

Riyadh Metro

Driving the Next Wave in
Real Estate Transformation

WHERE CONNECTIVITY FUELS PROPERTY GROWTH







قطار الرياض
riyadh metro

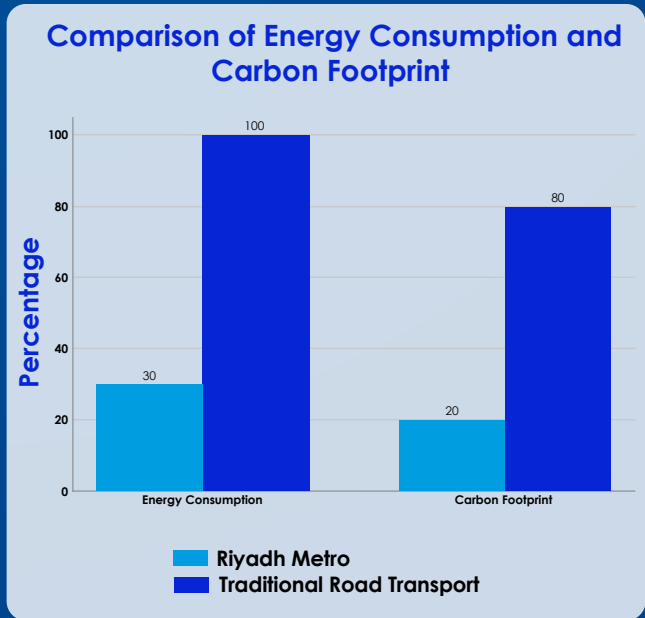


Riyadh Metro: Shaping Tomorrow's Cityscape

The driving force behind Riyadh's urban transformation.

As the Riyadh Metro reshapes the city's landscape, real estate values are on a fast track to unprecedented heights—unlocking new opportunities in every district

 <p>176 km Network Length</p>	 <p>Lines: 6 (Blue, Green, Red, Orange, Yellow, Purple)</p>	 <p>Stations: 85 (KAJD, Qasr Al-Hokm)</p>
 <p>Cost \$22.5B USD</p>	 <p>Funding Gov't, Private, Intl. Loans</p>	 <p>2014 - Nov 2024 Timeline</p>



Driverless Trains: The Riyadh Metro will operate entirely driverless, similar to advanced systems in Paris and Singapore.



Train Tech
Driverless, Automated




Speed
80 km/h



Capacity
1,000 passengers



Infrastructure
68 km tunnels, 65 km viaducts, 43 km at-grade



Energy
Renewable-powered



Vision 2030
-130M tons CO2



Construction Milestone: The Riyadh Metro project used over 1,000,000 cubic meters of concrete – enough to fill 400 Olympic-sized swimming pools.

Riyadh Metro: Connecting Districts, Connecting Lives

Six innovative lines bridging Riyadh's iconic destinations.



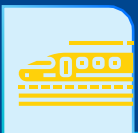
Line 1 - Blue
N-S, 38 km, 22 stations (Olaya & Bat'ha)



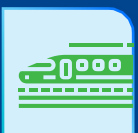
Line 2 - Red
E-W, 25 km, 13 stations (King Abdullah Rd. - Stadium)



Line 3 - Orange
E-W, 41 km, 22 stations (Al-Madinah - Second Ring Rd.)



