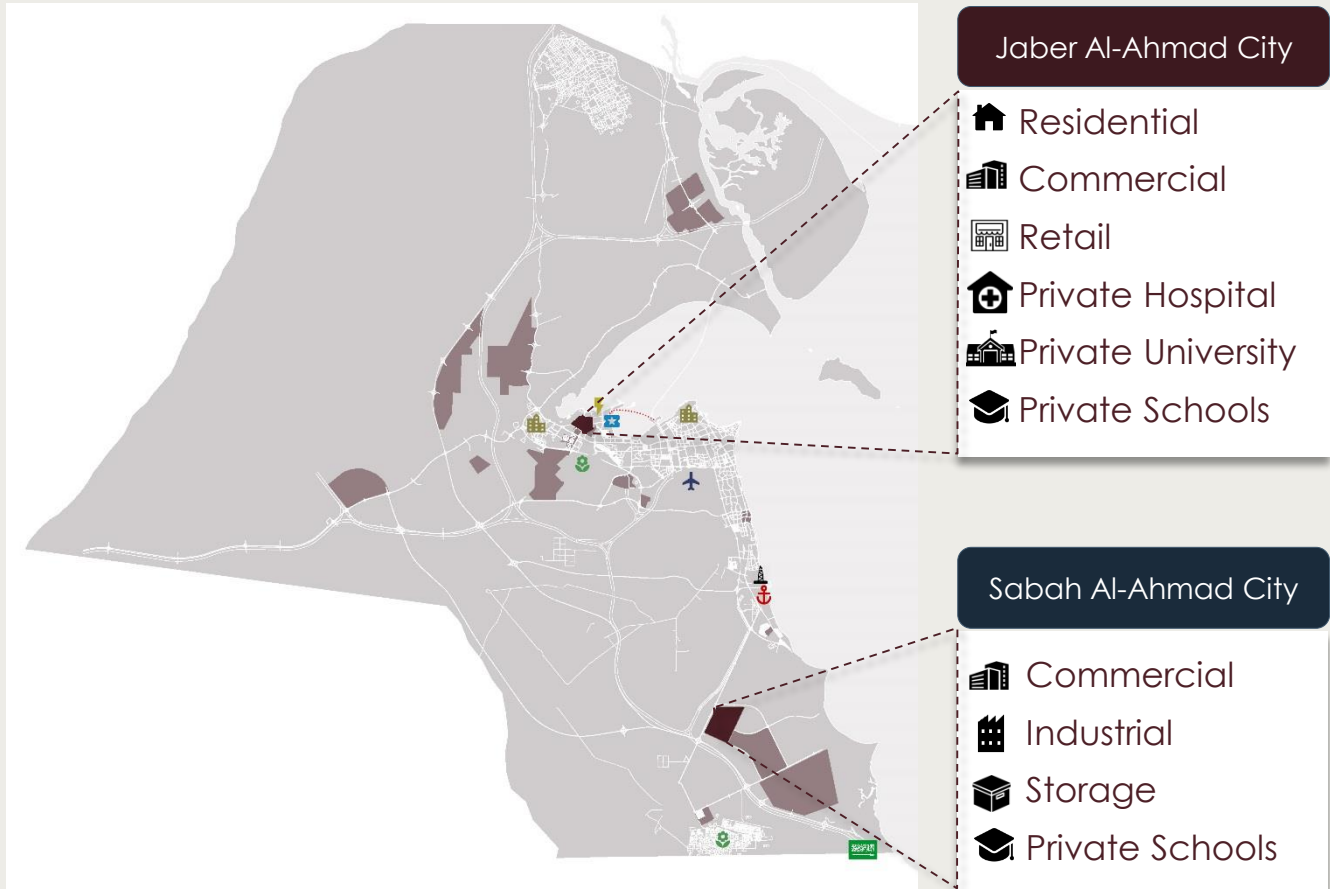


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... Started the Procurement in the two most developed cities, Jaber Al-Ahmad and Sabah Al-Ahmad

