



Aurora
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Aurora Villas

BY MEER GROUP

A Real Estate Development Project with a Series of Villas Developments across Saudi Arabia (Riyadh, Jeddah & Dammam) in various phases as

Aurora Villas I, II, III, IV, V and onwards

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Executive Summary

Meer Group is proud to present this exclusive investment opportunity to very selected partners under its Impact Vision 2030. This series of multi-development projects in Saudi Arabia under the brand of "**Aurora**" by Meer Group is designed and planned for scalability, affordability, quality, value, and multiple options for buyers and investors.

Planned Developments under our brand



Aurora Villas

I, II, III, IV & V (Series)

Riyadh, Jeddah &
Dammam

Aurora Heights

Apartments

Riyadh

Aurora Breeze

Apartments
(Sea Facing)

Jeddah

Planned
Development of the

"SCAIC"

Smart Cognitive AI City

Planned Development of the

"SCAIC"

Smart Cognitive AI City

Locations

Riyadh | Jeddah | Dammam

GLOBAL IMPACT

Vision 2030

by MEER GROUP

Aurora Villas
BY MEER GROUP

Meer Group strives to be a leading force in driving positive global change through impactful investments and strategic partnerships that address critical issues like youth empowerment, environmental sustainability, and social equity.

Aligned with UN SDGS

Targeted To Impact

100 Million Lives

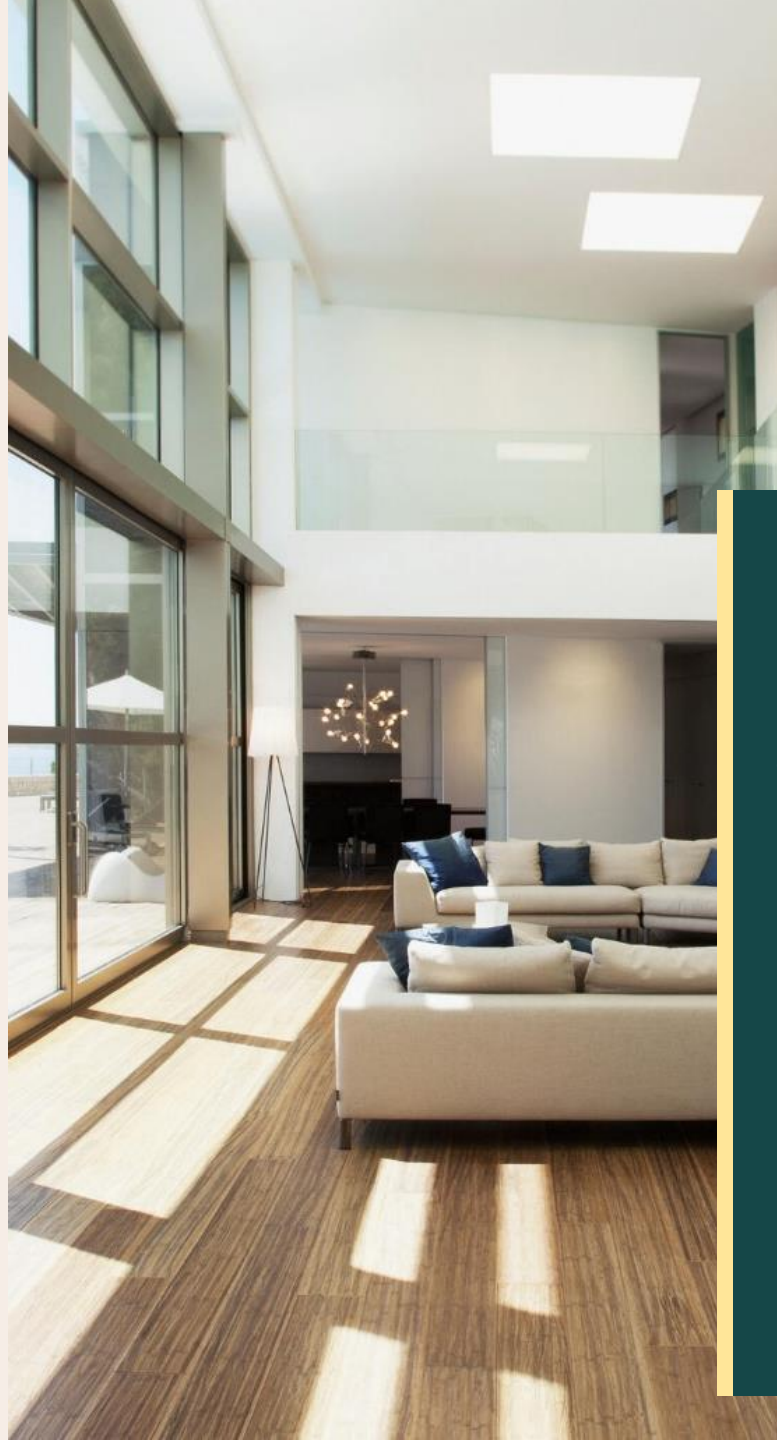
By 2030



Project Summary

The Arora Villas Project is a unique investment and development opportunity, which will be multiple categories of residential villas developed in multiple locations identified in Saudi Arabia throughout Riyadh, Jeddah, and Dammam. These will be mid to high-value real estate assets (villas) that will be ideal for long-term holding as well as having significant turnaround possibilities.