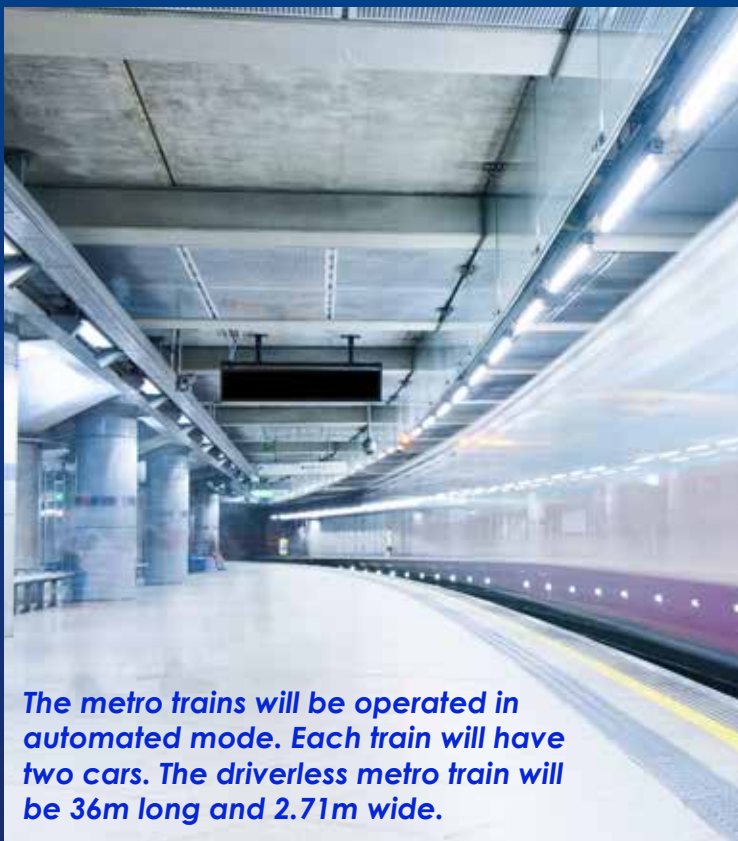
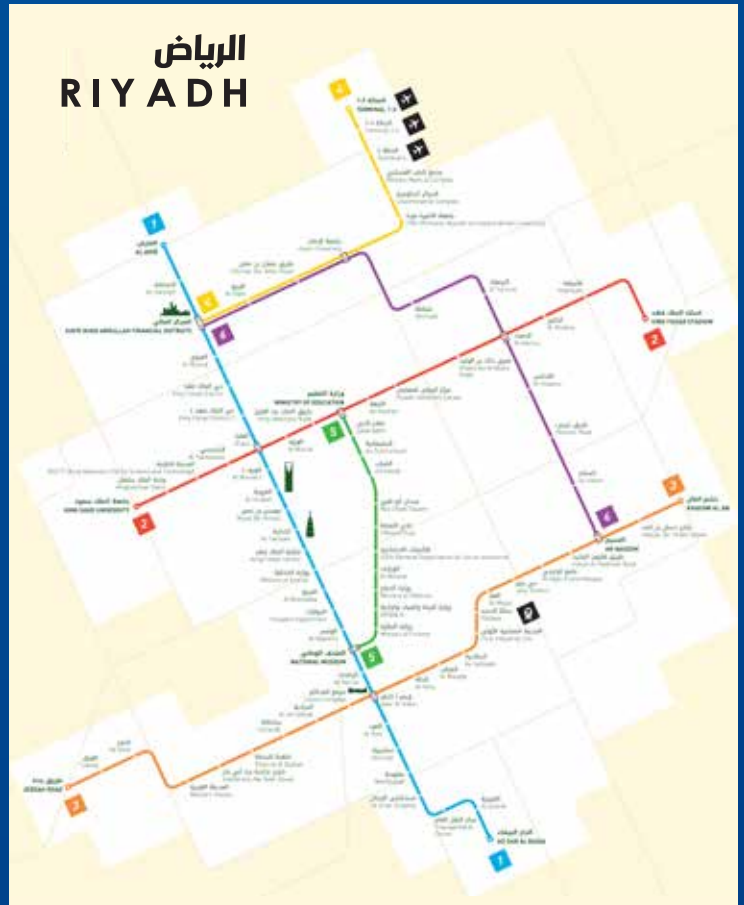
Line 4 - Yellow
N-S, 29 km, 8 stations (Airport - KAFD)



Line 5 - Green
N-S, 13 km, 10 stations (King Abdulaziz St.)



Line 6 - Purple
E-W, 30 km, 8 stations (Abdulrahman bin Aouf St.)



The metro trains will be operated in automated mode. Each train will have two cars. The driverless metro train will be 36m long and 2.71m wide.

Intelligent fare system

Fair System:

Intelligent, Seamless Ticketing



Smart Card:

NFC, Contactless



Major Stations:



Olaya:

Lines 1 & 2, 68.85 m², \$20M



Downtown (Qasr Al Hokm):

Lines 1 & 3, Al Madinah St.



KAFD:

Lines 1, 4 & 6, King Fahad Rd.



Western:

Dhahrat Al Badi'ah, 110,000 m²

Riyadh Metro: A Global Leader in Urban Mobility

Redefining transit with world-class systems and solutions.