**Jaber Al-Ahmad City**  
Planned Units: 6,700  
Status: 90% handed over

**Sabah Al-Ahmad City**  
Planned Units :11,800  
Status: 90% handed over



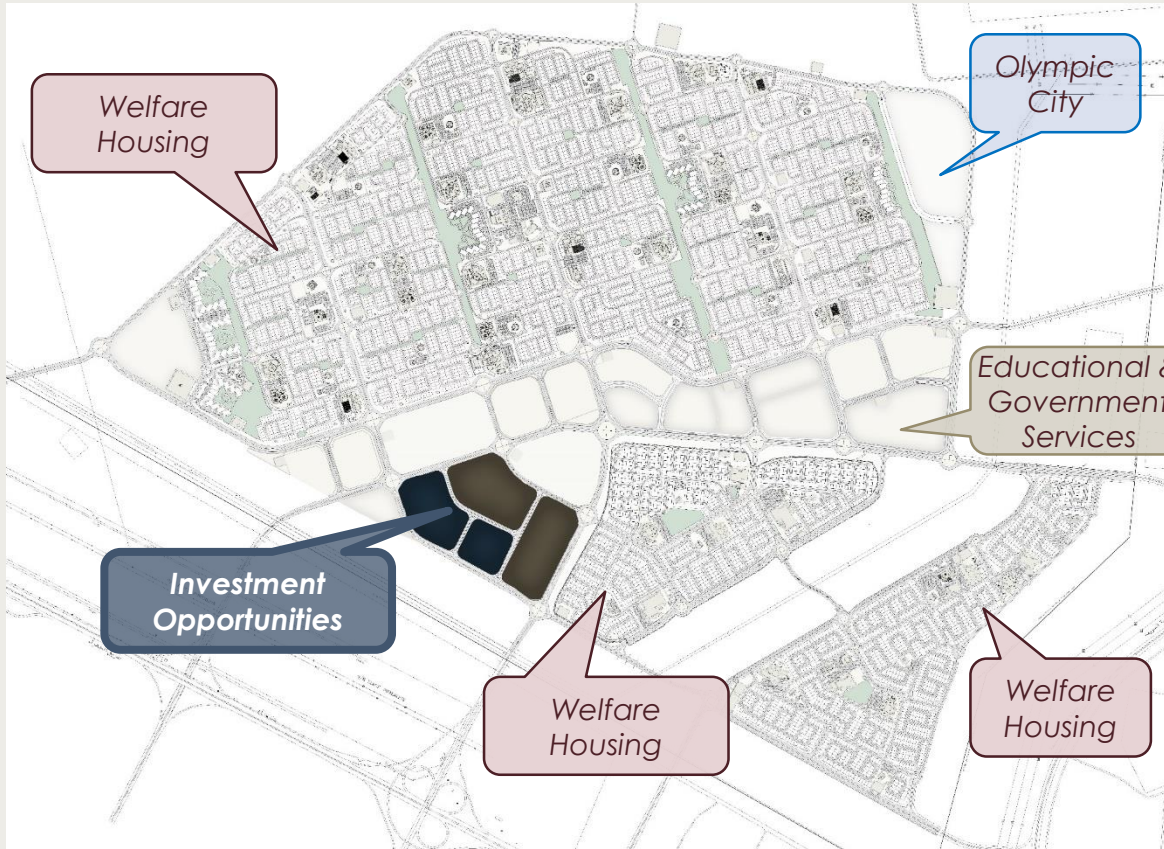
# Projects Under Evaluation Stage

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## The JAC investment opportunities will benefit from the existing population



Welfare housing units handed over  
**6,000+ units**

Estimated population of JAC post 100% occupancy  
**≈ 65,000**

Social infrastructure:

