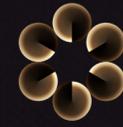




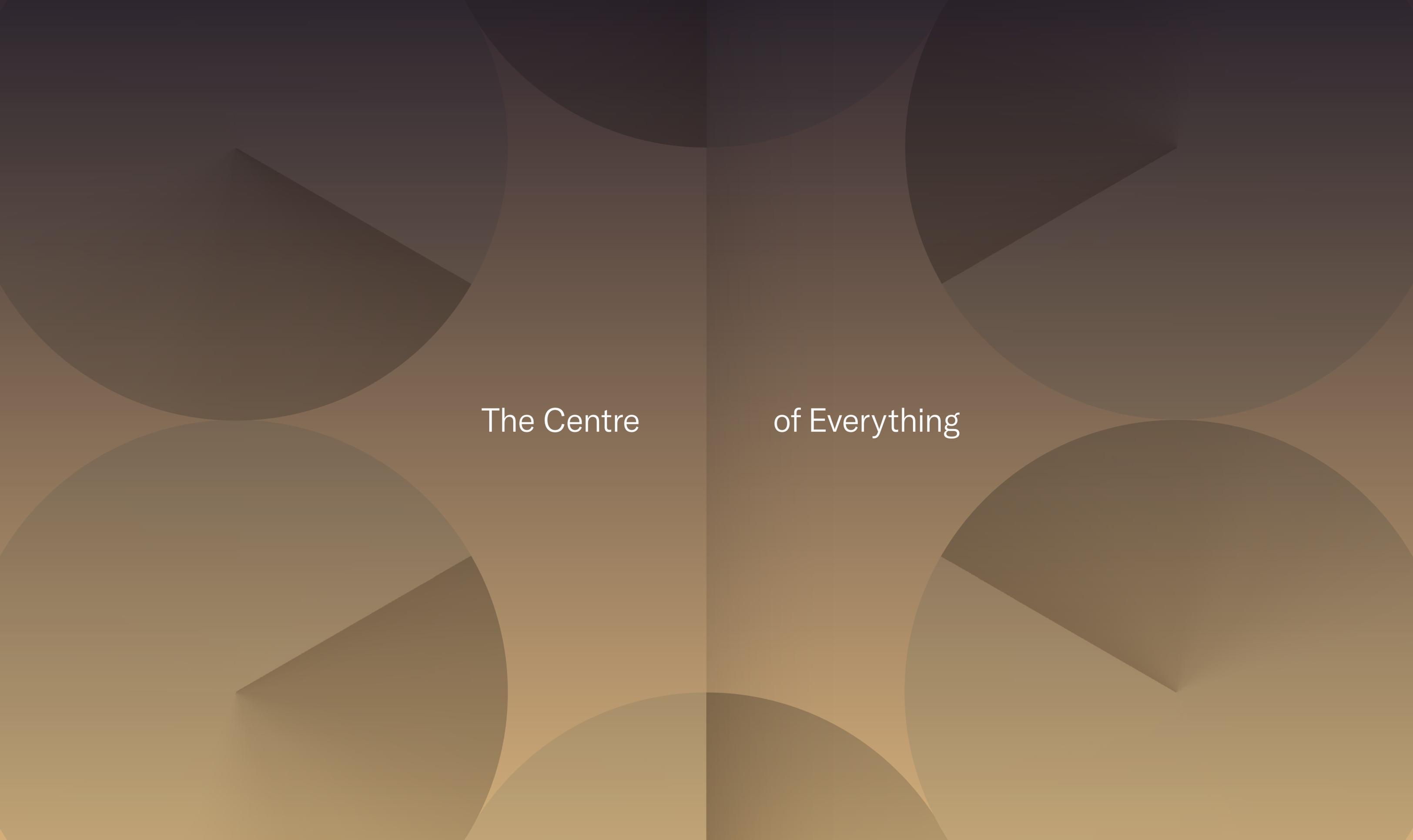
OSUS EYE



OSUS EYE

Your All-in-One Destination

A Destination *by* **OSUS**

The background features a vertical line down the center, with overlapping circles on either side. The circles are filled with a gradient from dark brown at the top to light tan at the bottom. The text is centered horizontally across the middle of the image.

The Centre

of Everything



Chapter 01

OSUS Eye

Chapter 02

Vision & Design

Chapter 03

Residences *at* OSUS Eye

Chapter 04

Offices *at* OSUS Eye

Chapter 05

Hospitality *at* OSUS Eye

Chapter 06

Retail *at* OSUS Eye

Chapter 07

Entertainment *at* OSUS Eye

Chapter 08

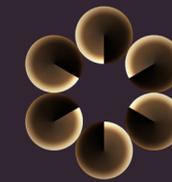
Community *at* OSUS Eye

Chapter 09

Sustainability Commitment

Chapter 10

Team



OSUS EYE

A Legacy for Generations



A Living and Breathing Icon

Riyadh's groundbreaking mixed-use development ushers in a new era of futuristic living in Saudi Arabia.

It is a place where ambition and innovation unite to empower the next generation of thinkers, makers, and creators to reimagine what's possible. This visionary project seamlessly blends elegant homes, a 4-star hotel, branded residences,

premium Grade-A offices, and a world-class diverse retail. Sprawling gardens, sky bridges, and an amphitheater create a breathtaking oasis where every element coexists in perfect balance.

OSUS Eye offers residents, businesses, and visitors unparalleled comfort, convenience, and connectivity, from world-class amenities to indulgent green spaces and striking architecture to resplendent interiors.