Arriyadh Development Authority (ADA), the owner and operator of the system, is undertaking the project to fulfil the demands of Saudi Arabia's growing population, reduce traffic congestion in the metropolis, and improve air quality for residents.



The public transport network will create an interconnected city with: 6 metro lines; 84 metro stations; 80 bus routes; 2,860 bus stops and 842 buses.

Riyadh Metro Impact:

Balanced Connectivity:

Elevating underperforming areas.

Mobility:

Students, professionals, residents relocate.

Hospitality Shift:

Clusters forming around metro stations

Riyadh Bus Network:



Total Buses:
Aproxymate;842



Manufacturers:
Mercedes, MAN



Mercedes:
600 Buses



MAN:
242 Lion's City

Metro Systems	Year of Operation	Length (km)	Lines	Stations	Technology by	Passengers per Train	Daily Ridership	Project Cost (USD)
Riyadh Metro	2024*	176	6	85	Siemens, Alstom, Bombardier	1,000	~3.6 million	\$22.5 bn
Dubai Metro	2009	89.6	2	53	Alstom	700	~700,000	\$7.6 bn
Doha Metro	2019	76	3	37	Mitsubishi Heavy Industries	750	~500,000	\$36 bn
Kuwait Metro	2030*	160	4	68	TBD	1,000	~1 million	~\$20 bn
Singapore MRT	2003	230+	6+	130+	Alstom, Siemens	1,800	~3.4 million	\$30+ bn
Paris Line 14	1998	16.9	1	13	Alstom	1,000	~550,000	\$2 bn
Nuremberg U- Bahn	2008	36.5	3	48	Siemens	400	~200,000	\$1.5 bn
Copenhagen Metro	2002	38.2	4	39	Ansaldo STS	350	~180,000	\$3 bn

* Expected completions

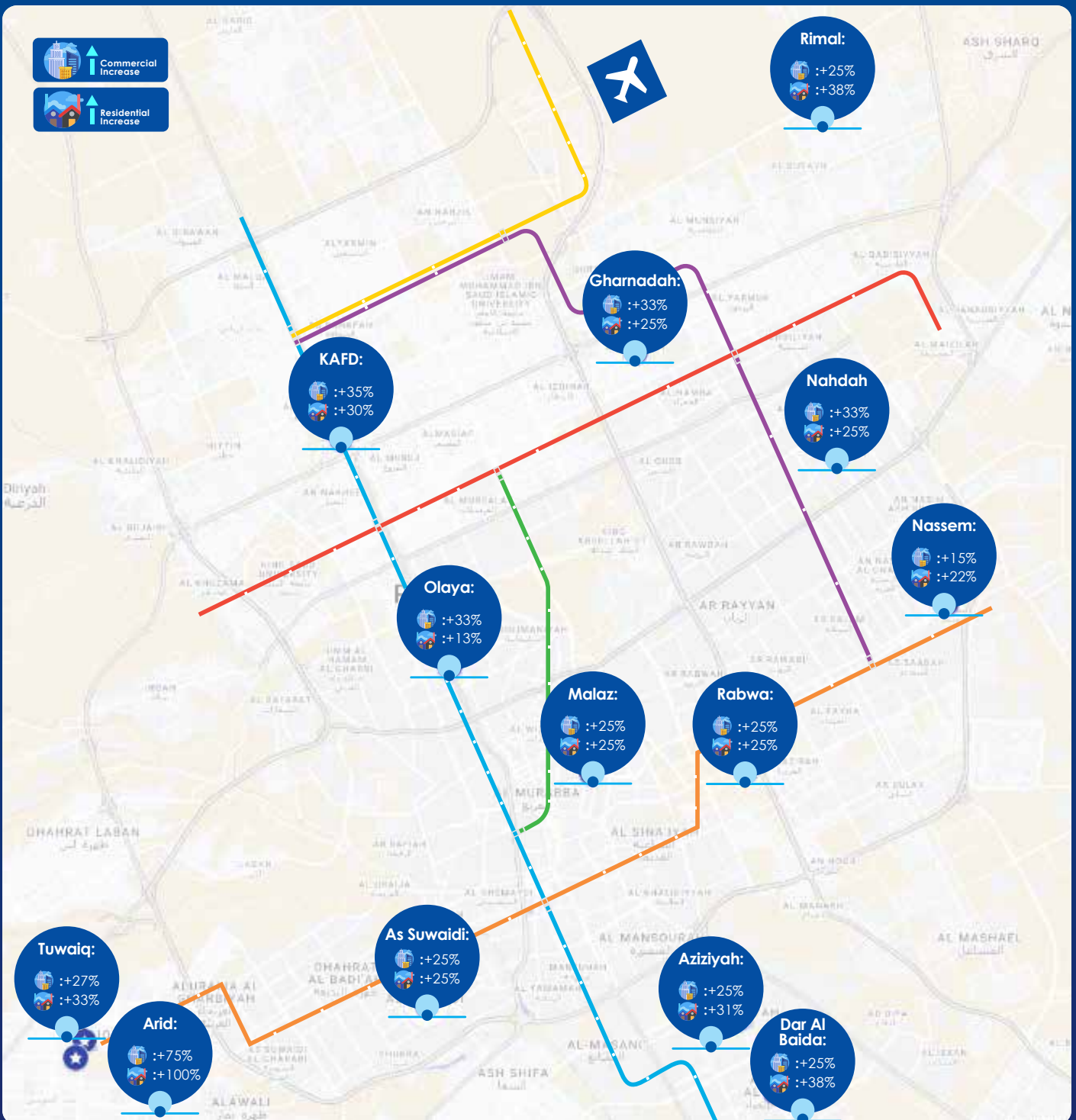
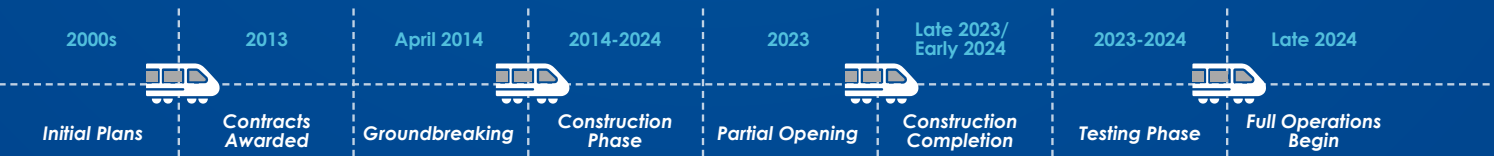
Grade of Automation: GoA4 i.e. fully Automated and Driverless