 **42**  
Schools

 **3**  
Health Centres

 **2**  
Higher Education

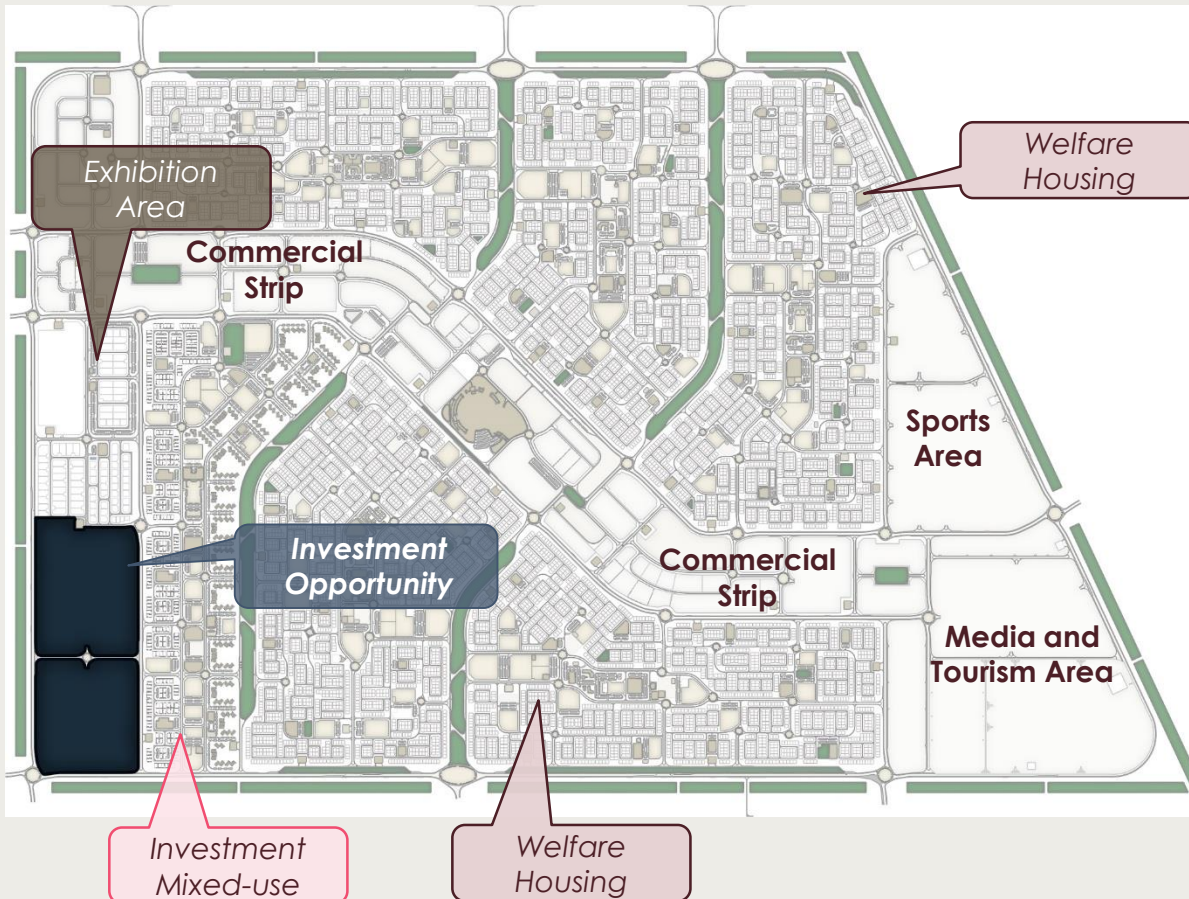
 **1**  
Hospitals





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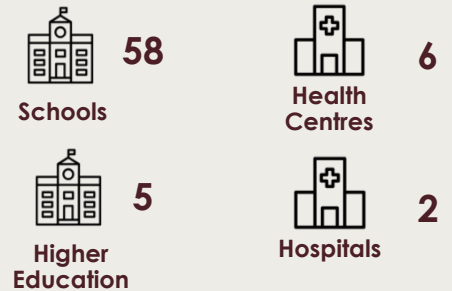
The expected high occupancy of SAC and its proximity to key industrial areas can support industrial, storage and residential developments