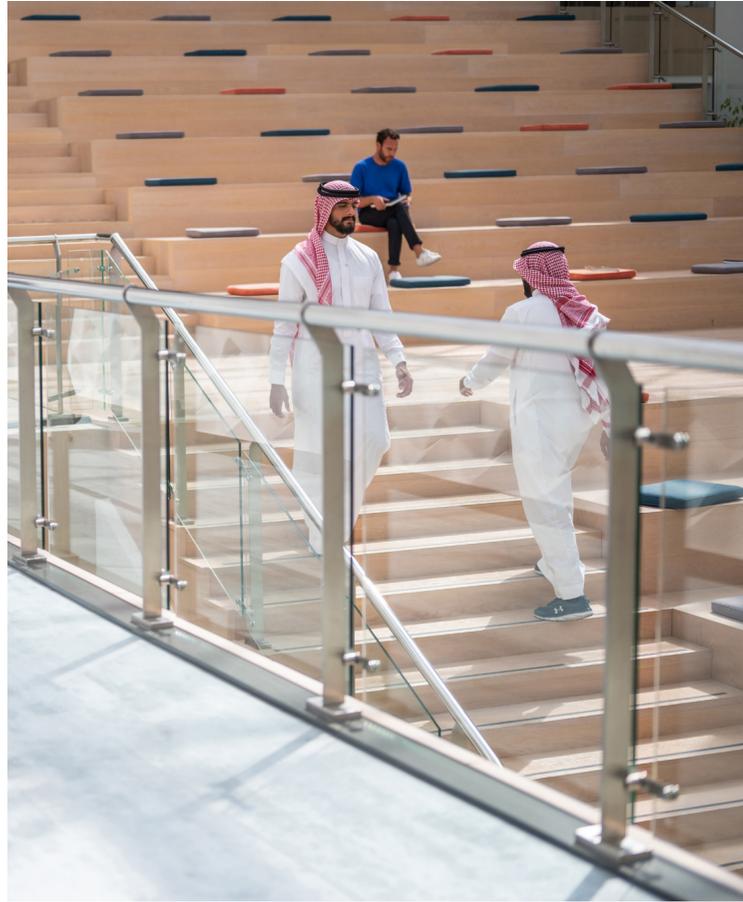
Smart technology, sustainability initiatives, and a strong sense of community converge to enhance the quality of life and foster vibrant social interactions, setting a new standard for integrated city living. OSUS Eye is more than just a place. It's a feeling. **You belong here.**



A New Destination for a New Era



An Icon in the Kingdom



This visionary hub is poised to attract the next generation of thinkers, makers, and creators, challenging them to reimagine what's possible.

The land is divided into 3 zones:

Land Area

61,894 sqm

Residential

Land Area

13,309 sqm

Hotel and Branded Residences

Land Area

27,905 sqm

Commercial



Thoughtfully aligned with the Riyadh Strategy and Vision 2030, OSUS Eye represents an all-encompassing destination full of possibilities. More than a development, it's a legacy designed to inspire future generations and positively impact lives.

This dynamic, creative district fosters inclusivity and diverse interactions, serving as a launchpad for game changers, global shapers, and families to create an inspiring future.



Strategically Located, Seamlessly Connected

OSUS Eye is more than a prestigious address; it is the gateway to Riyadh's burgeoning potential, allowing people to live their best lives. Step outside your door and discover a world of experiences waiting to be explored.



Strategically positioned in the esteemed Al Nada District of Northern Riyadh, this development's unparalleled location offers seamless accessibility to key sites, including the Riyadh Expo, King Salman International Airport, and the state-of-the-art metro system.

Al-Thumamah and Abu Bakr Al-Siddiq Roads ensure excellent connectivity to everything the city offers. KAFD Financial District, located nearby, adds to the allure, attracting diverse residents and visitors.

Landmarks Near by

This strategic location cultivates a dynamic and vibrant atmosphere, positioning OSUS Eye at the crossroads of culture, commerce, and community.

1. King Khalid Airport
2. King Salman International Airport
3. Riyadh Expo Site 2030
4. KAFD Financial District
5. Digital City
6. Princess Nora University District
7. Imam Mohammad Ibn Saud Islamic University
8. Al Shorofat Mall
9. Alia Plaza
10. Al Widyah Future Developemts
11. New Murabba Future Development
12. Diriyah
13. King Saud University
14. Al Safarat Diplomatic Quarter
15. Al Olaya Business District
16. Royal Art Complex
17. King Salman Park (KSP)
18. Sports Boulevard Project
19. Al Murabba City Center

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North Pole
Future Development

