

المشيرة الأولى

FIRST PROJECTS

Where spaces serve your comfort

Company Profile

2026



Modern Innovation

For Lasting Developments

About
First Projects

First Projects Ltd. is a forward-thinking real estate development company driven by innovation and dedicated to delivering strong returns through purposeful, strategic partnerships.

With a bold investment vision grounded in deep market insight, the company is committed to creating lasting value for all its stakeholders.

In recent years, the company has continued its real estate development efforts, and its recent projects are considered a milestone, offering new concepts and modern designs, meeting the demands of society’s elite, including villa owners and new investors.



CHAIRMAN'S SPEECH

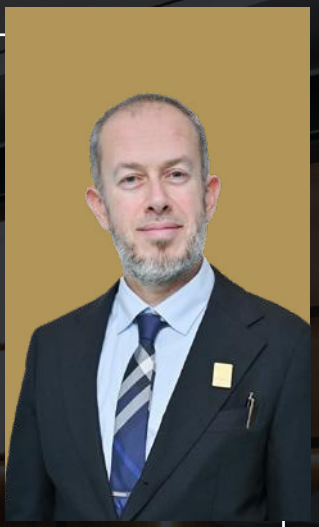
The key to lasting success lies in fostering leadership at all levels and embracing diversity—both in our investments and the people we work with—as a core strength. We remain united by a common goal, working together with integrity as the foundation of all our interactions, while supporting entrepreneurial culture.

First Projects Holding has become a diversified investment group, housing leading companies with a strong presence locally, regionally, and globally. Guided by solid values and a moral compass, we have steadily grown to meet the ambitions of our partners.

Our mission is to deliver innovative, value-added solutions to our partners and community, embodying the driving force behind our enduring success and future sustainability.

Dr. Khalid Bin Abdulaziz AlNafjan

CEO'S SPEECH

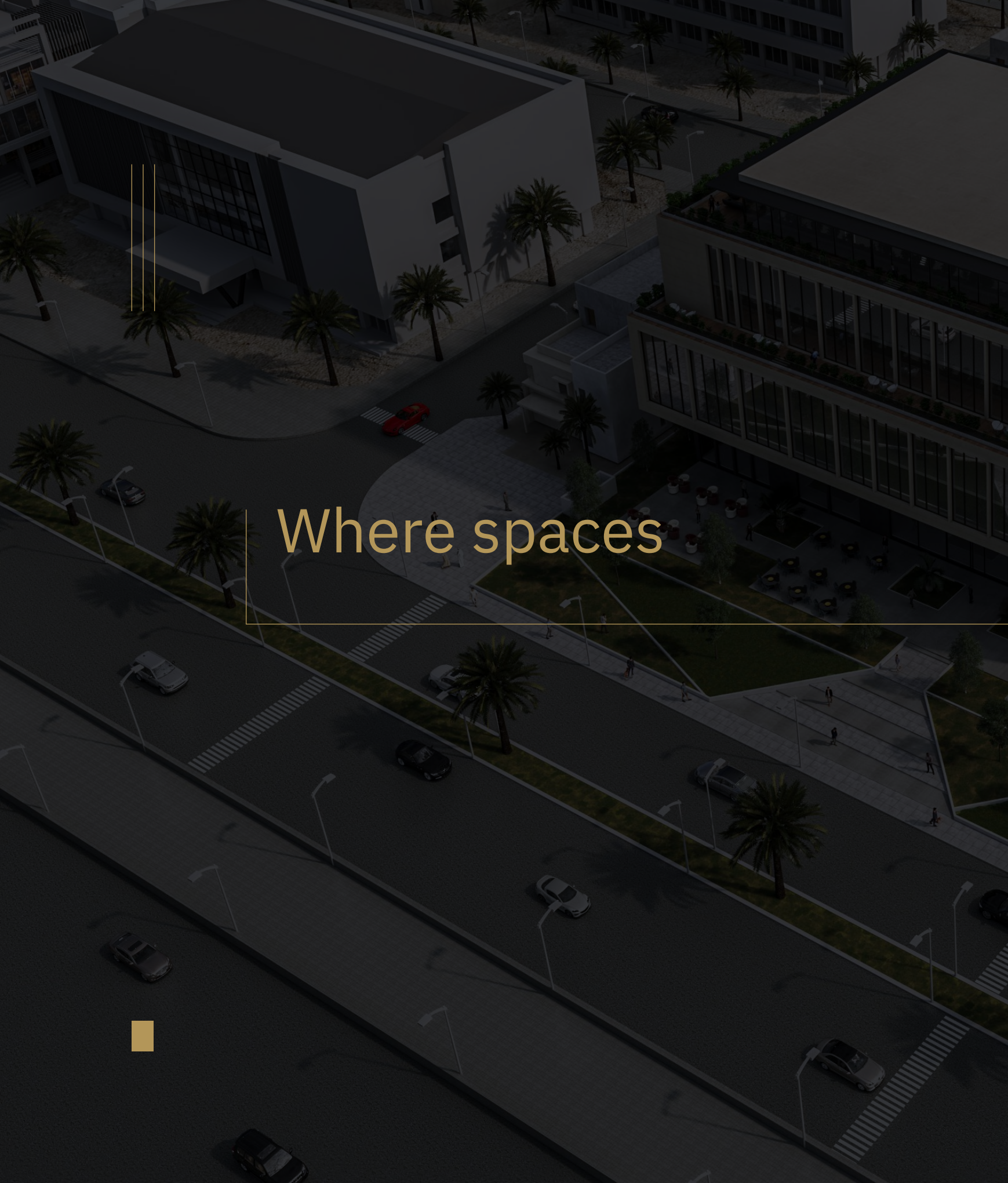


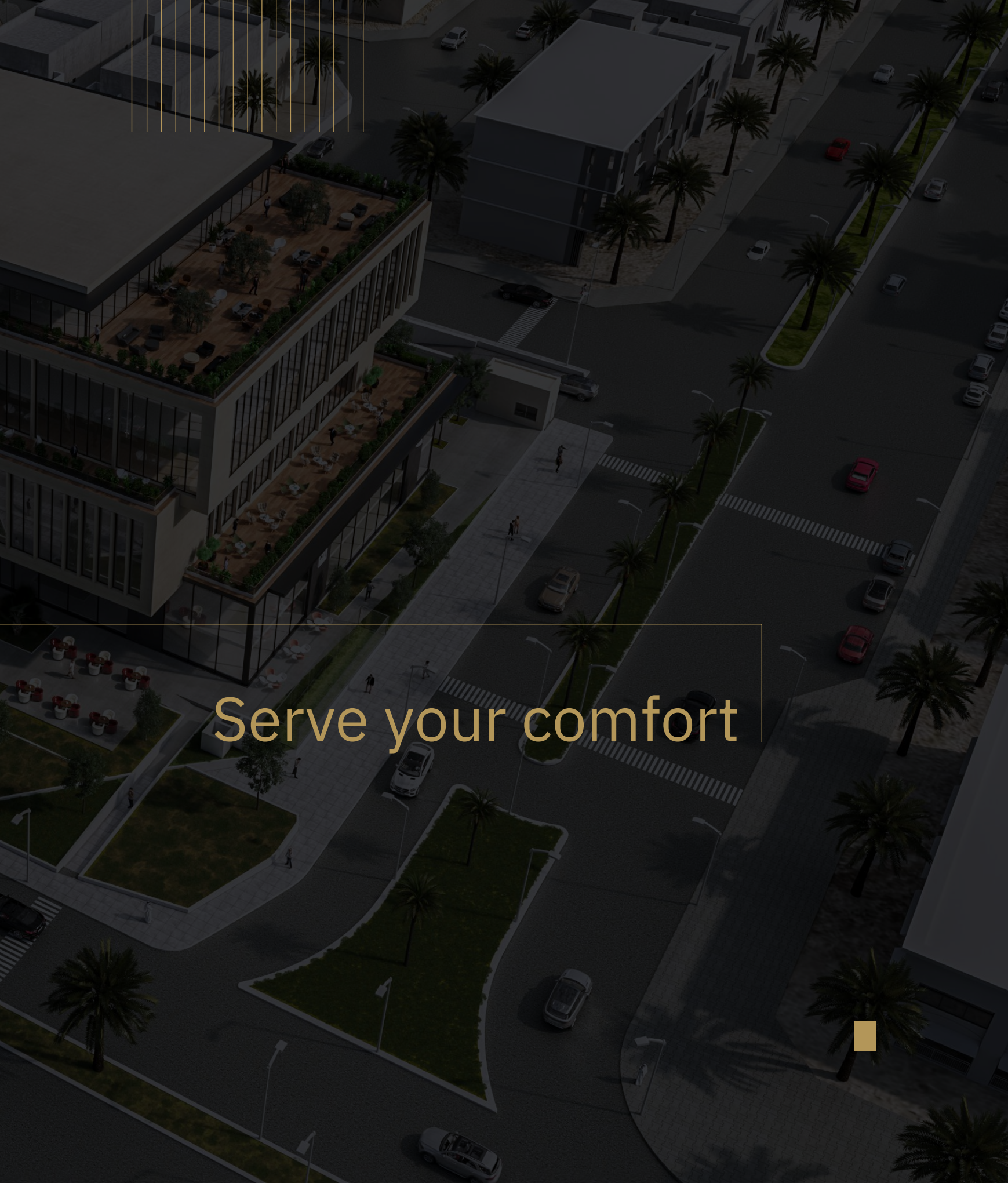
At First Projects, we don't just construct buildings — we craft original designs that introduce fresh concepts to how people live and work.

In line with Saudi Arabia's Vision 2030, we are committed to developing standout residential and commercial spaces that reflect a true passion for innovation. Our approach blends smart design, sustainability, and fully integrated solutions to elevate the development experience.

Fueled by a deep love for what we do, we're always pushing past our own milestones. We aim to lead the real estate development sector by attracting top talent and creative ideas from both local and global sources. Our projects embody forward-thinking vision, integrated solutions, design excellence, attention to detail, smart infrastructure, and long-term sustainability.

Eng. Mohamad Issam Dabboussi


Where spaces


Serve your comfort



Our Vision

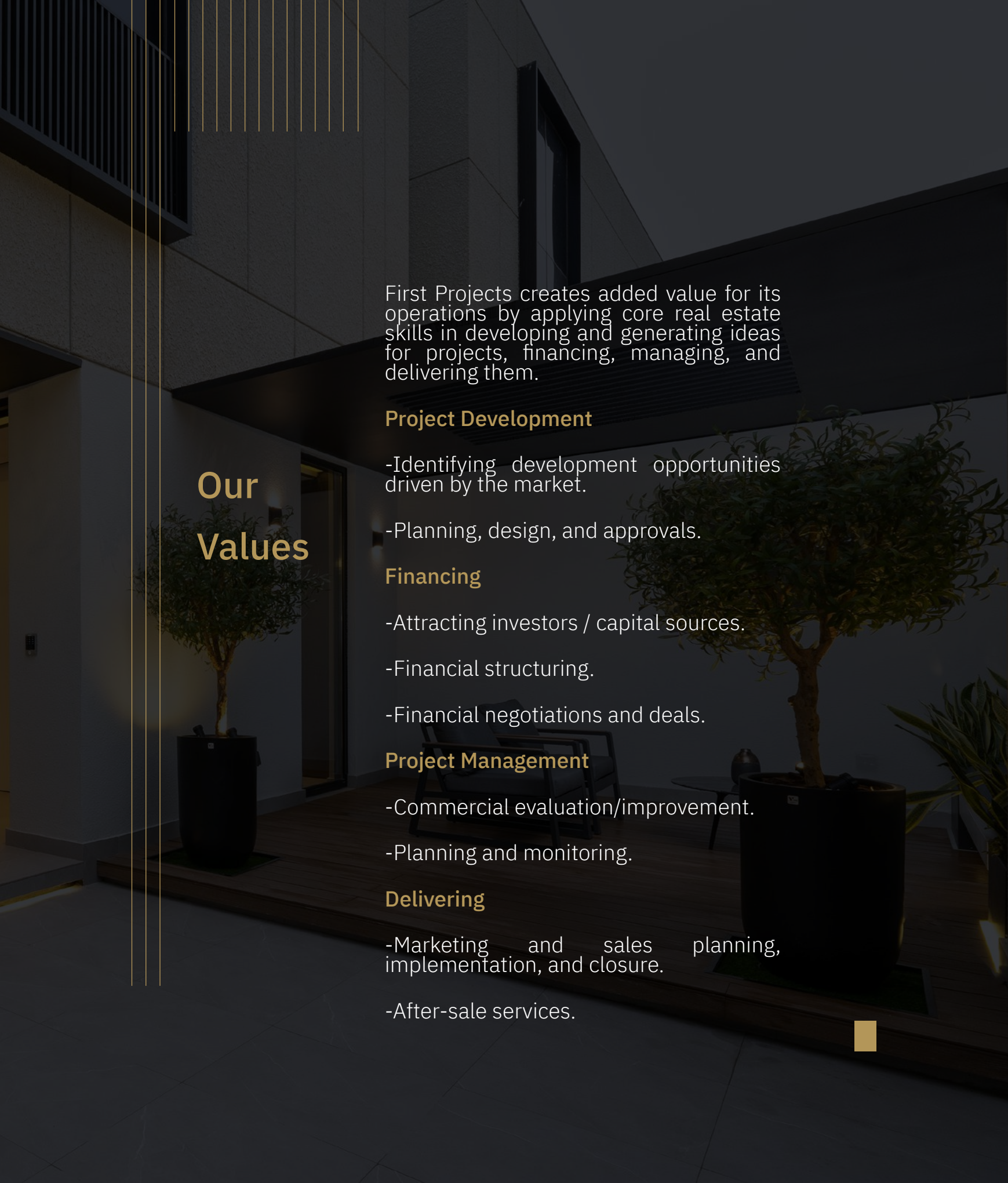
To lead the Kingdom’s real estate landscape with bold, innovative solutions that set new standards.

Our Mission

To shape vibrant living and working environments that meet the ambitions of the evolving Saudi society and empower individual progress.

Our Goal

Our goal is to be the preferred real estate partner for investors seeking strong, reliable returns through strategic land investments. We focus on preserving capital through efficient, well-structured management, supported by trusted relationships with our investors. With a conservative investment approach that prioritizes liquidity and flexibility, we continue to grow access to capital and aim to deliver exceptional returns while preserving the public interest.



Our Values

First Projects creates added value for its operations by applying core real estate skills in developing and generating ideas for projects, financing, managing, and delivering them.

Project Development

-Identifying development opportunities driven by the market.

-Planning, design, and approvals.

Financing

-Attracting investors / capital sources.

-Financial structuring.

-Financial negotiations and deals.

Project Management

-Commercial evaluation/improvement.

-Planning and monitoring.