Welfare Housing units  
handed over  
**9,500+ units**

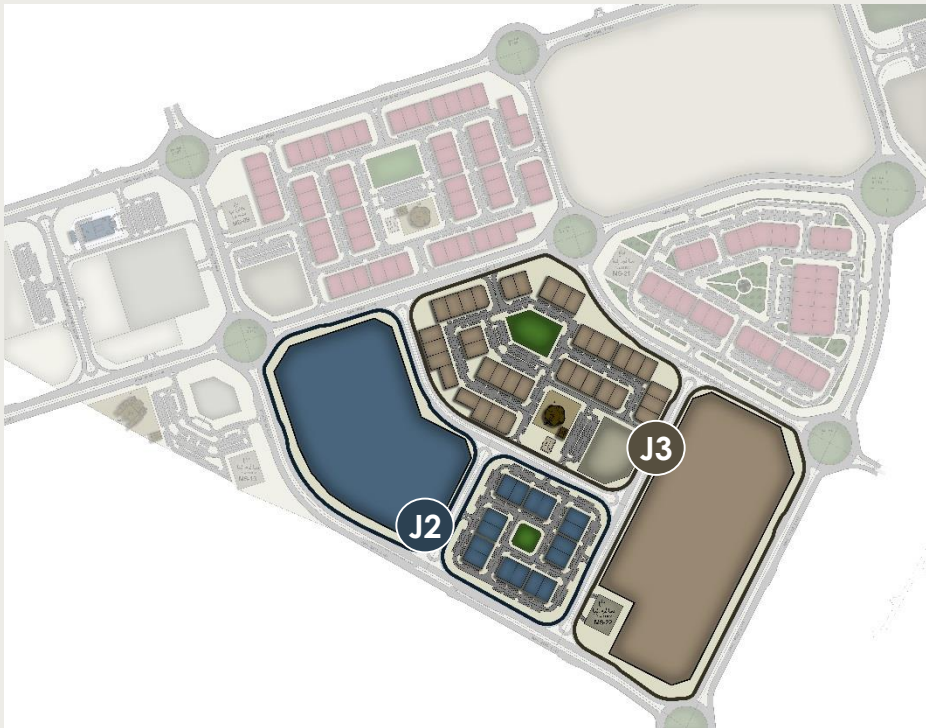
Estimated population of  
SAC post 100% occupancy  
**≈125,000**

Social infrastructure:





## Projects Under Evaluation Stage Jaber Al-Ahmad City – Investment Opportunities J2 & J3



### Investment Opportunity J- 2

J-D	Business Centre	85,581 sqm
J-E	Retail	50,294 sqm

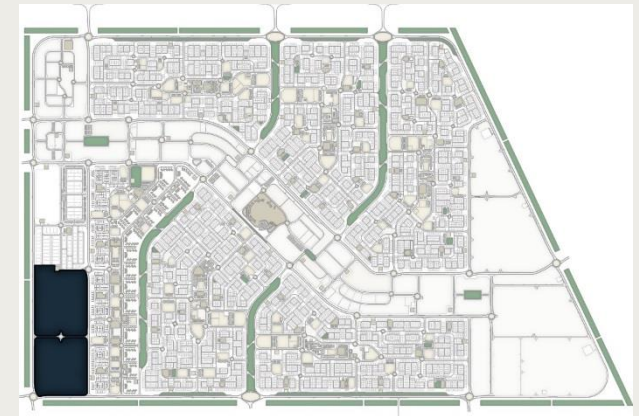
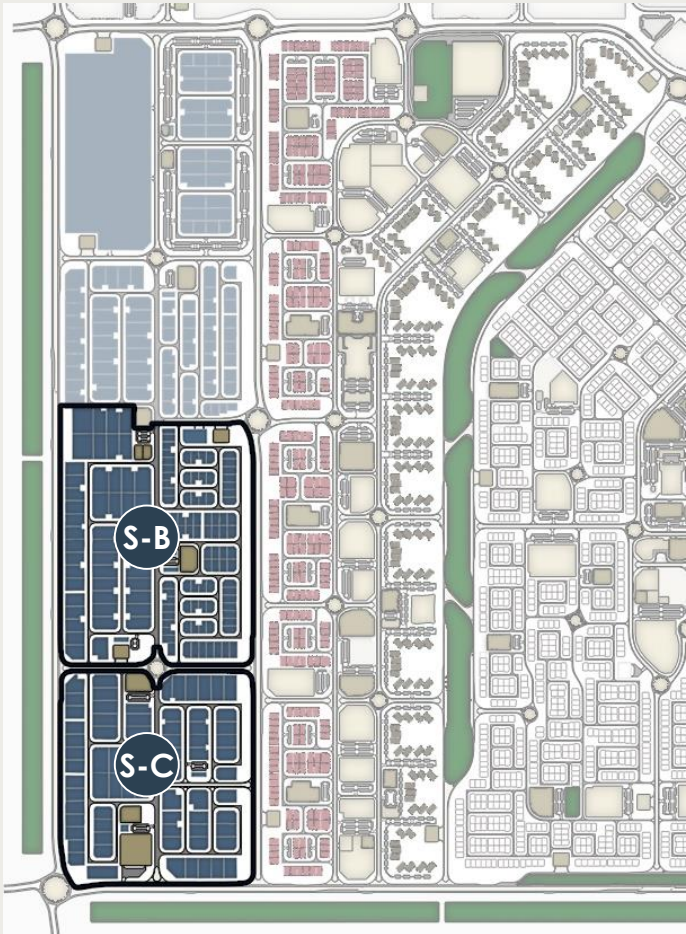
### Investment Opportunity J- 3