10 km — 9 — 15 min Drive

5 km — 4 — 6 min Drive



10

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VISION & DESIGN

The Dawn of a New Era

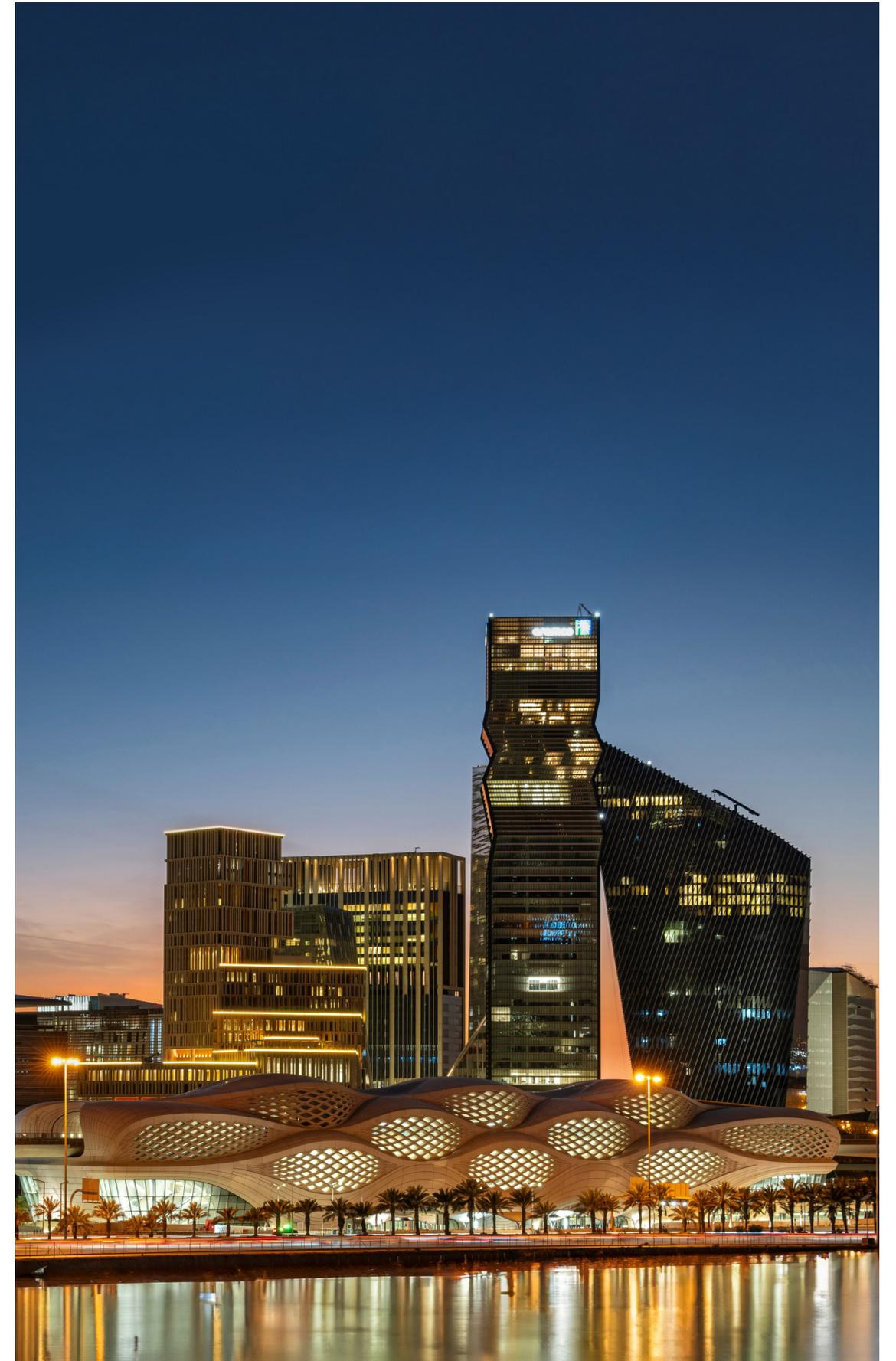


A Bold Vision for Tomorrow

OSUS Eye, spanning approximately 103,104 sqm, is set to redefine urban living in Riyadh.

With a total GFA of approximately 186,073 sqm, OSUS Eye offers diverse living options, from sleek apartments to exclusive townhouses. Its innovative approach to sustainability and smart city principles ensures a thriving ecosystem for residents, businesses, and visitors.

From the bustling boulevard to serene green spaces, every element enhances the quality of life and fosters community. OSUS Eye embodies Saudi Arabia's Vision 2030, setting new benchmarks for luxury, innovation, and sustainable urban living.



Live, Work, Play: All Within a 10-Minute Walk



At OSUS Eye, smart city principles are woven into the very fabric of daily life, creating a dynamic urban ecosystem that optimizes efficiency and enhances the quality of life. The development's design integrates resilience planning, smart governance, and green infrastructure, setting new standards for sustainable urban living.

The innovative design includes vibrant retail spaces that serve as a dynamic community space, hosting events and festivals throughout the year. Advanced technology is seamlessly integrated to manage energy consumption, streamline waste management, and enhance security, all while respecting user privacy.

The development is divided into thoughtfully curated precincts, each zone dedicated to a component. 2 majestic towers pierce the Riyadh sky, offering stunning vistas and unparalleled luxury. At its heart, an amphitheatre and diverse retail spaces pulse with energy, seamlessly flowing into 4 residential clusters.

The western edge houses a vibrant commercial and retail nexus, fostering innovation and entrepreneurship

With approximately

155,400_{sqm}

Basement Area

1,150

Commercial & Hospitality
Parking Spots

1330

Residential
Parking Spaces

82

Surface
Parking Slots

This thoughtful integration of living, working, and leisure spaces creates a thriving ecosystem where ideas flourish and communities bond.

fostering innovation and entrepreneurship

Ready to Change Your Perspective



OSUS Eye's architecture is a poetic dialogue between the past and future, where the Salmani heritage finds a contemporary voice.

Soaring towers and striking facades, encapsulating the splendor of traditional Salmani design in the cradle of Riyadh's cultural fabric, stand as a graceful homage to the city's heritage. Yet, within this reverence for history, innovation flourishes.

Symmetrical forms and premium materials interweave with time-honored motifs, crafting spaces that are both functional marvels and aesthetic masterpieces.