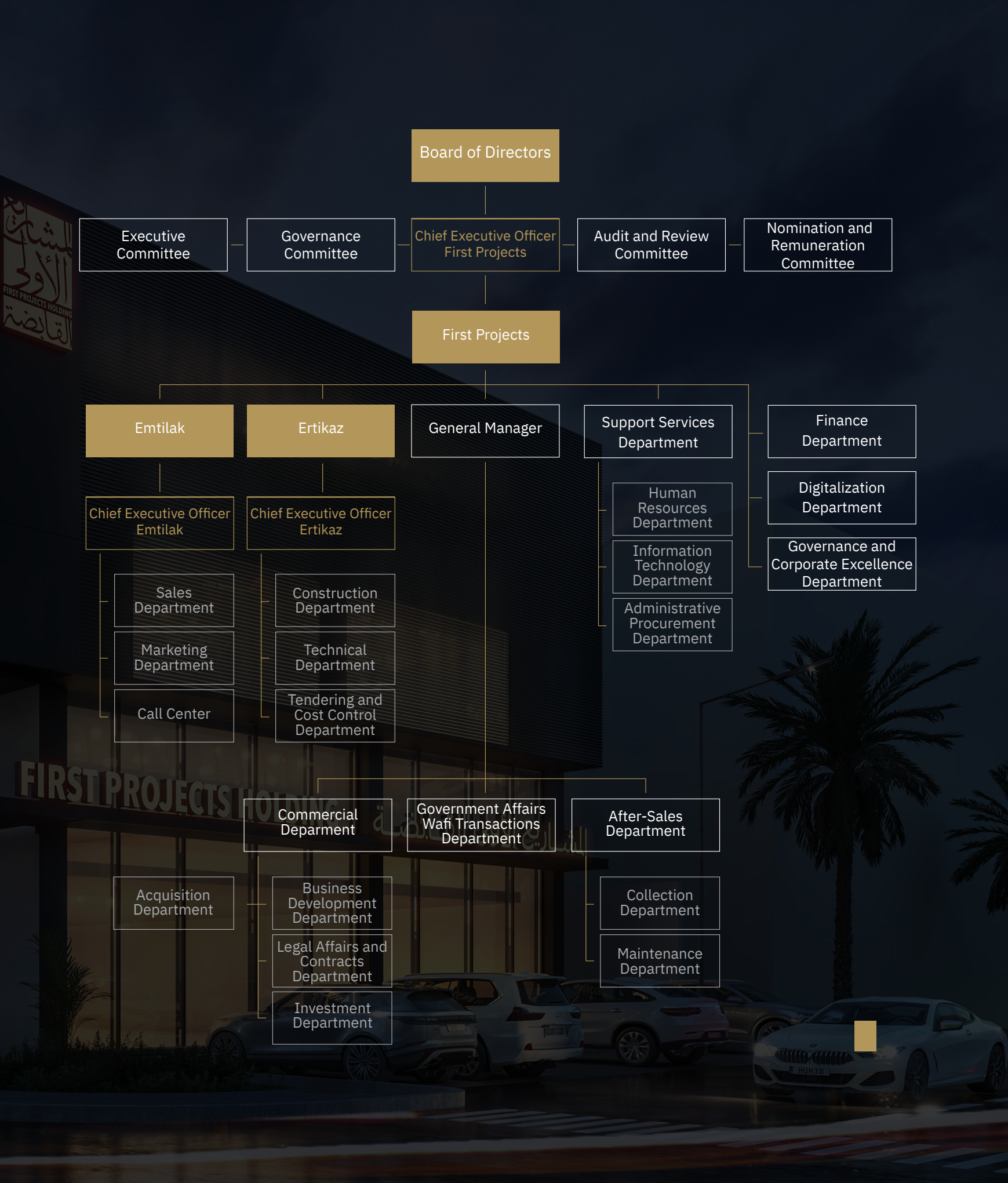
Delivering

-Marketing and sales planning, implementation, and closure.

-After-sale services.

Organizational Structure




Board of Directors
Executive Committee
Governance Committee
Chief Executive Officer First Projects
Audit and Review Committee
Nomination and Remuneration Committee
First Projects
Emtilak
Ertikaz
General Manager
Support Services Department
Finance Department
Digitalization Department
Governance and Corporate Excellence Department
Human Resources Department
Information Technology Department
Administrative Procurement Department
Chief Executive Officer Emtilak
Chief Executive Officer Ertikaz
Sales Department
Marketing Department
Call Center
Construction Department
Technical Department
Tendering and Cost Control Department
Commercial Deparment
Government Affairs Wafi Transactions Department
After-Sales Department
Acquisition Department
Business Development Department
Legal Affairs and Contracts Department
Investment Department
Collection Department
Maintenance Department

Sales Projects







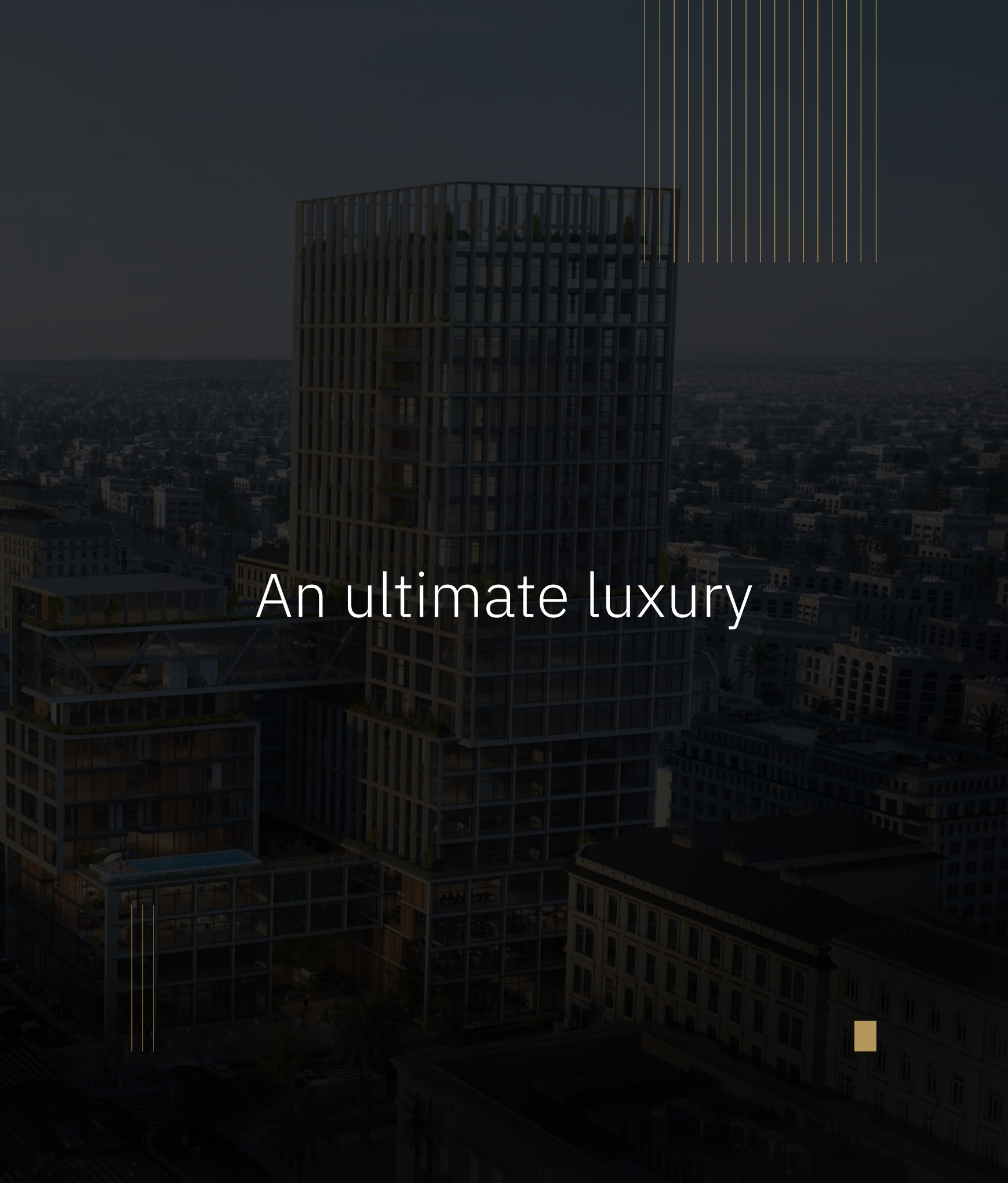




- Residential Towers
- Compounds
- Villas
- Floors/Townhouses
- Commercial Complexes

We aim to develop attractive, vibrant residential communities that are integrated for a more beautiful future. They are equipped with all means of comfort and luxury that support well-being and sustainability and keep pace with modern developments, with complete privacy and more green spaces.


Towers


An ultimate luxury

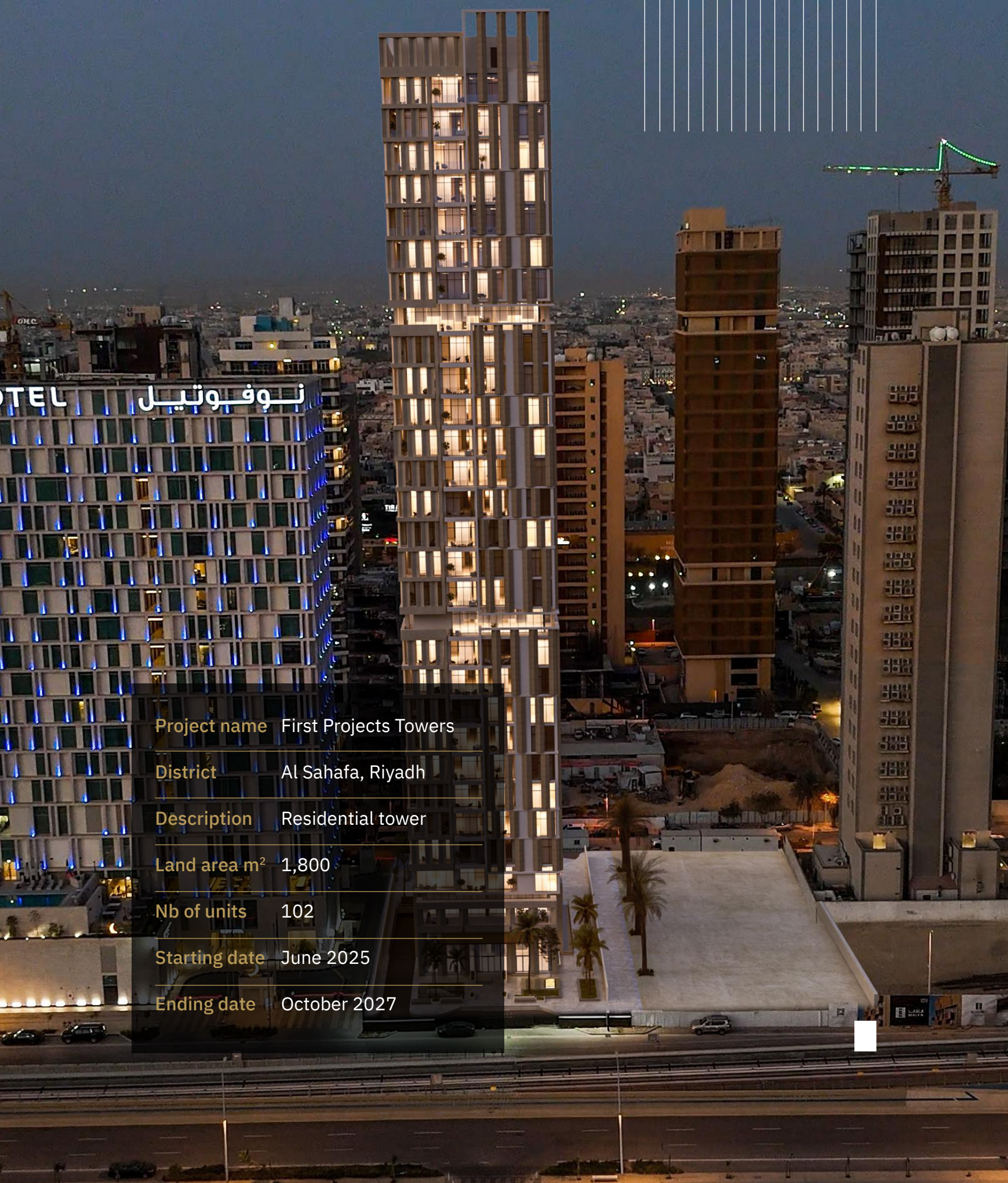

HYATT
REGENCY
PRIVATE RESIDENCES
RIYADH DOWNTOWN
Olaya, Riyadh





Project name	Hyatt Regency Private Residences Riyadh Downtown
District	Olaya, Riyadh
Description	Residential tower
Land area m^2	2,805
Nb of units	201
Starting date	May 2025
Ending date	December 2027


المشاريع الأولى
FIRST PROJECTS
TOWERS
Al Sahafa, Riyadh



Project name	First Projects Towers
District	Al Sahafa, Riyadh
Description	Residential tower
Land area m²	1,800
Nb of units	102
Starting date	June 2025
Ending date	October 2027



المشاريع الأولى
FIRST PROJECTS
TOWERS

Olaya, Riyadh



Project name	First Projects Towers
District	Olaya, Riyadh
Description	Residential tower
Land area m^2	3,440
Nb of units	281
Starting date	November 2025
Ending date	May 2028