J-F	Investment Residential (Leased)	112,958 sqm
J-G	Mall	104,314 sqm



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## Projects Under Evaluation Stage Sabah Al-Ahmed City - Industrial & Storage Investment Opportunity



### Investment Opportunity S- 2

S-B	Industrial Zone	706,540 sqm
S-C	Storage Zone	578,798 sqm

# Projects Under the Qualifications stage of procurements

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## Projects Under Qualifications Sabah Al-Ahmed City – Traditional Mall Investment Opportunity



### Investment Opportunity S- 3

S-3

Souk, Business Centre,  
and Hotel

40,121 sqm

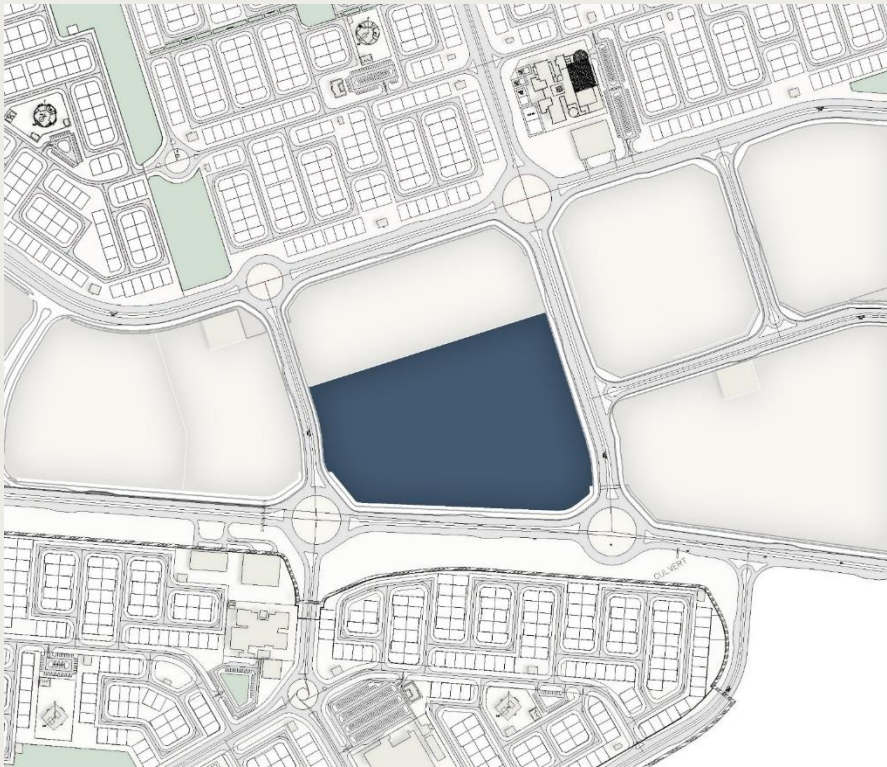
# Projects Under Feasibility Stage - to be Procured