Riyadh Metro: Driving Real Estate Growth

Catalysing commercial and residential expansion across the city.

Impact of Riyadh Metro on Property Prices (2021 - 2024)

Since the commencement of the pilot testing of the Riyadh Metro in 2021, property prices in both commercial and residential sectors have shown significant growth across multiple districts Impact of Riyadh Metro on Property Prices (2021-2024):



Riyadh Metro: 176 km of Seamless Connectivity

Effortlessly connecting life, work, and play across the city.

Riyadh Metro Impact

 Balanced Connectivity.	 Elevating underperforming areas.	 Mobility Students, professionals, residents relocate.	 Hospitality Shift Clusters forming around metro stations.
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Real Estate Demand:

 <p>1-2 km Radius: Higher demand for residential properties.</p>	 <p>Proximity Priority: Homebuyers/investors focus on metro access.</p>
 <p>Commercial Demand: Sought after near stations; increased value.</p>	 <p>Urban Regeneration: Infrastructure boosts neglected areas.</p>
 <p>Vibrant Hubs: Rising land values around metro stations.</p>	

Riyadh Metro - Entertainment Access:

		Shopping, Dining, Events
		Urban Park, Recreation, Culture Al Murabba & King Abdulaziz
		National Museum, Historic Events
		Family Fun, Animal Exhibits
		Concerts, Festivals
		Sports, Concerts
		UNESCO Site, Cultural Hub

The availability of premium office spaces is expected to increase by 25%, with a particular focus on eco-friendly and smart buildings.



The metro project has directly influenced the planning of over 20 major real estate developments across Riyadh.