المشاريع الأولى

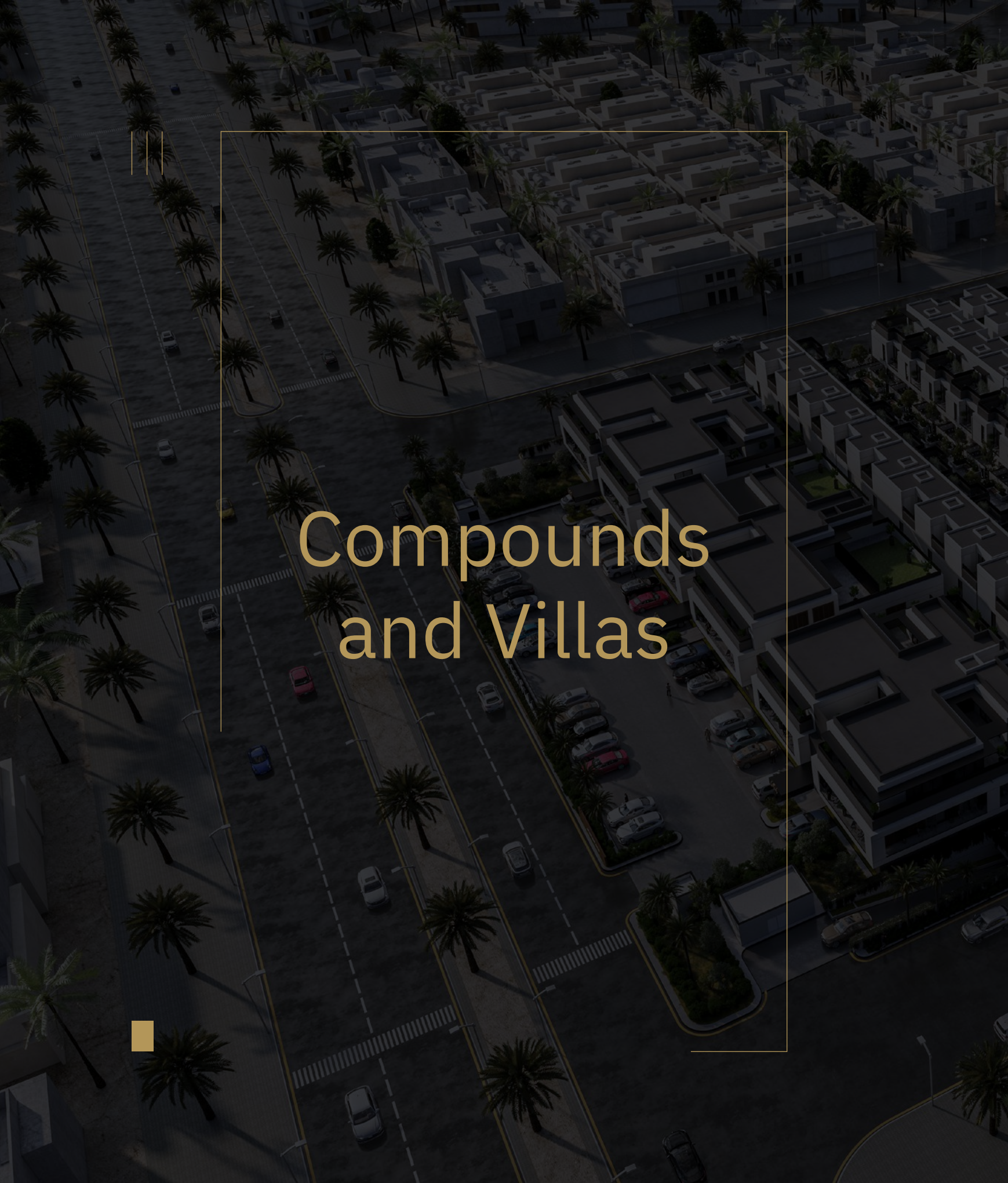
FIRST PROJECTS
TOWERS

Qairawan, Riyadh

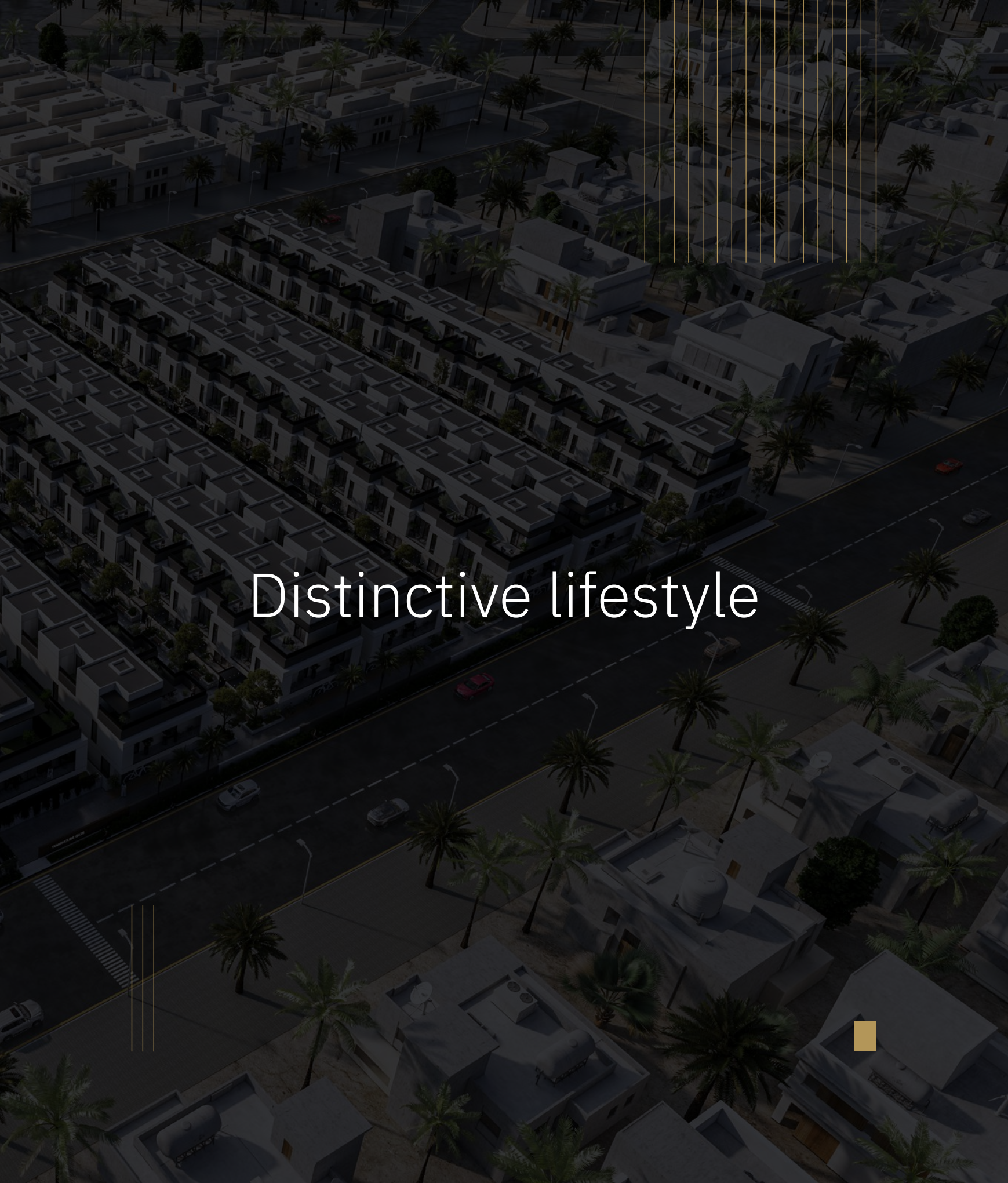




Project name	First Projects Towers
District	Qairawan, Riyadh
Description	Residential tower
Land area m^2	-
Nb of units	-
Starting date	2026
Ending date	-



Compounds and Villas


Distinctive lifestyle


المشاريع الأولى
FIRST PROJECTS
HOMES
Al Nakheel, Riyadh
2814



Project name	First Projects Homes
District	Al Nakheel, Riyadh
Description	Residential villas
Land area m^2	4,500
Nb of units	14
Starting date	June 2025
Ending date	October 2026

المشاريع الأولى

FIRST PROJECTS
HOMES

Al Maathar, Riyadh





Project name	First Projects Homes
District	Al Maathar, Riyadh
Description	Residential villas
Land area m^2	4,275
Nb of units	13
Starting date	2026
Ending date	2028

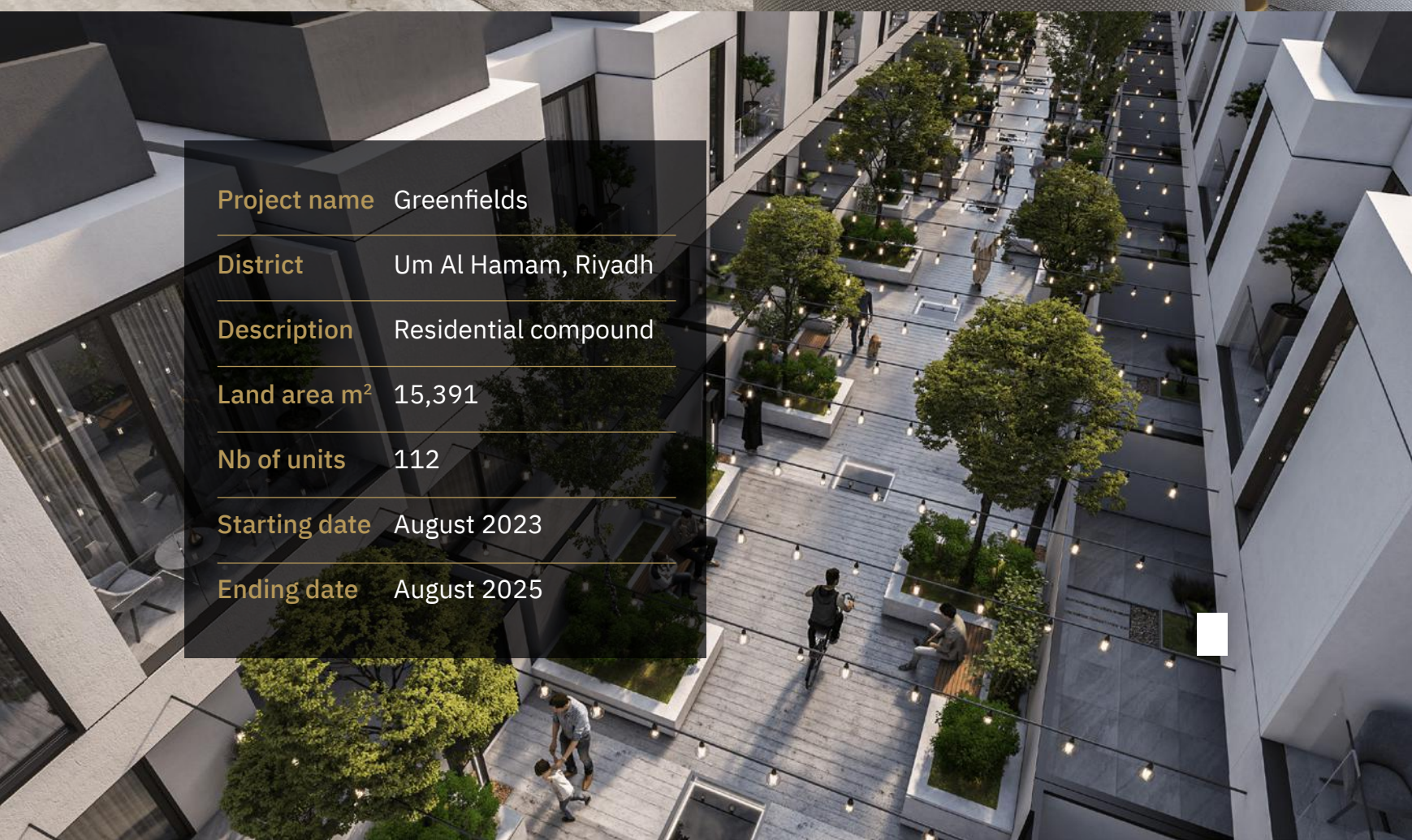

المشاريع الأولى
FIRST PROJECTS
SUITES
Al Narjes, Riyadh
03
04
04



Project name	First Projects Suites
District	Al Narjes, Riyadh
Description	Residential Apartments
Land area m^2	5,704
Nb of units	71
Starting date	2026
Ending date	2028


GREEN FIELDS
Um Al Hamam, Riyadh





Project name	Greenfields
District	Um Al Hamam, Riyadh
Description	Residential compound
Land area m^2	15,391
Nb of units	112
Starting date	August 2023
Ending date	August 2025

AURORA

villas

Al Rayane, Riyadh







Project name	Aurora Villas
District	Al Rayane, Riyadh
Description	Residential villas
Land area m^2	3,066
Nb of units	14
Starting date	October 2022
Ending date	November 2023