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## Projects Under Feasibility Stage – To be Procured Jaber Al-Ahmad City – Private University Investment Opportunity J4



### Investment Opportunity S- 4

S-4

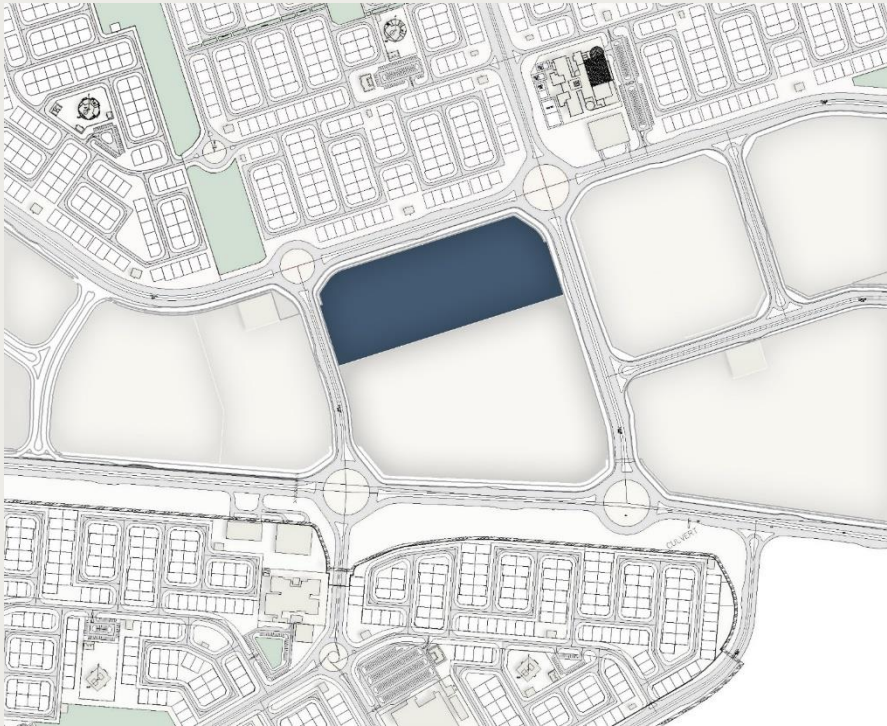
Private University

88,976 sqm



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## Projects Under Feasibility Stage – To be Procured Jaber Al-Ahmad City – Private Hospital Investment Opportunity J5



### Investment Opportunity S- 5

S-5

Private Hospital

40,798 sqm





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## Projects Under Feasibility Stage – To be Procured Jaber Al-Ahmad City – Private Schools Investment Opportunity J6



### Investment Opportunity S- 6

<b>A</b>	Private School A	10,247 sqm
<b>B</b>	Private School B	9,189 sqm
<b>C</b>	Private School C	7,903 sqm
<b>D</b>	Private School D	8,794 sqm
<b>E</b>	Private School E	8,585 sqm
<b>F</b>	Private School F	9,294 sqm