Finished to perfection, the design ensures that every curve, every line, and every sunlit atrium evokes a visceral response, telling a story of a city honoring its roots while reaching boldly towards tomorrow's horizon.



THE RESIDENCES
at **OSUS EYE**

The Next Evolution of Living





Live the Legacy

OSUS Eye celebrates a blend of experiences, offering a spectrum of irreplaceable homes with a real sense of emotion and warmth.



Across approximately

82,370_{sqm}
Of Prime Living Space

624
Carefully Crafted Residences

Designed with high-quality finishes and optimal layouts.

Every living space, whether a sleek apartment or a luxurious townhouse, is designed to elevate daily life and surpass expectations. Each cluster within the residential zone boasts comprehensive amenities, promoting an active and fulfilling

lifestyle for its residents. These include an adult and children's swimming pool, a children's playground area, an indoor and outdoor gym, greenery with seating areas, and dedicated underground parking.



Everything Revolves Around You

Designed for those with a penchant for life's finest offerings, they embody a sanctuary of comfort and sophistication, enhancing the quality of urban living in Riyadh.

The Onyx, Pearl and Opal clusters at OSUS Eye showcase spectacular apartments where even the smallest details whisper exclusivity.



Crafted with exceptional craftsmanship, these 1-, 2-, and 3-bedroom apartments and penthouse residences stand as beacons of urban living, shaping the aesthetics of Riyadh's evolving skyline.

The development features 12 penthouse units offering breathtaking views with gardens providing ample outdoor space.

Overlooking winding pedestrian walkways and pristine manicured gardens, these residences are more than just an address; they are pioneering landmarks that foster a true sense of belonging and community.



Tailored Residences for Every Lifestyle

The Sunstone cluster at OSUS Eye showcases exquisite apartments and townhouses, standing as paragons of privacy and exclusivity.



Each unit boasts spacious rooms, private gardens, and dedicated parking. These spectacular residences optimize every square meter for modern living, exhibiting an unparalleled level of design

that adds a serene sense of grandeur. Universally refined aesthetics and finely appointed details cultivate an ambience of elegant living, redefining the pinnacle of residential luxury in Riyadh.





THE OFFICES
at OSUS EYE
Embracing a Bold New Future





The Game Changers Have a New Playground

OSUS Eye presents approximately 46,854 sqm of corporate space to cater to the diverse needs of businesses, from multinational corporations to dynamic startups.

Cutting-edge grade-A offices, flexible desks, and co-working spaces coexist within a vibrant ecosystem alongside the retail, which supports a hotel, and branded residences.

This business hub, set amid landscaped gardens and eclectic eateries, fosters a multifaceted community primed for achievement.



With business lounges, high-speed internet, and concierge services, OSUS Eye's offices provide a seamless work experience.

Step outside, and a multi-faceted experience awaits to be explored

They represent more than just commercial space; they are a testament to light, place, and symmetry. Serving as a gateway to global commerce, these offices create an environment where technology and business excellence converge to shape the industry's future.





HOSPITALITY
at OSUS EYE

Pure Extravagance. Pure Elegance

Sky-High Luxury: Redefining Hospitality and Living



OSUS Eye's hospitality offerings redefine luxury and convenience in Riyadh.



Comprising 2 iconic towers

A 4-star hotel covering approximately

18,038 sqm

Branded residences covering approximately

30,224 sqm

Hilton Hospitality

Garden Inn
Curio Collection

10

Stories

22

Stories

This world-class establishment caters to both short-term visitors and long-term residents.

The sumptuous interiors with an exquisite ballroom uphold an insignia of timeless elegance.



When guests step into the impeccably designed grand lobby, they are enveloped in an atmosphere of sophisticated warmth that endures. The rooms and suites showcase eclectic aesthetics infused with modern touches.

24/7 concierge and room service, housekeeping, laundry services, in-residence dining options, a clinic and access to the spa and fitness center elevate the guest experience.



Shared Exclusivity Amplified Inclusivity

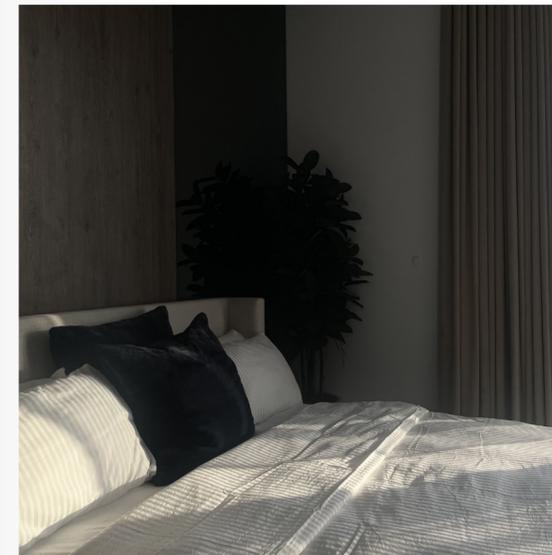
The Sky Pool is another marvel at OSUS Eye, a liquid jewel suspended in the heavens. Float in crystalline waters as the cityscape unfolds beneath

you, blurring the line between pool and sky. Here, luxury exceeds gravity, offering an experience as exclusive as it is exhilarating.



Craftsmanship and Timelessness in Equal Measure

The branded residences offer grand spaces and sheer spectacle, blending timeless elegance with modern sophistication to create a sanctuary that inspires awe and feels like home.



The spacious interiors are crafted in detail for comfort and convenience. From state-of-the-art amenities to luxurious finishes, these residences are designed with infinite precision to enhance productivity and relaxation.