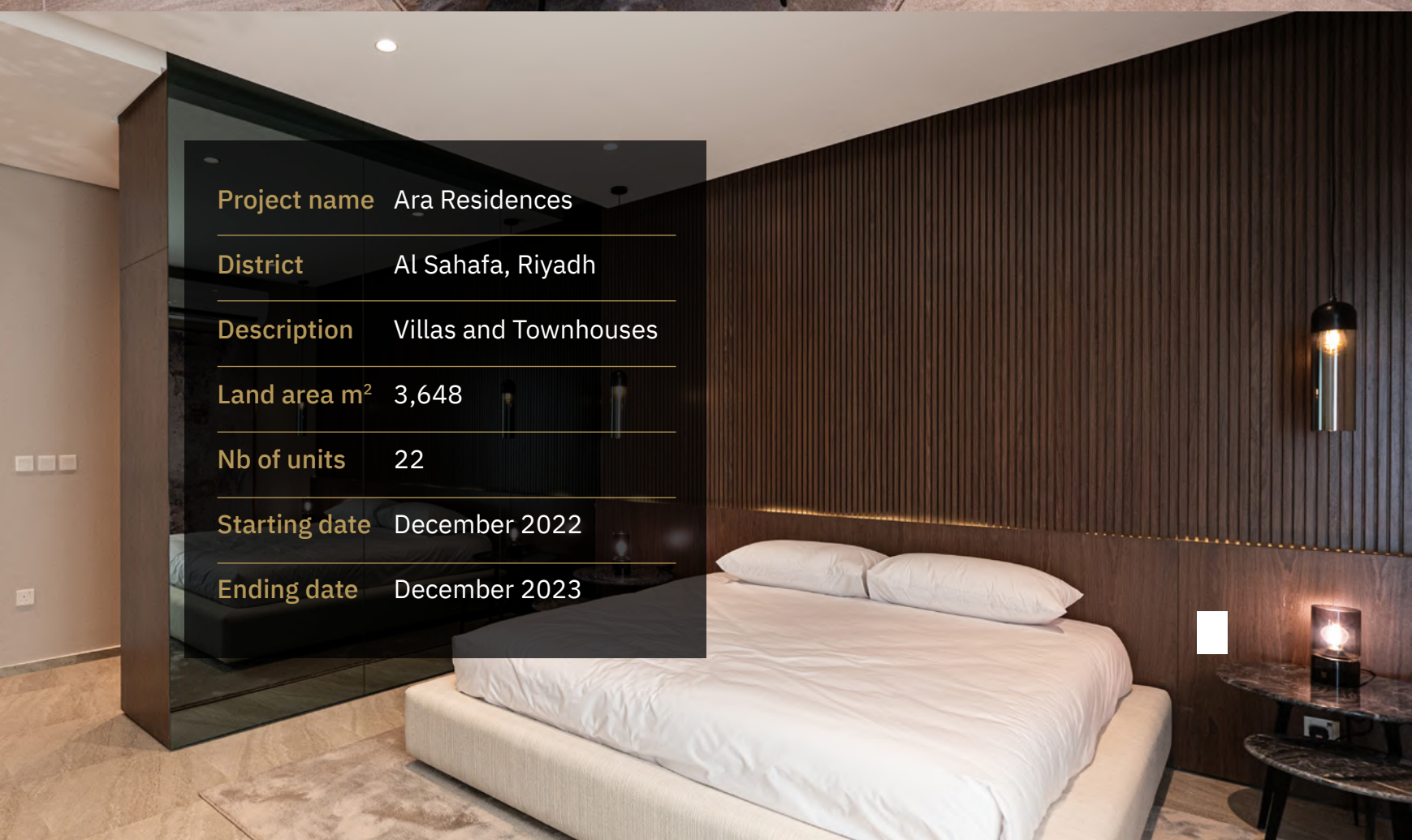
ara
RESIDENCES

Al Sahafa, Riyadh









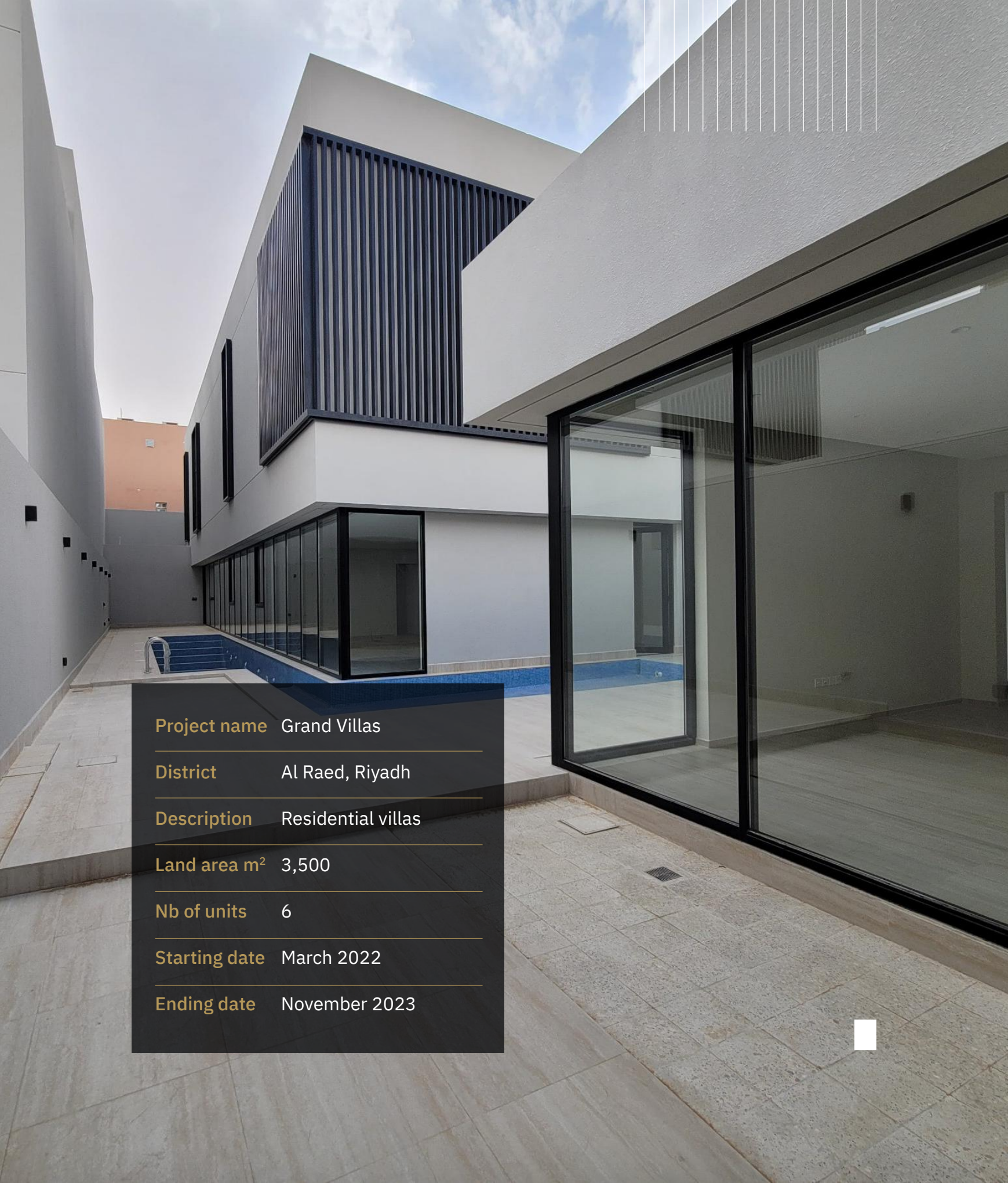
Project name	Ara Residences
District	Al Sahafa, Riyadh
Description	Villas and Townhouses
Land area m^2	3,648
Nb of units	22
Starting date	December 2022
Ending date	December 2023

GRAND

villas

Al Raed, Riyadh





Project name	Grand Villas
District	Al Raed, Riyadh
Description	Residential villas
Land area m^2	3,500
Nb of units	6
Starting date	March 2022
Ending date	November 2023

ROSA

villas

Al Muhamadiya, Riyadh







Project name	Rosa Villas 2
District	Al Muhamadiya, Riyadh
Description	Residential villas
Land area m²	3,150
Nb of units	12
Starting date	August 2023
Ending date	August 2024

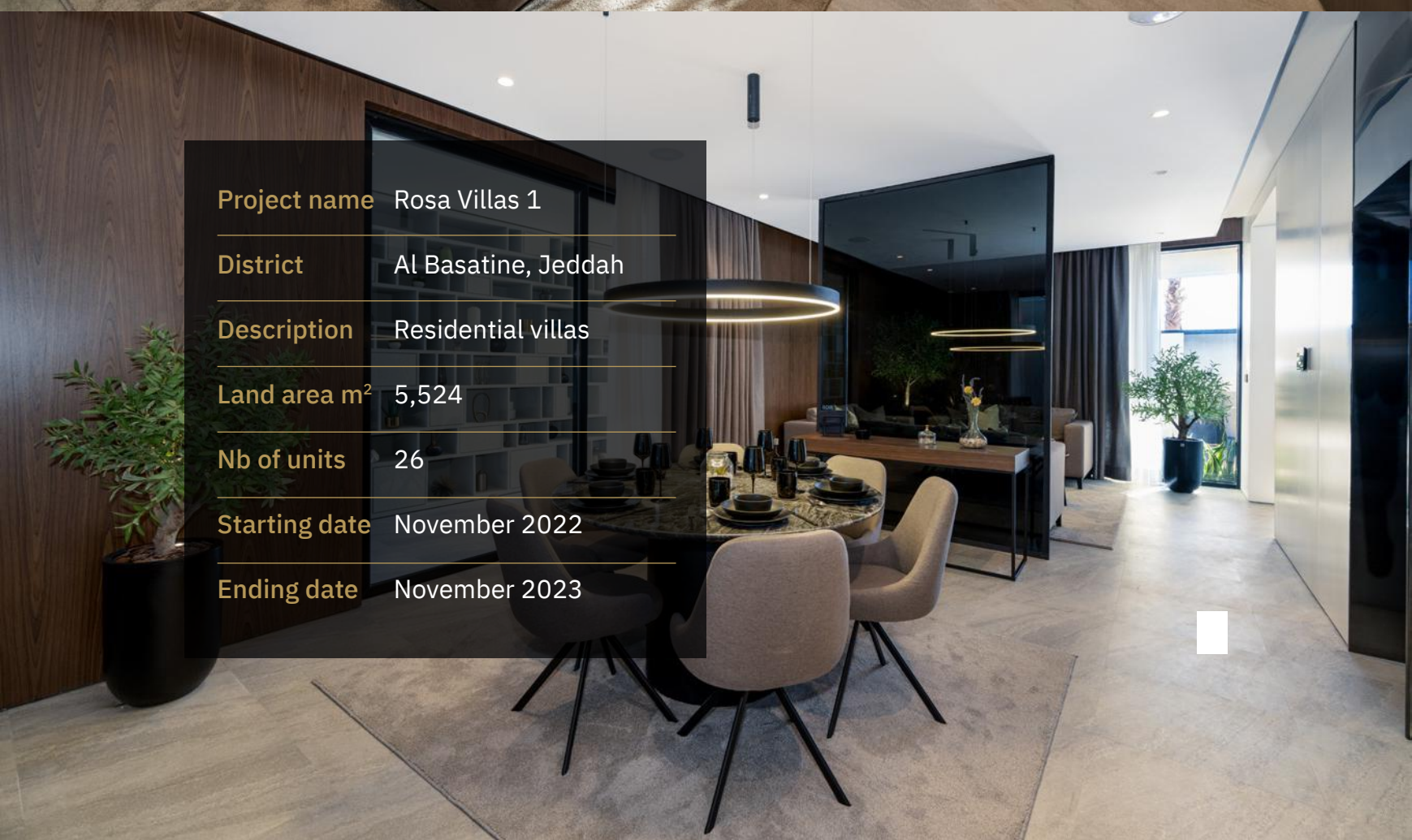
ROSA

villas

Al Basatine, Jeddah







Project name	Rosa Villas 1
District	Al Basatine, Jeddah
Description	Residential villas
Land area m²	5,524
Nb of units	26
Starting date	November 2022
Ending date	November 2023

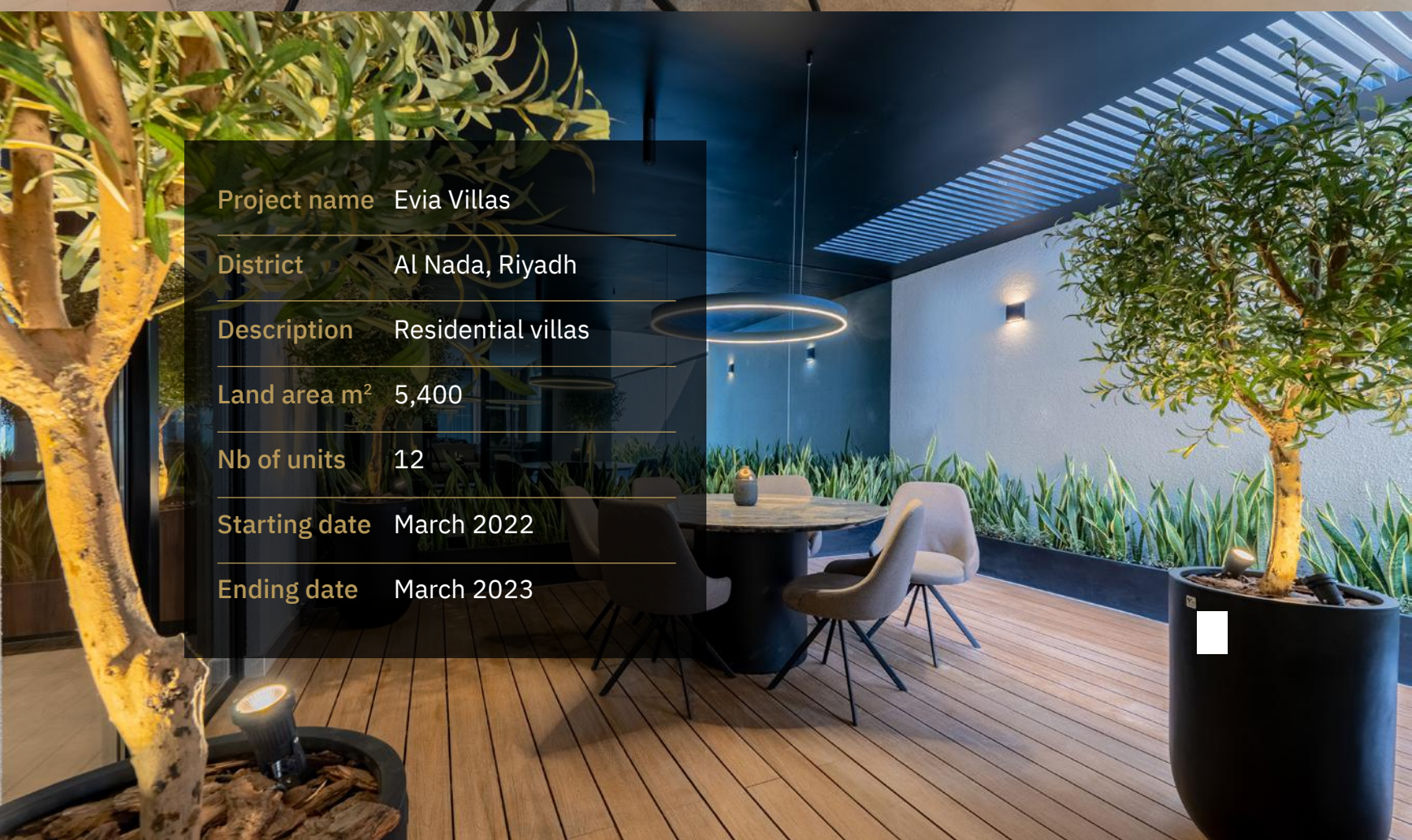
EVIA. Villas

Al Nada, Riyadh









Project name	Evia Villas
District	Al Nada, Riyadh
Description	Residential villas
Land area m^2	5,400
Nb of units	12
Starting date	March 2022
Ending date	March 2023

INDIGO
villas

Al Muhamadiya, Riyadh









Project name	Indigo Villas 2
District	Al Muhamadiya, Riyadh
Description	Residential villas
Land area m^2	2,850
Nb of units	9
Starting date	May 2022
Ending date	June 2023

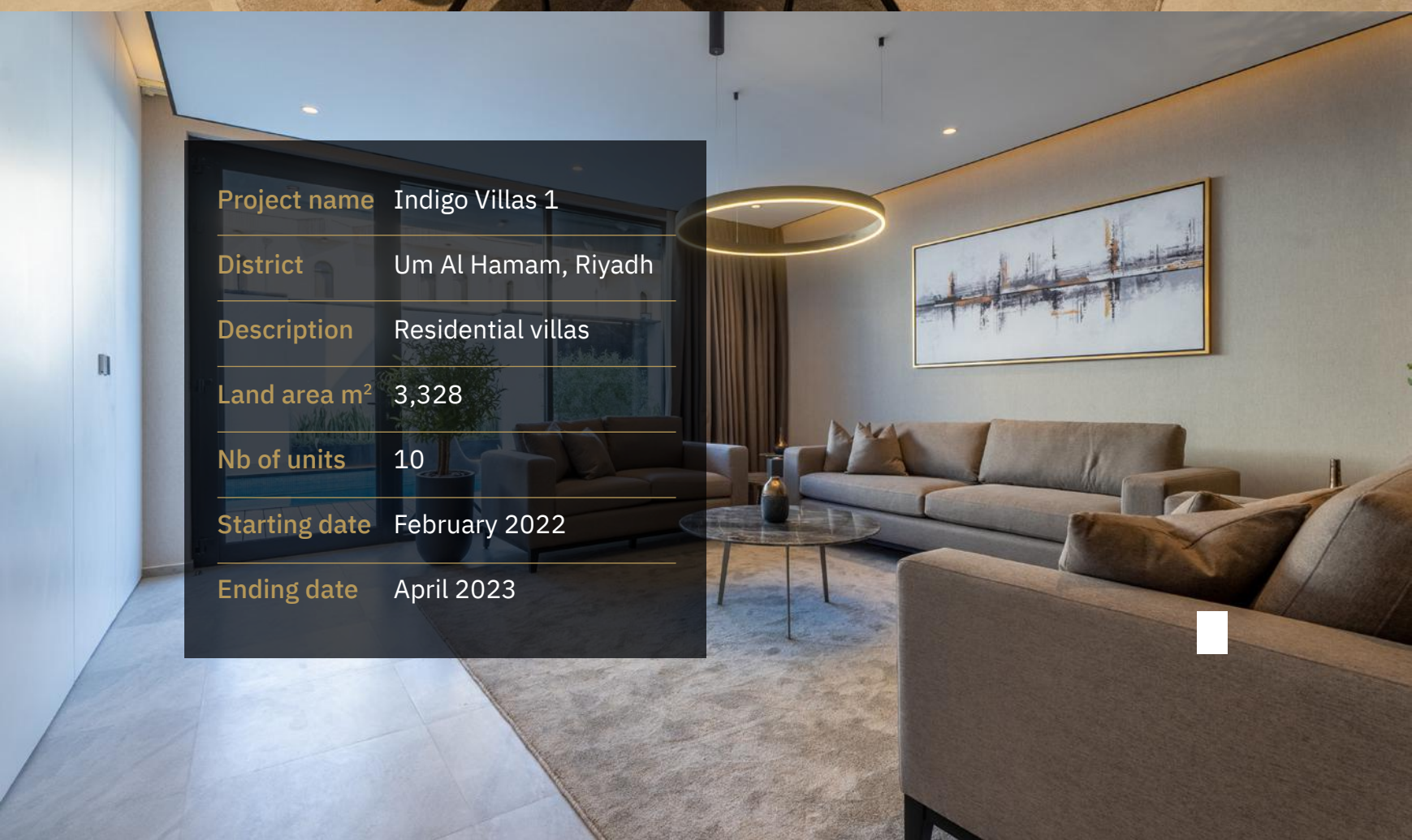
INDIGO

villas

Um Al Hamam, Riyadh







Project name	Indigo Villas 1
District	Um Al Hamam, Riyadh
Description	Residential villas
Land area m^2	3,328
Nb of units	10
Starting date	February 2022
Ending date	April 2023