Riyadh Metro Impact on Rentals Key Districts:

- | | |
|--------------|-------------|
| • DarAlBaida | • Rabwa |
| • Aziziyah | • Nahdah |
| • Naseem | • Gharnadah |
| • Malaz | |

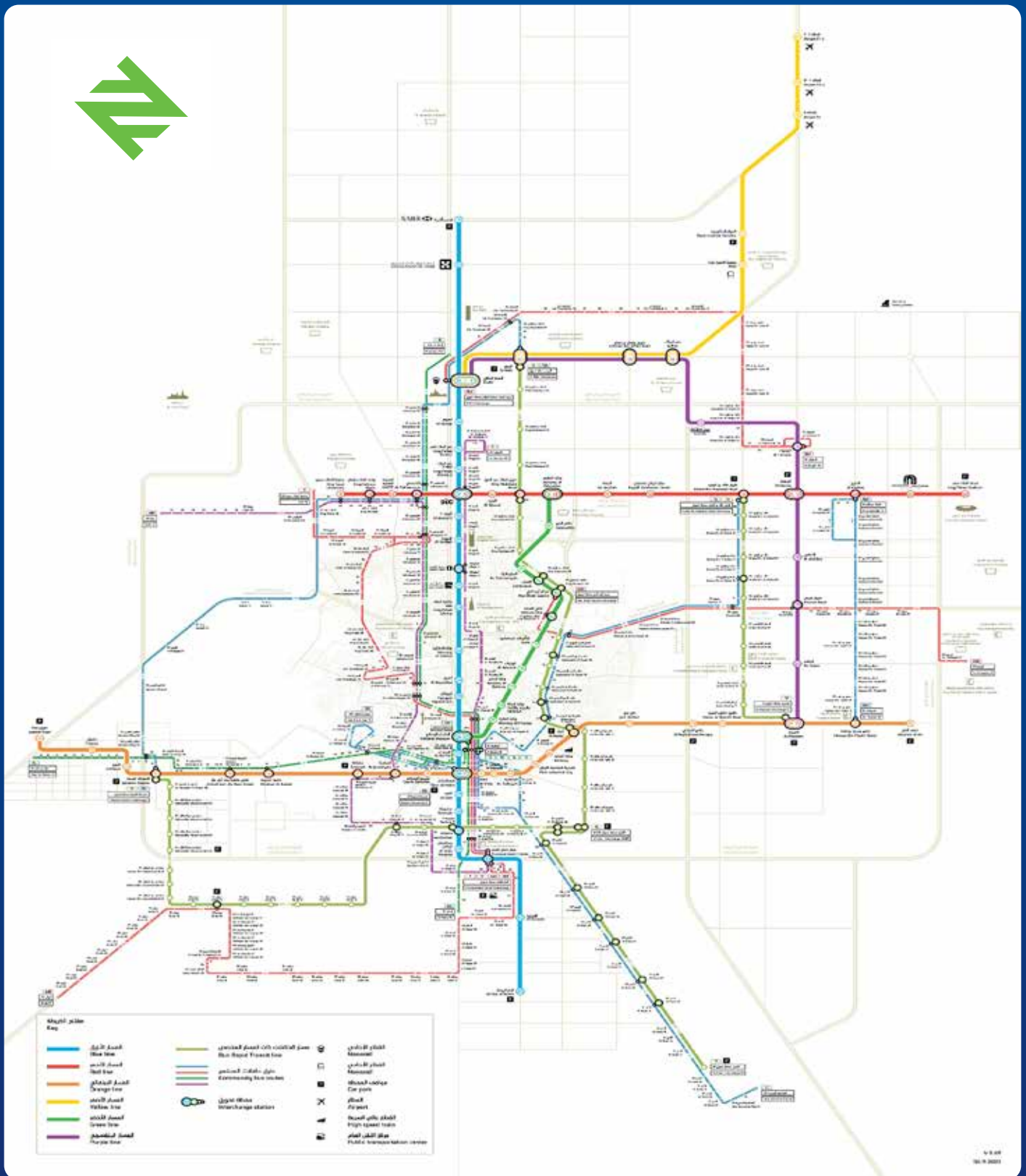
Rental Increase: +25% Drivers: High demand, Metro connectivity

Educational Institutions Accessible via Riyadh Metro

- King Saud University (KSU): Blue, Red Lines
- Princess Nourah Bint Abdulrahman University (PNU): Yellow Line
- Imam Mohammad Ibn Saud Islamic University (IMSUI): Blue Line
- Al Yamamah University: Yellow Line
- Al Faisal University: Blue Line
- Dar Al Uloom University: Red Line
- King Fahd Medical City (KFMC): Red Line
- Al Maarefa University: Line 4

Riyadh Metro

Where Connectivity Fuels Property Growth



Contact US.

For further information, clarification and discussion concerning the contents, please contact

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