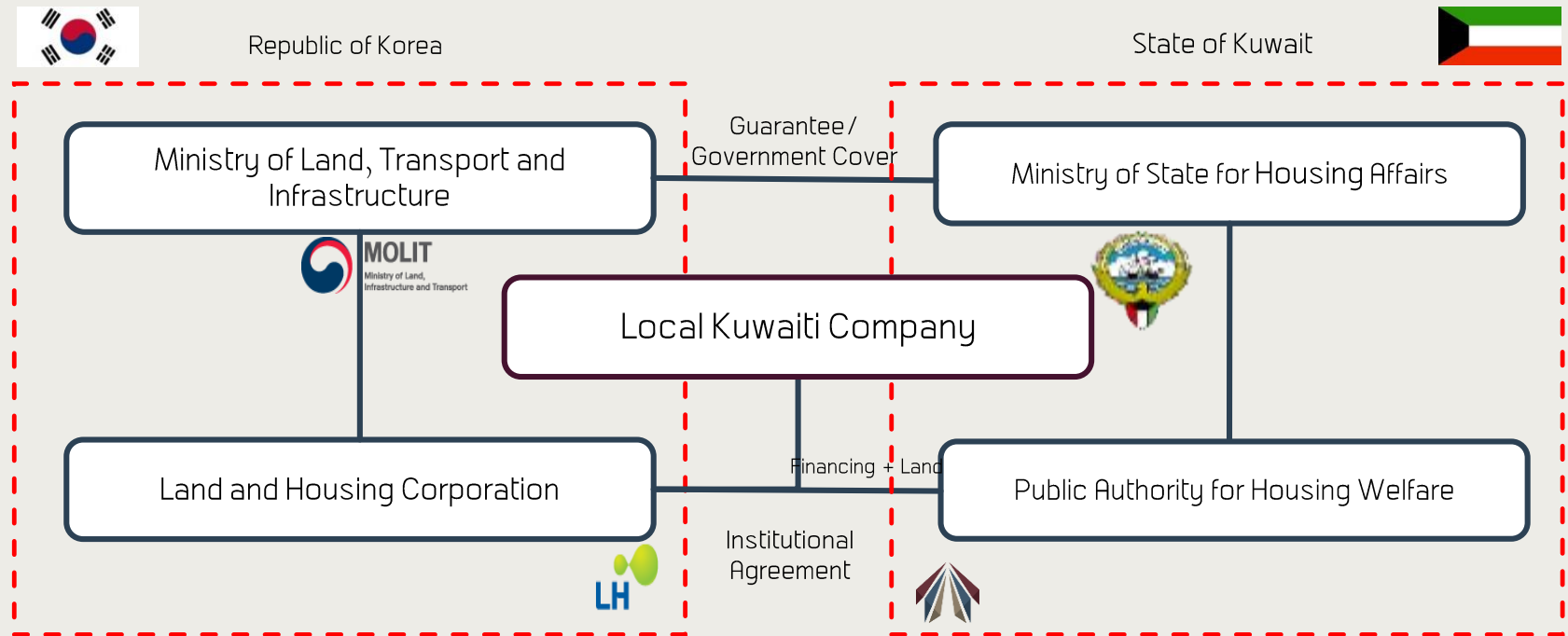
# South Saad AlAbdulla City (SSAC)

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# SSAC Partnership Structure





## SSAC Project Consultants

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**Sunjin:** as the JV leader is our Consortium lead company, working in collaboration with:

- **Perkins Eastman:** Master Plan
- **Dongmyeong:** Infrastructure Plan and Design for: Fresh Water, Irrigation, Structure, and Waste Treatment
- **Dongil:** Infrastructure Plan and Design for: Sewage Treatment, Traffic Plan, Environmental Plan
- **Posco:** Smart City Design
- **Hyundai and POSCO A&C:** Pilot Housing and SPV building
- **Samil - Price Water House Copper:** Feasibility Study





## SSAC Project Overview

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- **Project area:** 64.42 km<sup>2</sup>
  - **Expected Number of Housing units:** 45, 644
  - **Estimated Population:** 269,750
    - **Villas:** 21,801
    - **Mixed – Use:** 6,272
    - **Apartments:** 14,507
    - **Gated Villa's:** 3,064
  - **Expected Number of Investment Residential Units:** 16,586
    - **Estimated Population:** 66,344
    - **Mixed – Use:** 5,964
    - **Apartments:** 9,135
    - **Gated Villa's:** 1,487
  - **Total Number of NFUs:** 17
- Each NFU includes different types of housing unites with all the supplementary services





## SSAC's Potential Investment Opportunities

**The Investment Areas are located at the heart of the City, and they include the following:**

- Private Schools
- Commercial Areas
- Private Universities
- Mixed- Use Areas
- Apartment Areas
- Central parks that connects between the different Investment Area and creates the City Spine.



An aerial, monochromatic photograph of a city, likely Seoul, showing a central circular plaza with a fountain, surrounded by dense urban development and a river in the background.

Thank You

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