LUCI

villas

Al Maathar, Riyadh







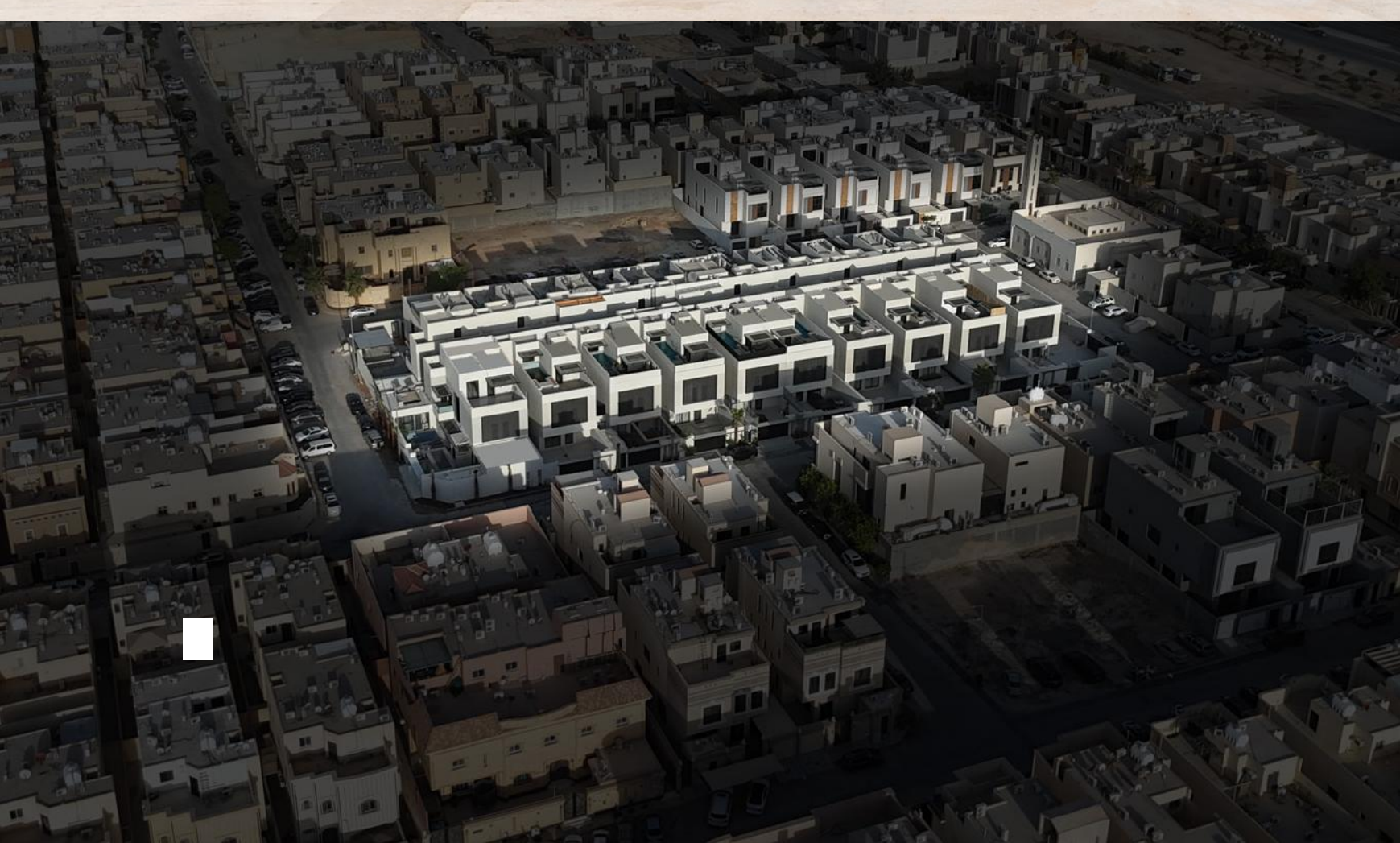
Project name	Luci Villas
District	Al Maathar, Riyadh
Description	Residential villas
Land area m^2	3,162
Nb of units	10
Starting date	January 2021
Ending date	March 2022



TURQUOISE
villas

Al Yasmine, Riyadh









Project name	Turquoise Villas 3
District	Al Yasmine, Riyadh
Description	Residential villas
Land area m^2	6,272
Nb of units	20
Starting date	October 2022
Ending date	November 2023

TURQUOISE
villas

Al Sahafa, Riyadh









Project name	Turquoise Villas 2
District	Al Sahafa, Riyadh
Description	Residential villas
Land area m^2	8,480
Nb of units	30
Starting date	April 2021
Ending date	April 2022

TURQUOISE
villas

Al Sahafa, Riyadh









Project name	Turquoise Villas 1
District	Al Sahafa, Riyadh
Description	Residential villas
Land area m²	8,480
Nb of units	26
Starting date	April 2021
Ending date	April 2022

JASMIN

Al Massif, Riyadh









Project name	Jasmin Villas 2
District	Al Massif, Riyadh
Description	Residential villas
Land area m^2	6,027
Nb of units	24
Starting date	April 2022
Ending date	March 2023

JASMINE
villa

Al Yasmine, Riyadh









Project name	Jasmin Villas 1
District	Al Yasmine, Riyadh
Description	Residential villas
Land area m²	9,815
Nb of units	30
Starting date	December 2020
Ending date	December 2021

my villa 1305

King Fahad, Riyadh





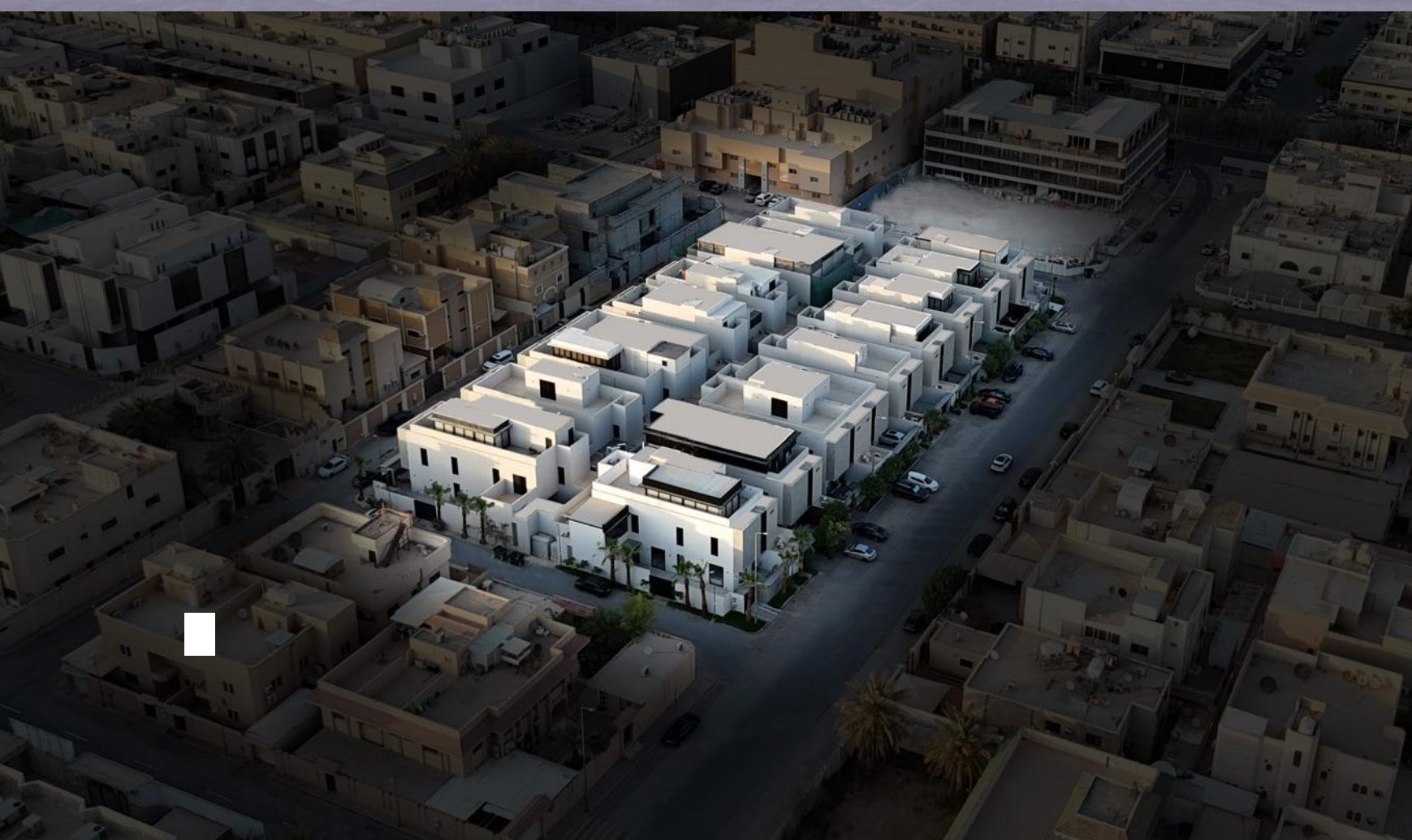


Project name	My Villa
District	King Fahad, Riyadh
Description	Residential villas
Land area m^2	9,815
Nb of units	28
Starting date	November 2020
Ending date	November 2021

GRAVURE
ALMAATHAR

Al Maathar, Riyadh







Project name	Gravure Villas 3
District	Al Maathar, Riyadh
Description	Residential villas
Land area m^2	8,320
Nb of units	18
Starting date	October 2020
Ending date	December 2021

GRAVURE
MUHAMMADIYAH

Al Muhamadiya, Riyadh









Project name	Gravure Villas 2
District	Al Muhamadiya, Riyadh
Description	Residential villas
Land area m^2	6,032
Nb of units	14
Starting date	May 2020
Ending date	August 2021

GRAVURE

Al Qairawan, Riyadh







Project name	Gravure Villas 1
District	Al Qairawan, Riyadh
Description	Residential villas
Land area m²	9,000
Nb of units	30
Starting date	October 2019
Ending date	November 2020

Villa LAVENDER Plus

Al Narjes, Riyadh









Project name	Lavender Villa Plus
District	Al Narjes, Riyadh
Description	Residential villas
Land area m^2	3,432
Nb of units	12
Starting date	May 2017
Ending date	June 2019

Villa LAVENDER 2

Al Narjes, Riyadh









Project name	Lavender Villas 2
District	Al Narjes, Riyadh
Description	Residential villas
Land area m^2	2,400
Nb of units	11
Starting date	May 2017
Ending date	June 2019

Villa LAVENDER

Al Narjes, Riyadh









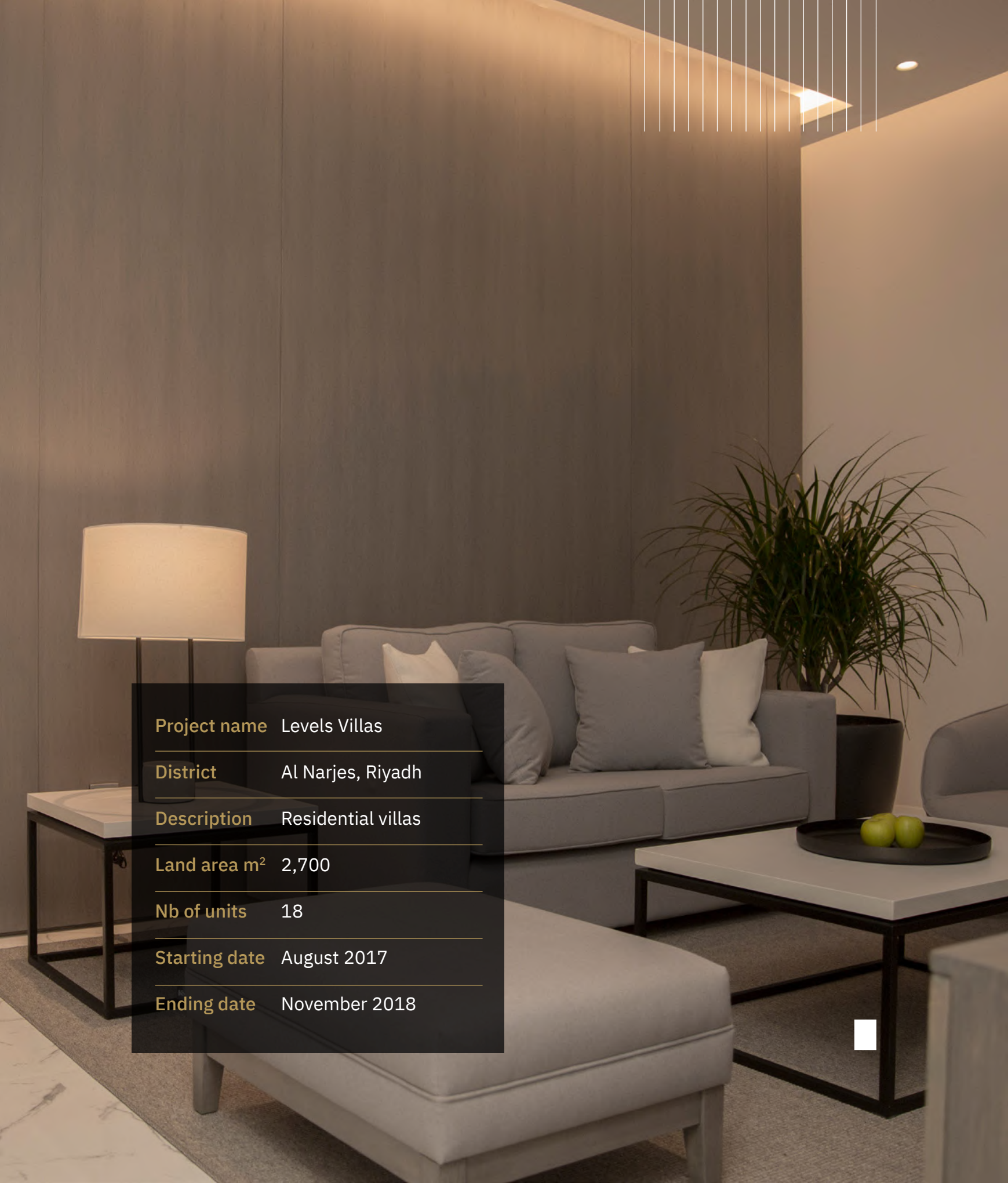
Project name	Lavender Villas 1
District	Al Narjes, Riyadh
Description	Residential villas
Land area m^2	9,870
Nb of units	32
Starting date	April 2018
Ending date	June 2019