Attentive facilities like the private resident's lounge and library, rooftop infinity pool, terrace with panoramic views, state-of-the-art fitness

center, exclusive yoga studio, private screening room, children's play area and daycare facilities, business center and meeting rooms enhance the living experience, whether a short stay or long-term residence.



RETAIL *at* OSUS EYE

From Timeless Boutiques to Cultural Delights

15,426 sqm of Unparalleled Retail Experiences



OSUS Eye's retail boulevard pulses with urban energy, a vibrant tapestry woven through the community's heart.

By day, fashion outlets and artisan markets buzz with life; by night, it transforms into a gastronomic paradise, with al fresco dining spilling onto welcoming walkways.

Hidden green oases and thought-provoking art installations punctuate the journey, balancing commerce and culture.







This soulful urban oasis offers a mosaic of experiences—from world-class brands to local treasures, from culinary delights to cultural festivals. Here, every visit promises discovery, and every purchase becomes a memory as Riyadh's vibrant spirit is reimagined for the discerning explorer.



ENTERTAINMENT
at OSUS EYE

Beyond Shopping. Beyond Ordinary



Curated Treasures Crafted Experiences



From gourmet treats to artisan wonders, OSUS Eye offers a world of experiences.

Immerse yourself in a vibrant community that fosters laughter, learning, and inspiration. Pristine gardens, captivating art installations, and

exciting events are all within reach, creating an environment where unforgettable experiences and entertainment are commonplace.

Embrace the energy and elevate your lifestyle in a seamless blend of work and play

Embrace the energy and elevate your lifestyle in a seamless blend of work and play

Discover a foodie haven alongside a retail revolution, where you can shop, dine, and savor to your heart's content. Unleash your inner trendsetter with curated shopping experiences and explore various flavors. As day turns to night, dine under the stars, making every moment truly memorable.

At OSUS Eye, every day is an opportunity to indulge in culinary delights, engage with culture, and create lasting memories.



Eye-catching from Every Angle

At the heart of OSUS Eye lies a deep commitment to sustainable, harmonious living.

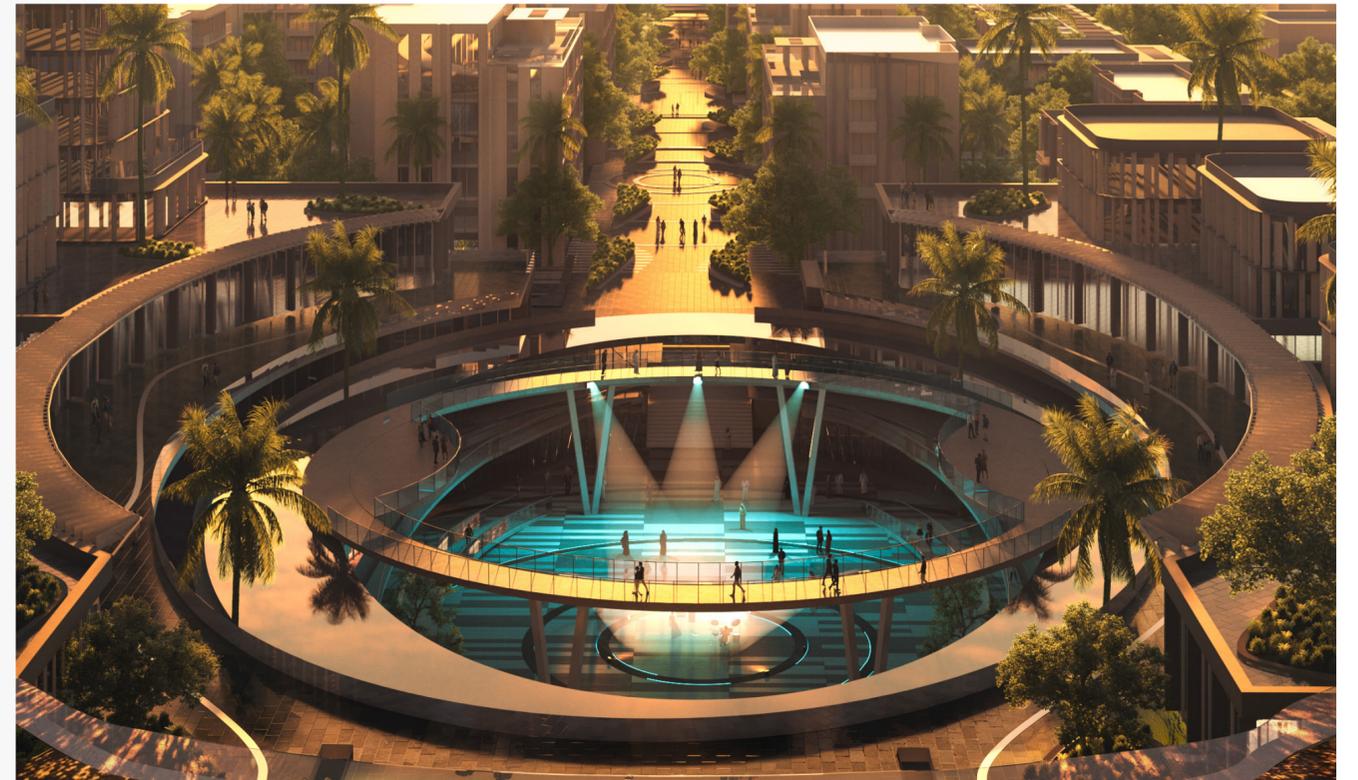


Lush green spaces encompassing a remarkable 62,893 square meters serve as the lungs of the development. These havens offer residents and visitors a serene escape from the urban buzz, providing a place to unwind, connect with nature, and rejuvenate their spirits.