ليفلز فيلا
LEVELS VILLA

Al Narjes, Riyadh







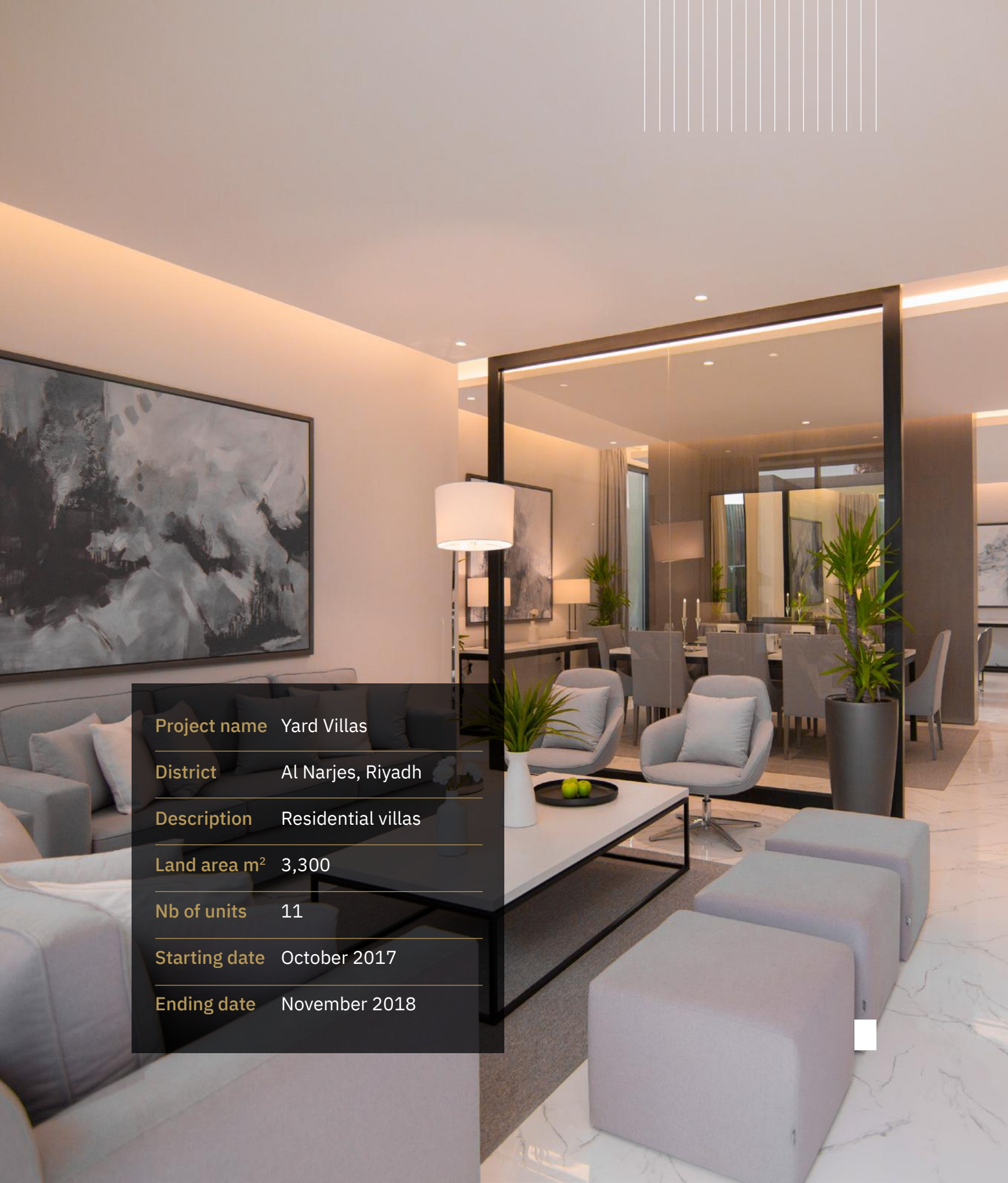
Project name	Levels Villas
District	Al Narjes, Riyadh
Description	Residential villas
Land area m^2	2,700
Nb of units	18
Starting date	August 2017
Ending date	November 2018

يارد فيلا
YARD VILLA

Al Narjes, Riyadh







Project name	Yard Villas
District	Al Narjes, Riyadh
Description	Residential villas
Land area m^2	3,300
Nb of units	11
Starting date	October 2017
Ending date	November 2018

HAYAT
VILLAS

Mashareef Hills
RIYADH

Al Narjes, Riyadh









Project name	Hayat Masharef Villas
District	Al Narjes, Riyadh
Description	Residential villas
Land area m^2	7,200
Nb of units	28
Starting date	November 2017
Ending date	December 2018

سما فيلا
SAMA VILLAS

Al Yasmine, Riyadh







Project name	Sama Villas
District	Al Yasmine, Riyadh
Description	Residential villas
Land area m^2	4,475
Nb of units	12
Starting date	December 2014
Ending date	December 2016



كورت فيلا
COURTVILLAS

Al Mursalat, Riyadh





Project name	Court Villas
District	Al Mursalat, Riyadh
Description	Residential villas
Land area m²	3,860
Nb of units	12
Starting date	December 2014
Ending date	December 2016

HAYAT 3
VILLAS

Al Sahafa, Riyadh







Project name	Hayat Villas 3
District	Al Sahafa, Riyadh
Description	Residential villas
Land area m^2	2,500
Nb of units	10
Starting date	December 2013
Ending date	January 2015


HAYAT 2
VILLAS
Al Rabih, Riyadh
13





Project name	Hayat Villas 2
District	Al Rabih, Riyadh
Description	Residential villas
Land area m²	4,450
Nb of units	18
Starting date	May 2011
Ending date	May 2012

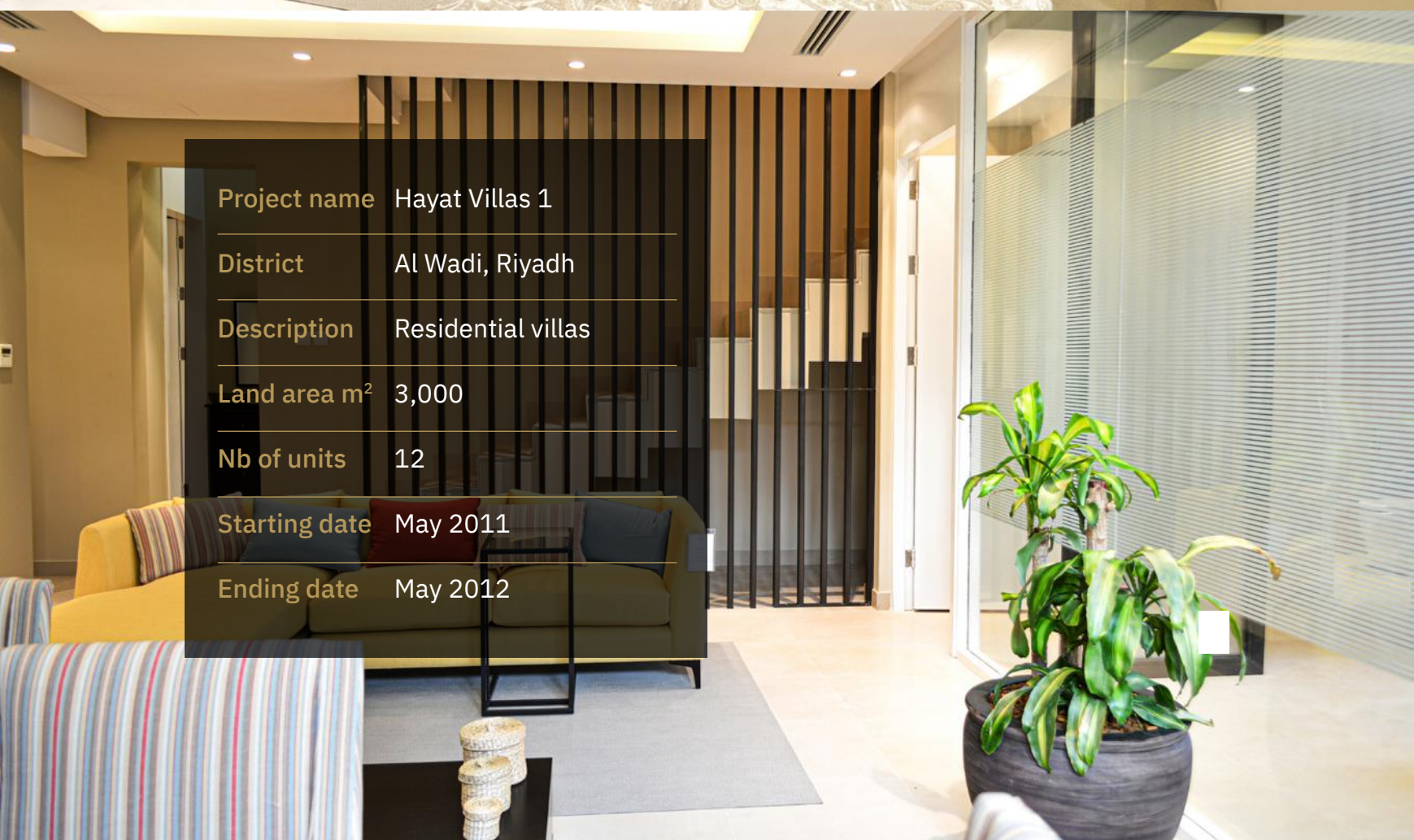


HAYAT
VILLAS

Al Wadi, Riyadh







Project name	Hayat Villas 1
District	Al Wadi, Riyadh
Description	Residential villas
Land area m^2	3,000
Nb of units	12
Starting date	May 2011
Ending date	May 2012

VEGA
RESIDENCES

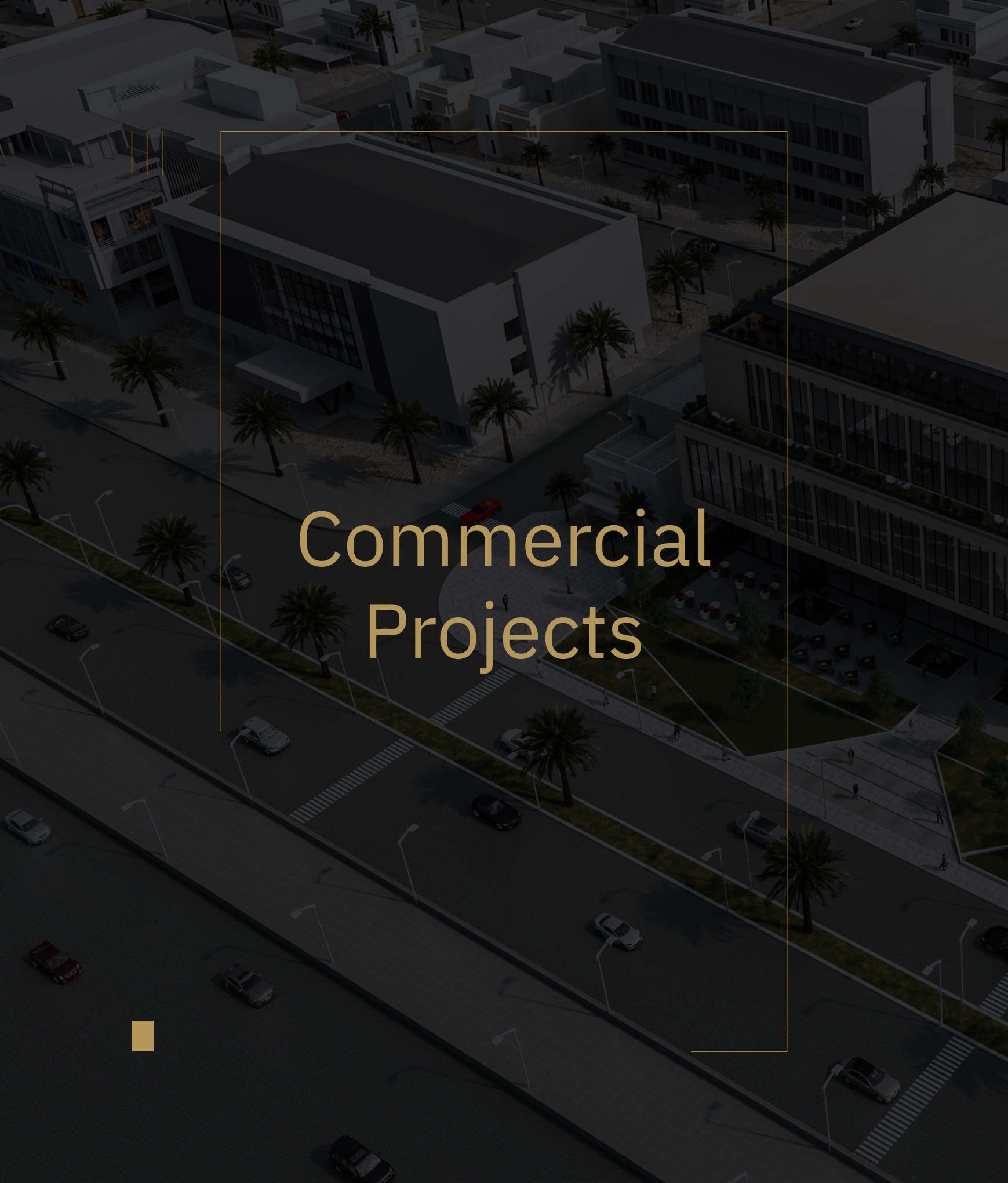
Qurtuba, Riyadh



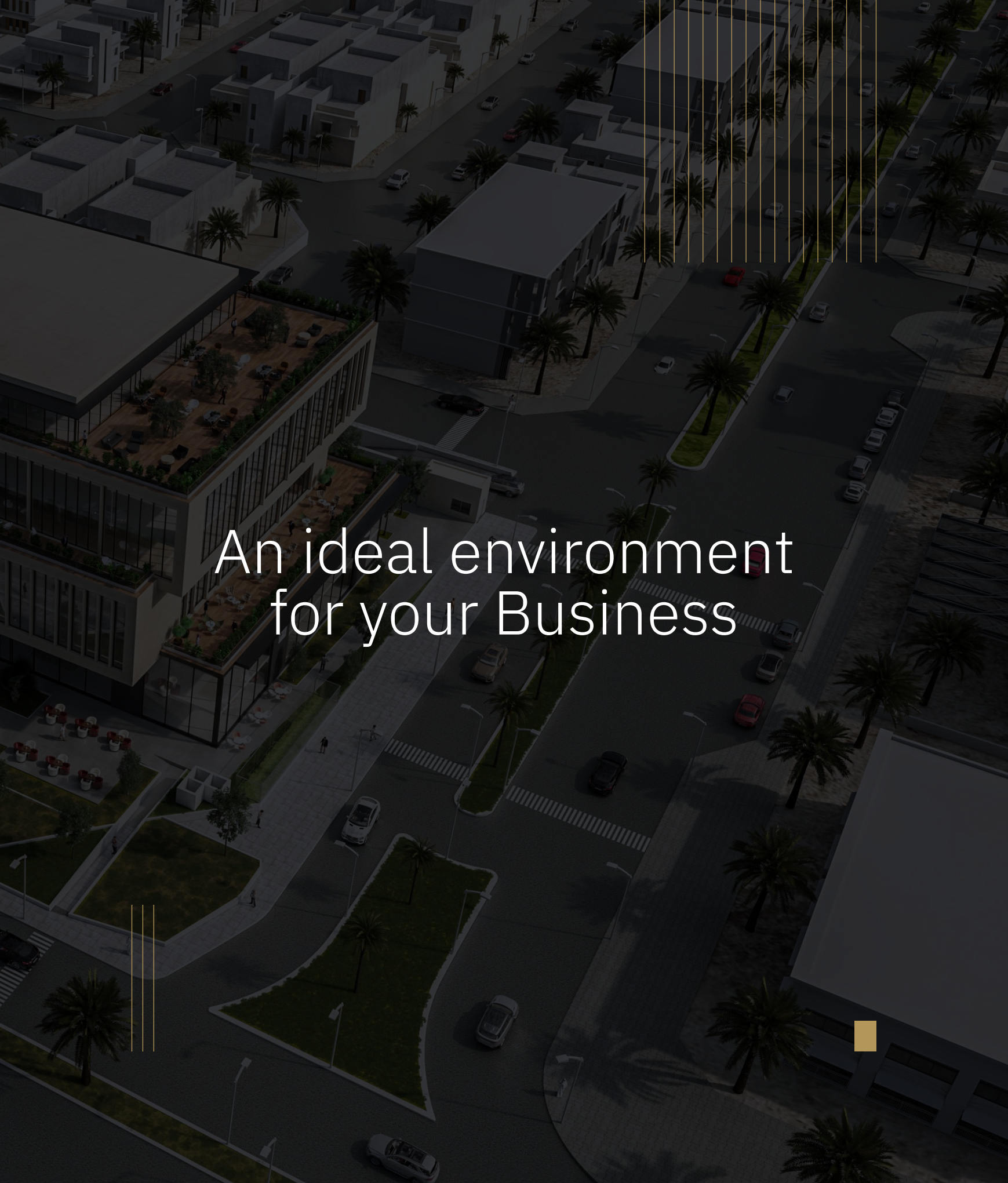




Project name	Vega Residences
District	Qurtuba, Riyadh
Description	Residential floors
Land area m^2	3,780
Nb of units	27
Starting date	October 2022
Ending date	November 2023