Carefully curated landscapes enhance the aesthetic appeal of OSUS Eye, promote wellbeing, and foster a sense of community.

Here, you can enjoy a leisurely stroll amidst flourishing gardens, socialize with neighbors in vibrant courtyards, or simply find a quiet corner to de-stress amidst the calming embrace of nature. From sunlit mornings to starlit nights, your journey to tranquility begins at OSUS Eye.

Rediscover serenity in the city that never sleeps.



Your Urban Oasis Awaits

Step into a world where extraordinary experiences are woven into everyday life.

At OSUS Eye, we've reimagined urban living with signature features that inspire and delight.

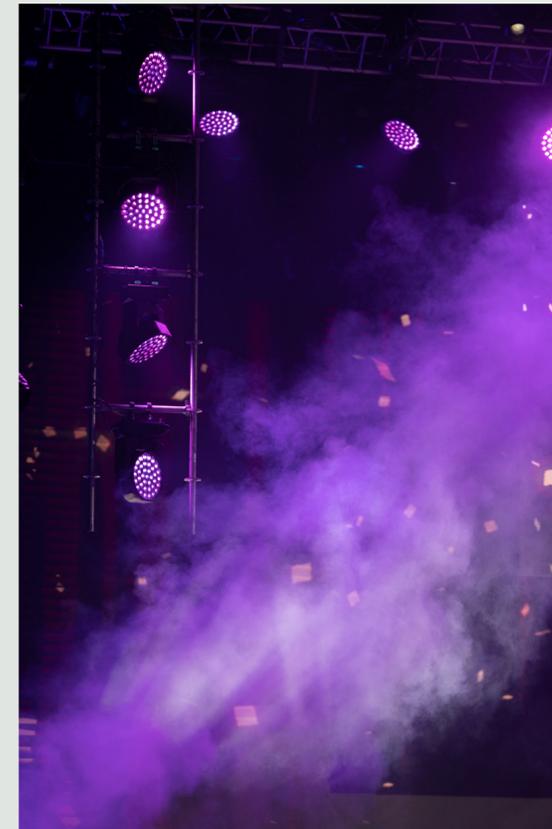
Our crowning jewel, the 'skywalk', is more than just a pathway—it's a journey through the clouds. It possesses the aura of an exclusive retreat.

This elevated marvel connects the branded residences tower to the hotel tower. The best part is that it seamlessly connects the vibrant office spaces and retail to the buildings, offering breathtaking panoramas of the residential haven and the iconic skyline.

Immerse yourself in our community's beating heart—a stunning podium crowned with a sky pool that seems to touch the horizon.

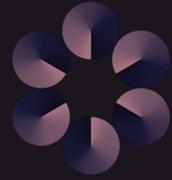
OSUS Eye's Grand Stage

The beating heart of OSUS Eye is a breathtaking amphitheater where ancient echoes meet modern marvels.



This captivating space is a cultural nexus, seamlessly blending architectural grandeur with functional design. Tiered seating cascades gracefully around a central stage, offering perfect sightlines and acoustics.

The versatile amphitheater offers dynamic entertainment options for all occasions, with multifunctional space for day or night performances and large-scale media walls (LED screens) for films or live sports.



COMMUNITY
at OSUS EYE

Discover Your Place. You Belong Here

A Community Where People, Creativity and Care Intersect

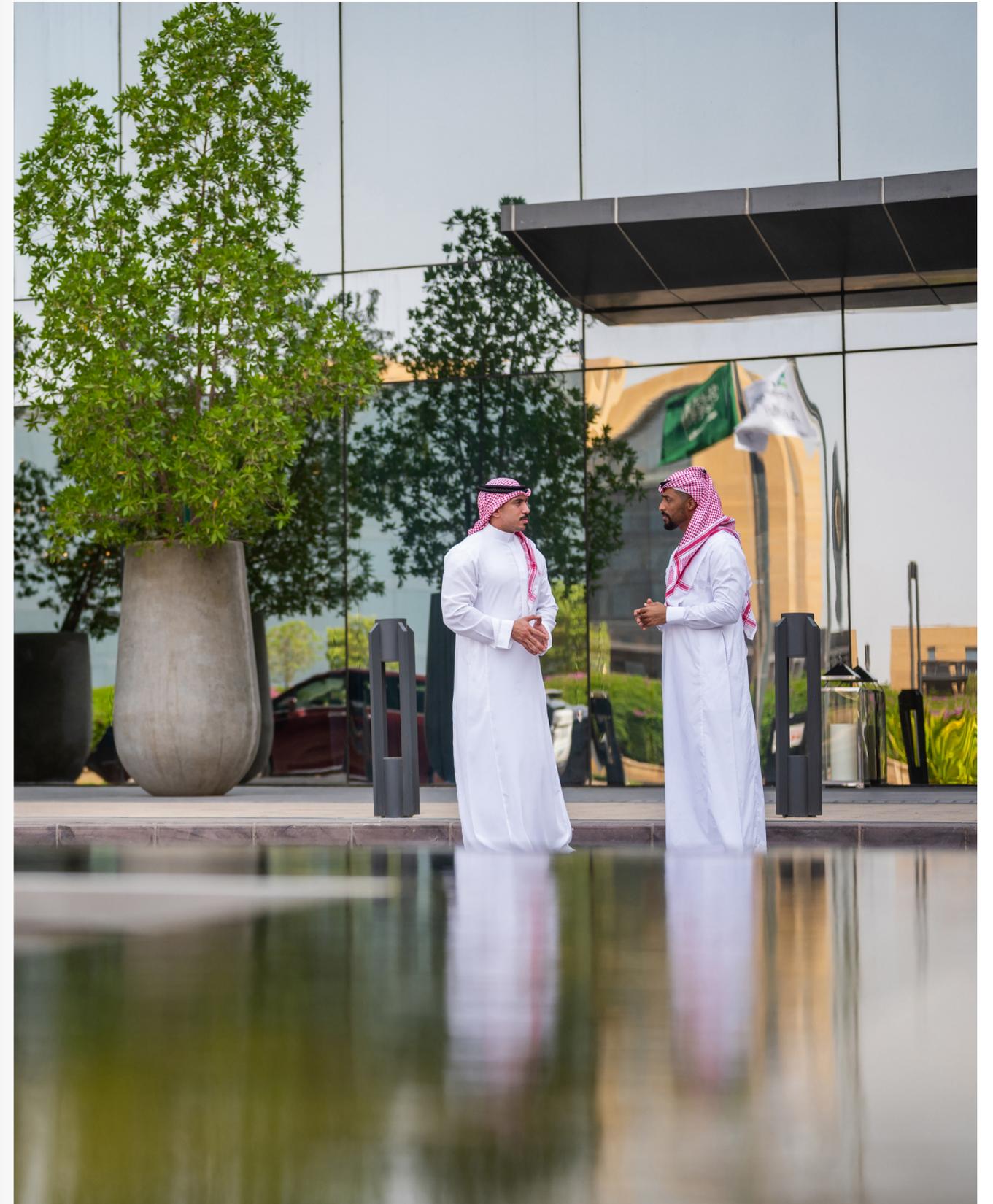


Wellness is a luxury woven into the very fabric of a vibrant lifestyle, enhancing the overall quality of community life.

Lush living walls, verdant rooftop gardens, pedestrian walkways, and aromatic herb gardens are more than aesthetic enhancements; they are integral to a comprehensive design that prioritizes environmental and personal wellbeing.

From invigorating sunrise yoga sessions on the rooftop terrace to collaborative community gardening projects, residents are encouraged to connect, foster healthy lifestyles, and build lasting bonds.

Round-the-clock surveillance by highly trained personnel, extensive CCTV coverage, and a sophisticated smart card access system safeguard every corner of this urban oasis. Strategically placed panic buttons, directly linked to a central control room, provide an additional layer of security seamlessly integrated into the development's sustainable design.



A Beacon of Faith and Design

OSUS Eye is anchored by the Masjid-Al-Majed, a contemporary mosque exuding subtle opulence and uncompromising quality.



The mosque's facade, a living tapestry of light and shadow, dazzles with intricate geometric patterns.

Inside, soaring ceilings, voluminous space and expansive windows bathe the prayer hall in natural light, fostering an atmosphere of serenity and contemplation.

The Masjid-Al-Majed is more than just a place of worship; it symbolises unity and progress, inviting people of all backgrounds to admire its beauty and find moments of peace within its walls. As the centerpiece of the OSUS Eye, this architectural gem not only elevates the community's spiritual life but also stands as a testament to the harmonious fusion of faith, art, and contemporary urban living.





SUSTAINABILITY COMMITMENT

Honoring the Legacy of Riyadh

Your Sustain Sanctuary in the City's Heart



OSUS Eye doesn't just reimagine futuristic living—it revolutionizes it. This unprecedented development integrates cutting-edge sustainability with state-of-the-art security, creating an unparalleled living experience.