Commercial Projects


An ideal environment
for your Business



FIRST PROJECTS BUSINESS

Al Nuzha, Riyadh

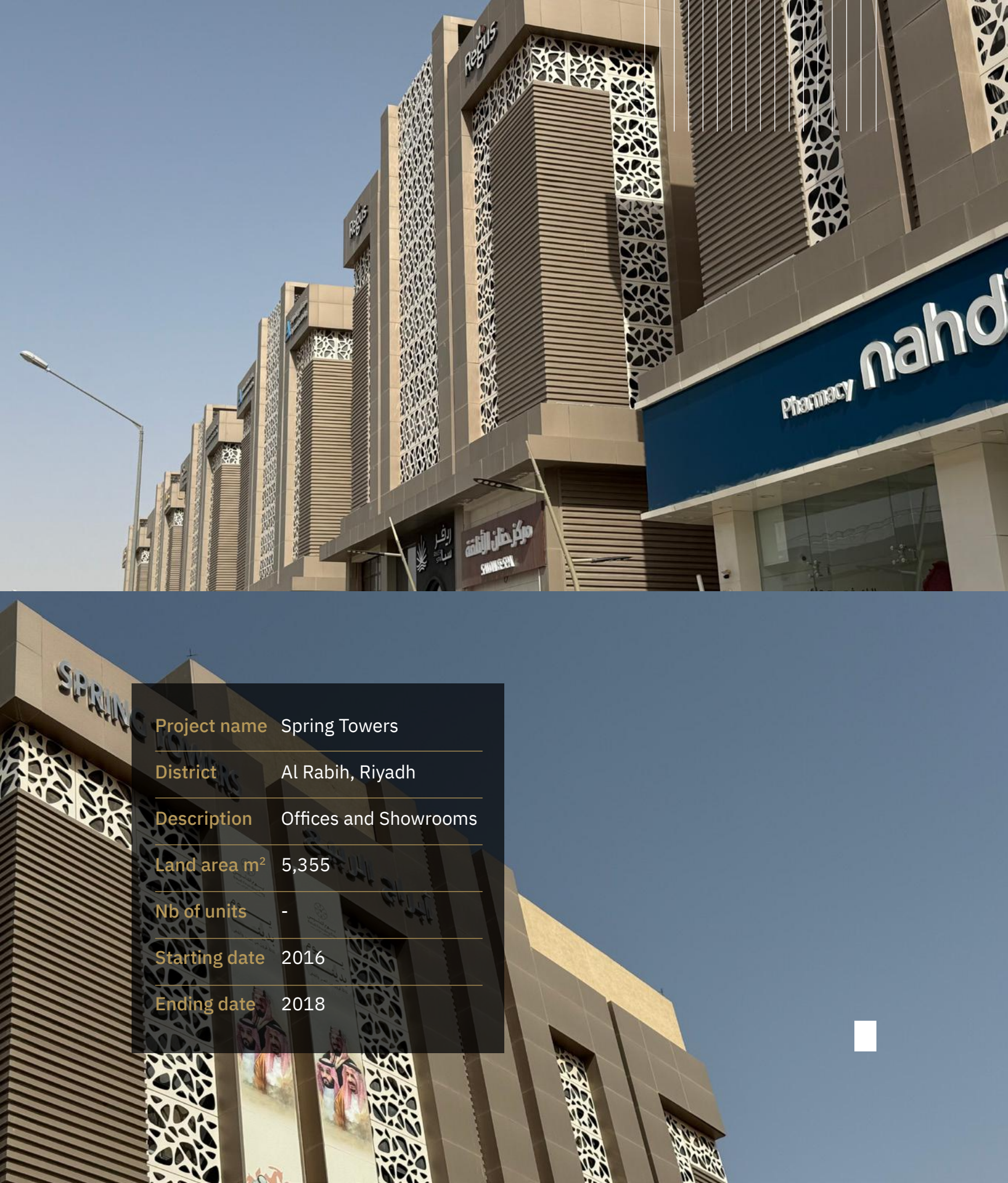


Project name	First Projects Business
District	Al Nuzha, Riyadh
Description	Offices and Showrooms
Land area m²	4,500
Nb of units	65
Starting date	October 2024
Ending date	October 2025

أبراج الربيع
Spring Towers

Al Rabih, Riyadh





Project name	Spring Towers
District	Al Rabih, Riyadh
Description	Offices and Showrooms
Land area m^2	5,355
Nb of units	-
Starting date	2016
Ending date	2018

THE ELITE

Al Sulaymaniya, Riyadh





Project name	The Elite
District	Al Sulaymaniya, Riyadh
Description	Commercial Complex
Land area m^2	9,600
Nb of units	-
Starting date	2013
Ending date	2015

GRAY. SQUARE
RIYADH

Al Aridh, Riyadh





Project name	Gray Square
District	Al Aridh, Riyadh
Description	Offices and Showrooms
Land area m^2	690
Nb of units	-
Starting date	2005
Ending date	2007



WHITE SQUARE

Al Yasmine, Riyadh

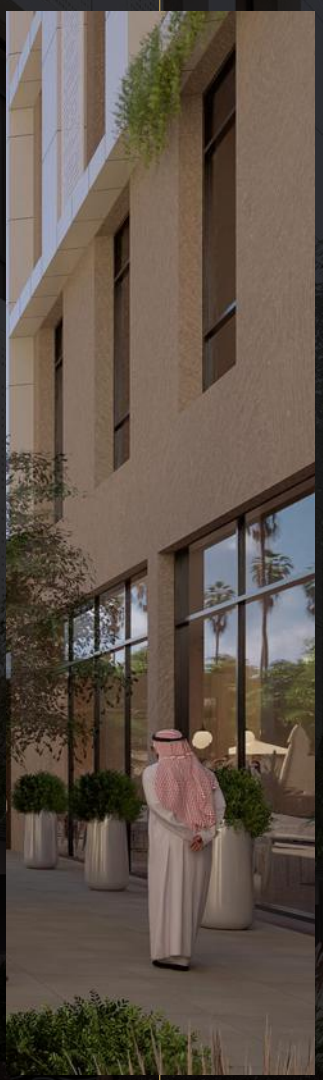
Project name	White Square
District	Al Yasmine, Riyadh
Description	Offices and Showrooms
Land area m²	1,602
Nb of units	-
Starting date	2011
Ending date	2012

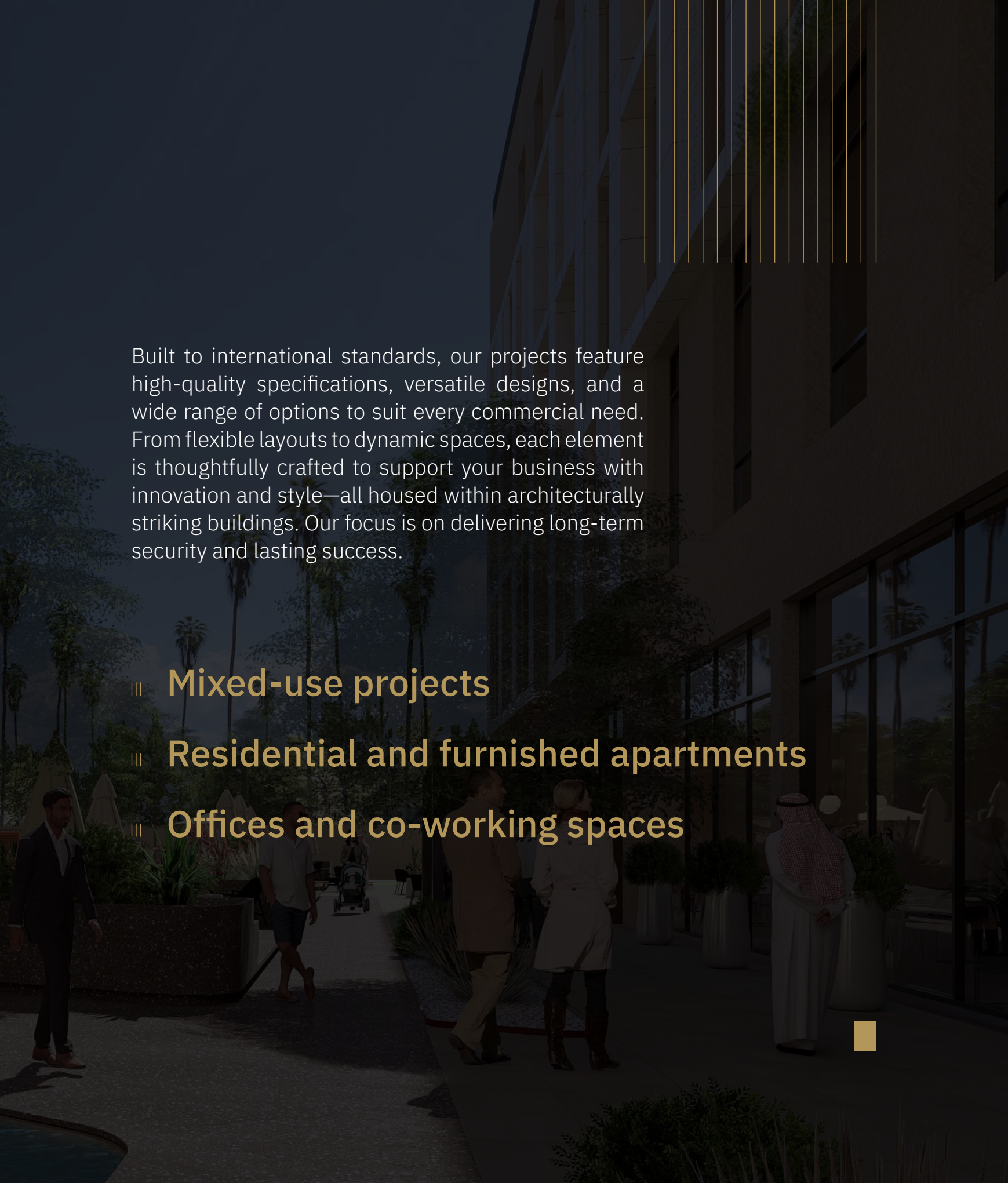
Operational projects











Built to international standards, our projects feature high-quality specifications, versatile designs, and a wide range of options to suit every commercial need. From flexible layouts to dynamic spaces, each element is thoughtfully crafted to support your business with innovation and style—all housed within architecturally striking buildings. Our focus is on delivering long-term security and lasting success.

- Mixed-use projects
- Residential and furnished apartments
- Offices and co-working spaces



المشاريع الأولى
FIRST PROJECTS
MIXED-USE

Al Narjes, Riyadh



Project name	First Projects Mixed-use
District	Al Narjes, Riyadh
Description	Serviced Apartments and Offices
Land area m^2	5,400
Nb of units	197
Starting date	2024
Ending date	-