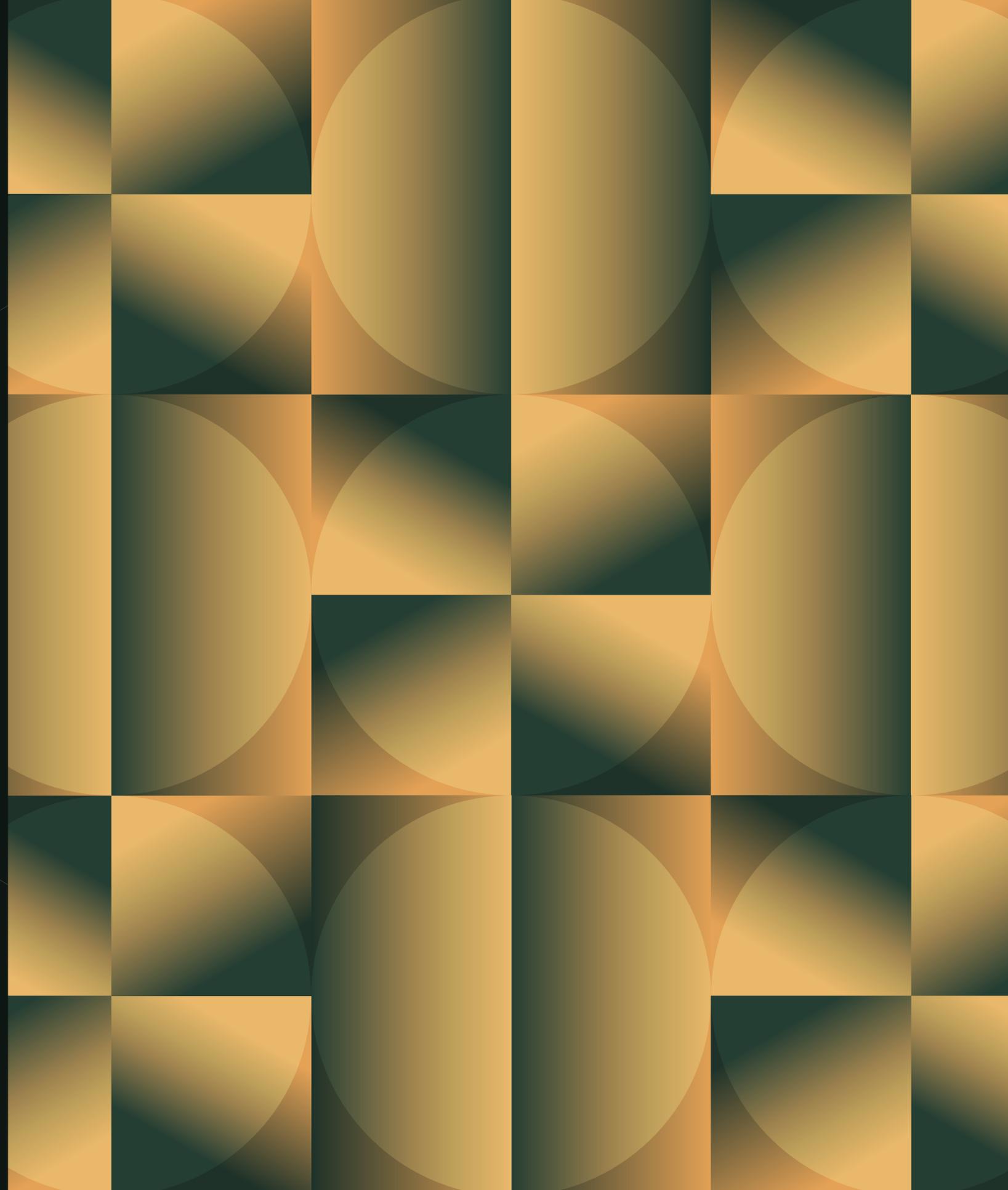
It seamlessly fuses innovative technology with stringent green building standards, setting a new energy efficiency and waste reduction benchmark. While smart technology and green building

standards set new benchmarks for eco-conscious living, an equally robust security infrastructure ensures total peace of mind. Sustainability is not merely a feature but a lifestyle choice, fortified by the assurance of unparalleled protection for you and your loved ones.



TEAM

World-Class Partners



Committed to Excellence



OSUS Real Estate

Visionary Real Estate Developer

OSUS Real Estate, founded in 2006 in Riyadh, is a leading Saudi developer specializing in diverse projects. It has over 300 partners from 15 nationalities and manages 25+ concurrent ventures. By 2023, OSUS achieved a milestone of 800,000 square meters of built-up area, showcasing its commitment to iconic and profitable developments.

With a SAR 4 billion development portfolio, OSUS is shaping Saudi Arabia's real estate landscape, driving economic growth and urban development.



RMJM

International Concept Architect

RMJM, founded in 1956 by Sir Robert Matthew and Stirrat Johnson-Marshall in Edinburgh, is a globally recognized leader in concept architecture. With a legacy spanning 67 years of architectural excellence, RMJM has completed over 1,000 projects through its network of 29 studios across 5 continents.

The firm's focus on innovation, sustainable design, and adaptability has solidified its position at the forefront of the architectural world.



RUYA

Branding & Marketing Consultant

RUYA is a full-service strategic agency specializing in real estate & destinations with offices in Dubai, Buenos Aires and Madrid. Since 2008, they have branded over \$18 billion worth of developments across 225 projects in 16 cities.



JLL

Feasibility Consultant

JLL, a global leader in real estate services, specializes in helping clients buy, build, occupy, and invest in various assets, including industrial, commercial, retail, residential, and hotel real estate. Serving diverse industries from banking and healthcare to technology and manufacturing, JLL caters to businesses of all sizes, from tech startups to global corporations.

Their impressive portfolio includes managing 4.6 billion square feet in property and facilities, facilitating 37,500 leasing transactions totalling 1.07 billion square feet, and demonstrating a strong commitment to community engagement with 97,957 hours spent volunteering locally.



Hilton

Hotel Operator

Hilton is a leading global hospitality company with a portfolio of 24 world-class brands comprising more than 8,400 properties and over 1.25 million rooms, in 140 countries and territories. Dedicated to fulfilling its founding vision to fill the earth with the light and warmth of hospitality.



EllisDon

Project Manager

A global leader in construction and project management, EllisDon will oversee the project's planning, execution, and delivery, ensuring adherence to timelines, budgets, and quality standards.



TRI

Hospitably and Entertainment Consultant

TRI is one of the region's leading consulting firms in the hotel, leisure, and real estate sectors. Since its inception in 1995, TRI has developed extensive expertise through its projects spanning multiple regions including the Middle East, Africa, Indian Ocean and Europe.



Knight Frank

Leasing Consultant

Knight Frank will develop and execute a strategic leasing plan, attracting high-quality tenants for the commercial and retail spaces and ensuring optimal occupancy rates.



Savills

Branded Residences Consultant

A leading global real estate services provider, headquartered in London, UK. Established in 1855, the company offers a comprehensive range of services including residential and commercial property advisory, investment, and research.



Tacent

FM Consultant

Tacent will provide integrated facility management and community management services, ensuring the smooth and efficient operation of the development and enhancing the quality of life for residents and tenants.

OSUS EYE