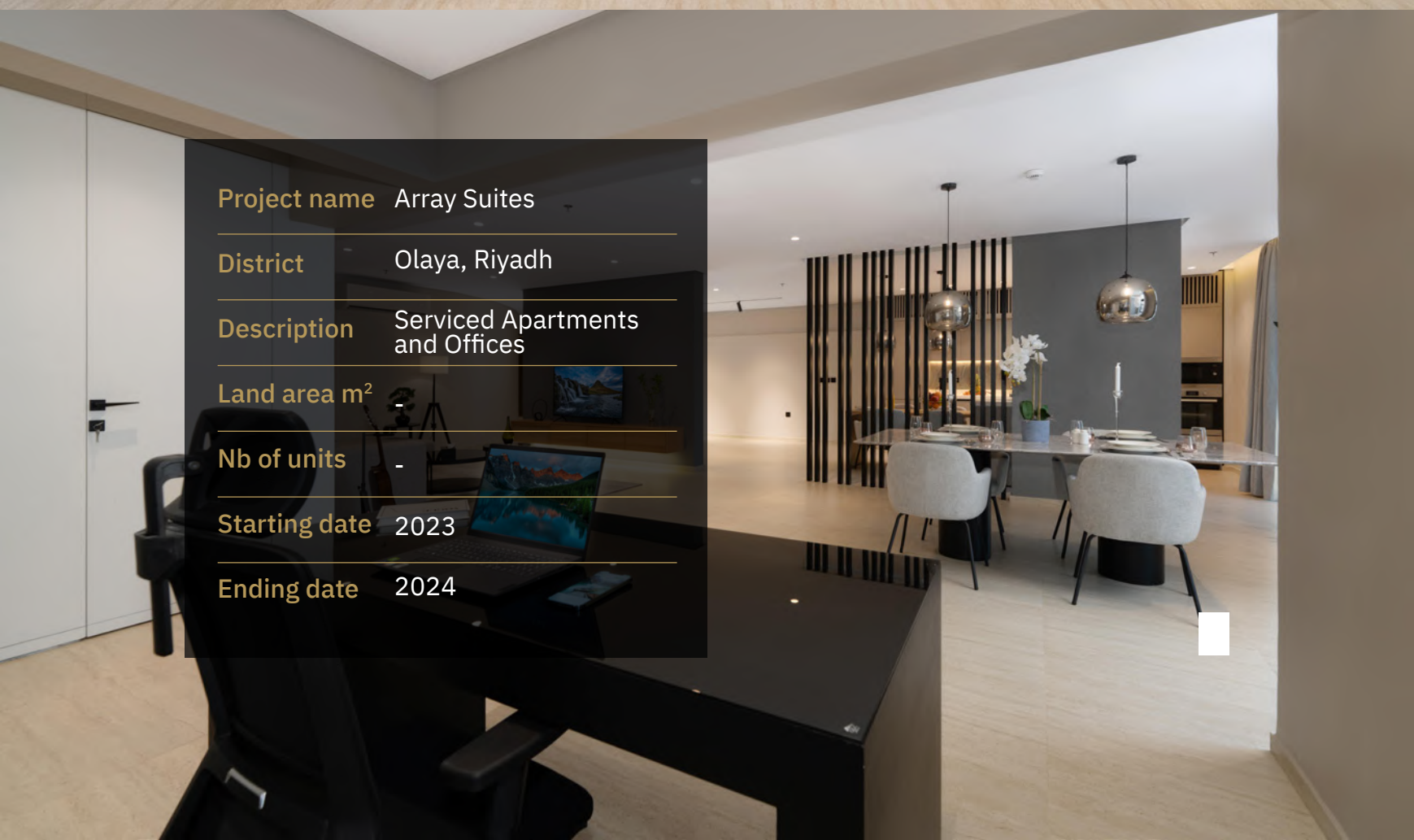
ARRAY
SUITES

Olaya, Riyadh









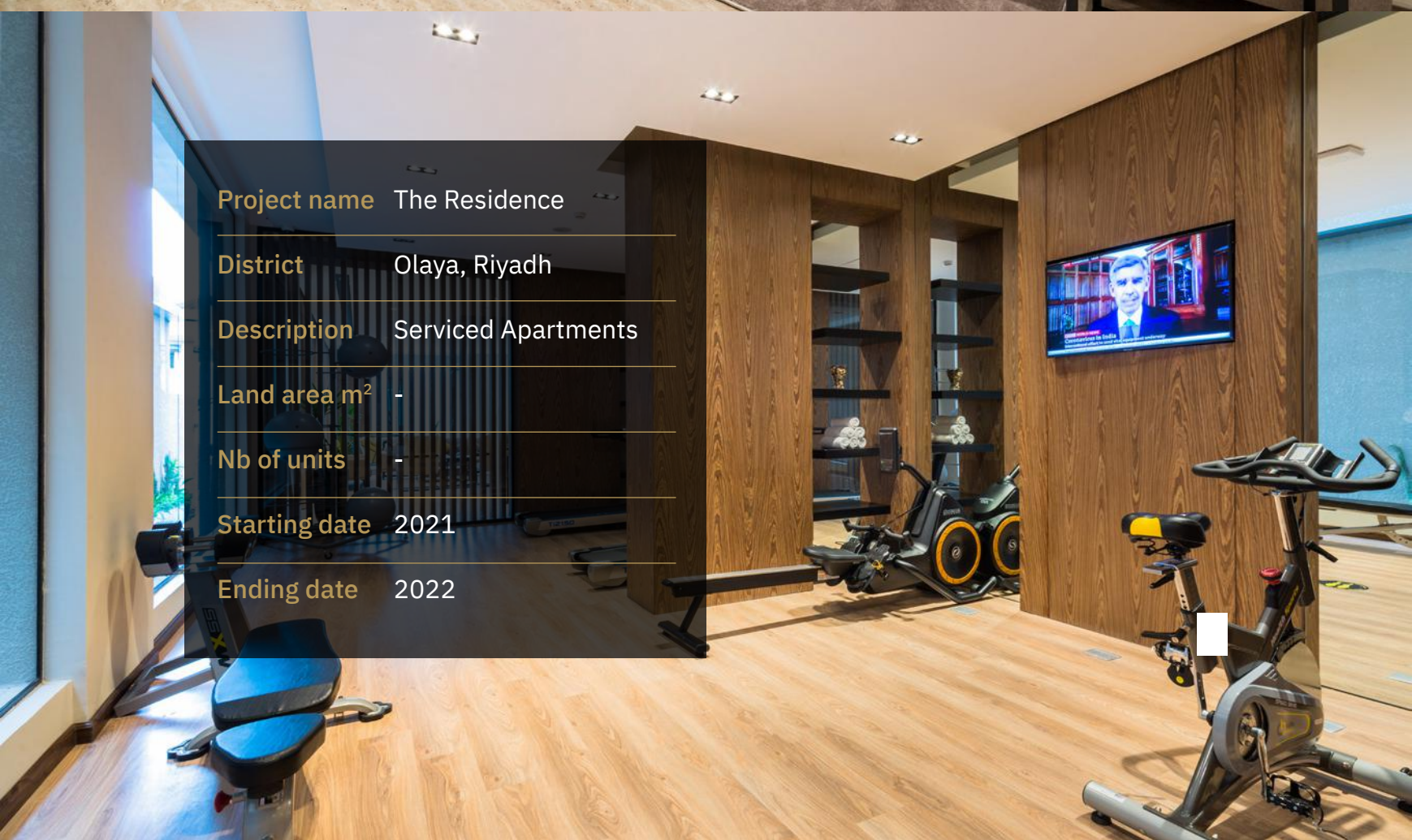
Project name	Array Suites
District	Olaya, Riyadh
Description	Serviced Apartments and Offices
Land area m^2	-
Nb of units	-
Starting date	2023
Ending date	2024



THE RESIDENCE
OLAYA

Olaya, Riyadh





Project name	The Residence
District	Olaya, Riyadh
Description	Serviced Apartments
Land area m^2	-
Nb of units	-
Starting date	2021
Ending date	2022

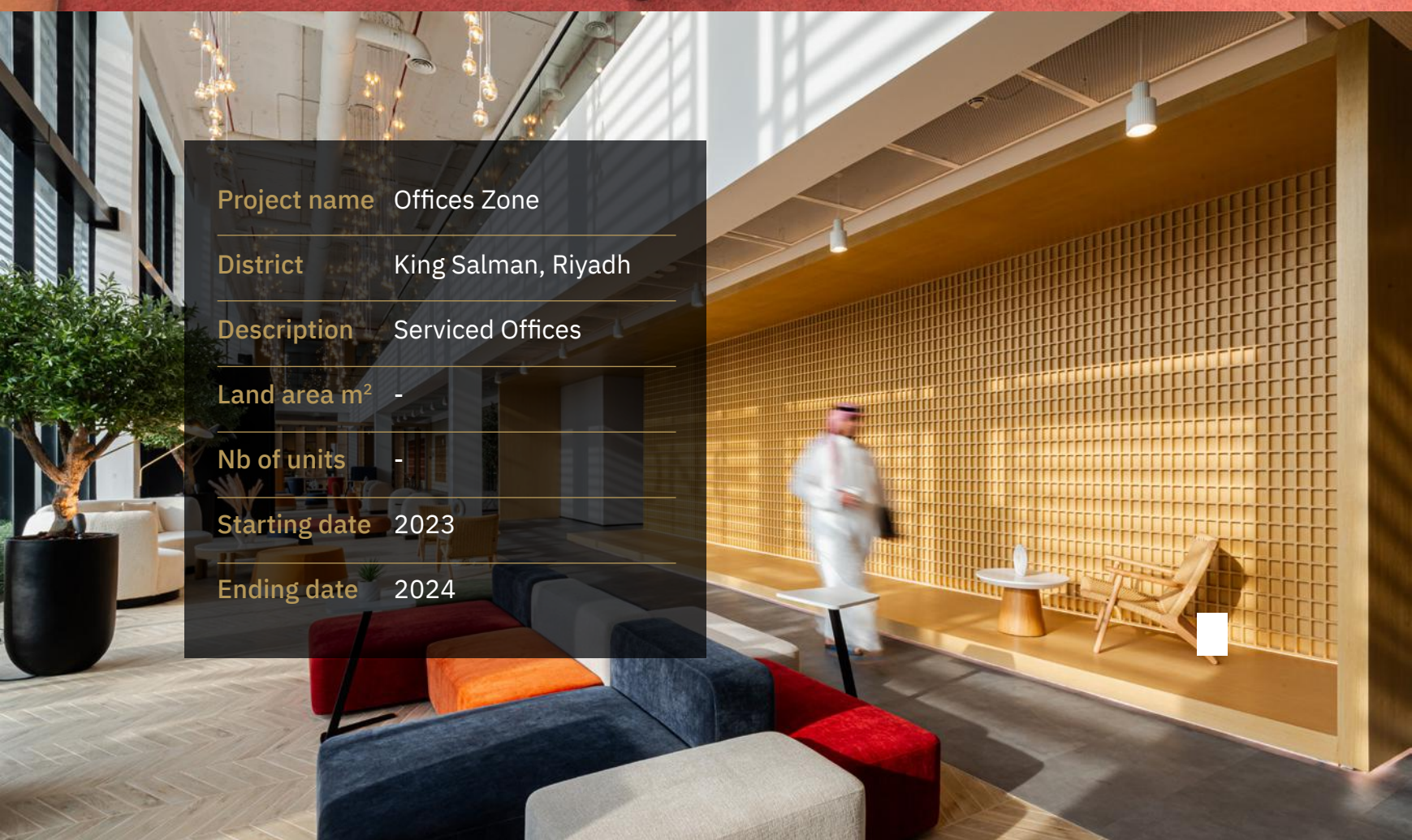
OFFICES
ZONE

King Salman, Riyadh









Project name	Offices Zone
District	King Salman, Riyadh
Description	Serviced Offices
Land area m^2	-
Nb of units	-
Starting date	2023
Ending date	2024

OFFICES ZONE

Olaya, Riyadh



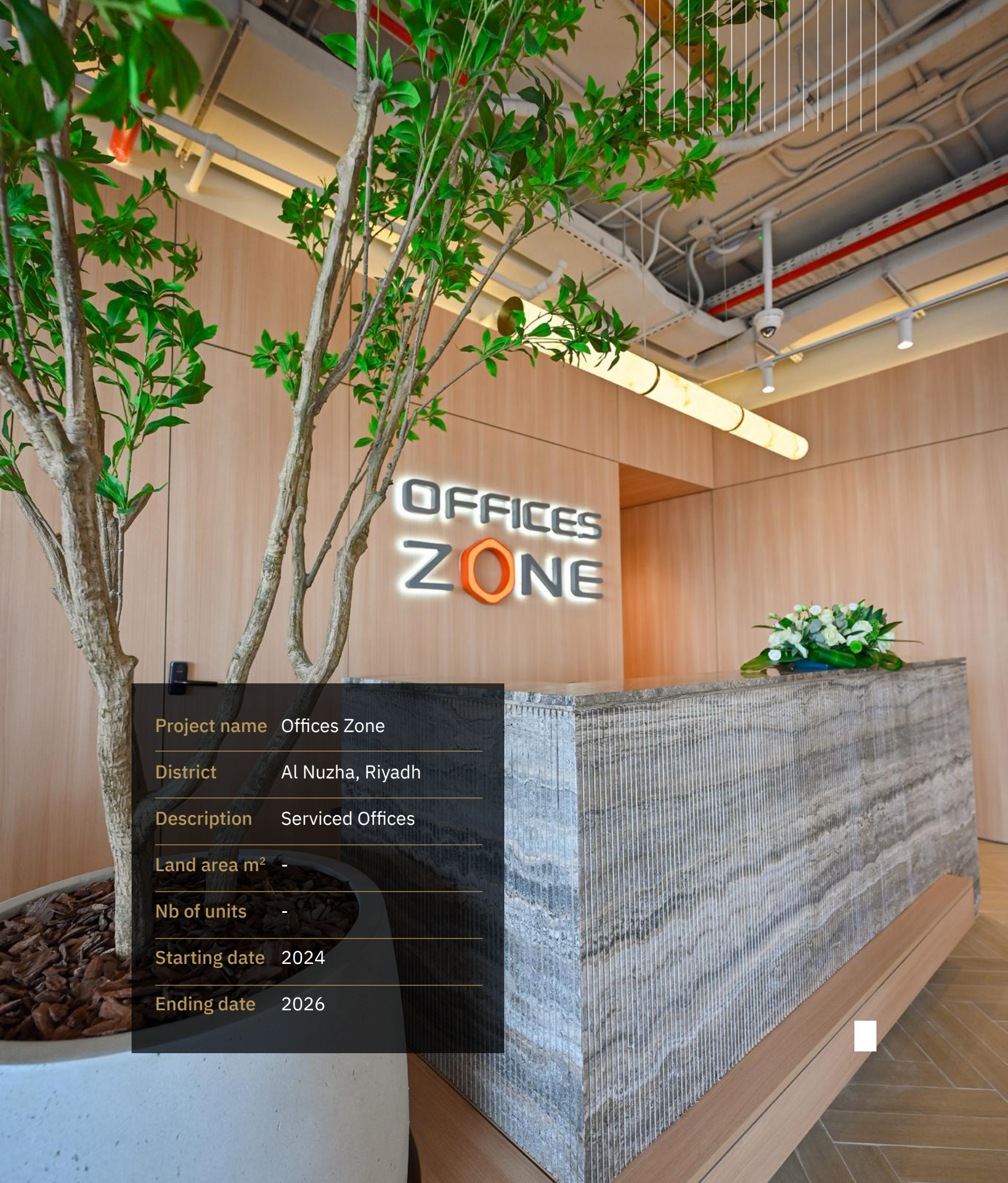


Project name	Offices Zone
District	Olaya, Riyadh
Description	Serviced Offices
Land area m^2	-
Nb of units	-
Starting date	2024
Ending date	2024

OFFICES ZONE

Al Nuzha, Riyadh





Project name	Offices Zone
District	Al Nuzha, Riyadh
Description	Serviced Offices
Land area m²	-
Nb of units	-
Starting date	2024
Ending date	2026

Success Partners

مصرف الراجحي
alrajhi bank

ساب
SABB

SNB
البنك الأهلي السعودي

BSF

بنك الجزيرة
BANK ALJAZIRA

البنك المركزي السعودي
SAMA
Saudi Central Bank

الإنماء
alinma

بنك الرياض
Riyad Bank

anb

Success Partners

BEYONITY

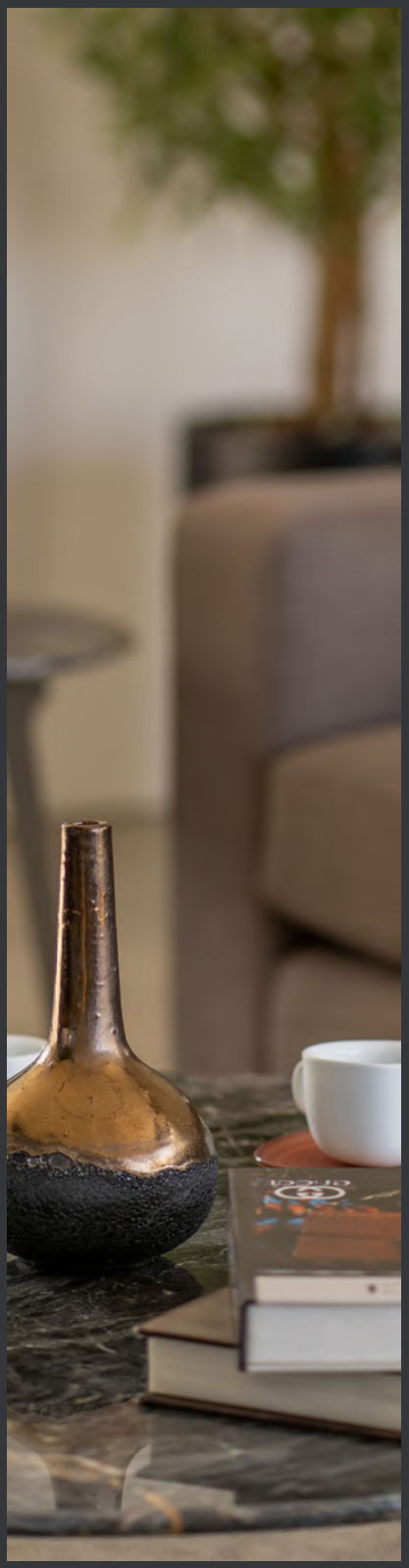
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