The strategy involves a continuous identification and acquisition of ideal project lands across Saudi Arabia, ranging from 20 to 100 villas each and engaging different contractors or Joint Venture partners for each block. This will primarily diversify the exposure and risk across different contractors and developers, while the branding will stay under Meer Group and so will the marketing and sales. The projects aim to deliver impressive returns for the investors at each level of the project, who wish to benefit from the strong capital growth potential of the Saudi Real Estate Market.



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Aurora Villas

Targeted **500 to 1000 Villas**
in the next 3 to 4 years

Riyadh, Jeddah & Dammam

3 Sizes of Villas

3 Types of Quality Standards, Multiple
Locations in Each City Multiple pricings

Objective:

A Villa for every person according to
his preference, need & capacity

Kingdom of Saudi Arabia

A Quick Glance



Vision 2030: The National Investment Strategy targets SR 2 trillion in annual GFCF by 2030, aiming to contribute 30% to GDP and focusing on sustainable economic growth.

Foreign Direct Investment (FDI): FDI exceeded expectations, with SR391 billion inflows from 2021 to 2024, demonstrating strong investor confidence.

Giga-Projects: Large-scale projects like NEOM, the Red Sea, and Qiddiya offer substantial opportunities across sectors.

Strong Economic Growth: In 2024, Saudi Arabia's GFCF rose by 5.3%, reaching SR1.18 trillion, with private sector investments leading the way (88% of total GFCF).

Pro-Business Reforms: Saudi Arabia's regulatory reforms, tax incentives, and the Regional Headquarters Program are attracting global capital.

Saudi Investment Promotion Authority: This new authority strengthens Saudi Arabia's position as a global investment hub, supporting domestic and international opportunities.

Kingdom of Saudi Arabia

A Quick Glance

Saudi Arabia's real estate and construction sector is experiencing substantial growth, particularly in Riyadh, fueled by the initiatives of Vision 2030, robust economic expansion, and a growing population. The increasing demand for modern residential communities presents a prime opportunity for significant investment in large-scale villa developments.

International real estate developers and investors are showing increased interest, offering lucrative opportunities.

~40%

Of the total real estate development market share is held by Riyadh



The commercial construction segment leads Saudi Arabia's market with

28% share

valued at **USD 17.526 billion**

Saudi Arabia's construction market is forecasted to expand to

\$96.26 Billion

by 2030

More than

5,200 projects

Expected by 2030

Top Upcoming Residential Areas in Riyadh

Riyadh's upcoming residential areas are set to become prime living destinations, offering a blend of luxury and affordability with modern amenities, green spaces, and easy access to business hubs and transport networks, creating attractive investment opportunities.

Current Market Prices for Land

Area	Average land price	Investment potential
Al Malqa	SAR 4000-6500	High-End Demand
Al Narjis	SAR 4000-6500	Rapid growth
Al Rimal	SAR 4000-6500	Affordable Mid Range
Diriyah	SAR 4000-6500	Luxury Market
Al Aziziyah	SAR 4000-6500	Budget-Friendly Development

Current Market Prices for Villas

Area Price	Price per Sq. m	Average Villa
Al Malqa	SAR 7,500 – 10,000	SAR 1.87M – 2.5M
Al Narjis	SAR 6500 – 9000	SAR 1.6M – 2.25M
Al Rimal	SAR 4500 – 6500	SAR 1.12M – 1.6M
Diriyah	SAR 12000+	SAR 3M+
Al Aziziyah	SAR 3500 – 5000	SAR 875 k – 125M



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Villas Price Range

The pricing strategy for the Aurora Villas in different areas of Saudi Arabia reflects their positioning, exclusivity, standards, and exact locations of those villas. With three distinct villa sizes designed to cater to the modern lifestyles, the pricing is set to align with the project's appeal, with buyers seeking exclusivity and comfort. The varied pricing tiers for each villa category ensure accessibility while maintaining the standard of development, making it a highly attractive investment opportunity.

Lowest Price Villas starting from

SAR 1,800,000

Highest Price Villas upto

SAR 3,200,000

Aurora Villas Specifications

Small Sized Villa (250 sqm)

- 3 bedrooms, 3 bathrooms.
- Living area, dining area, and modern kitchen.
- Small backyard or terrace.

Medium Sized Villa (300 sqm)

- 4 bedrooms, 4 bathrooms.
- Spacious living and dining areas.
- Modern kitchen with high-end appliances.
- Private garden or terrace.

Large Sized Villa (350 sqm)

- 5 bedrooms, 5 bathrooms.
- Large living and dining areas.
- Gourmet kitchen with island counter.
- Private garden, terrace, and optional rooftop space.

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Modern Architectural Design

- Modern and Contemporary Styles: Clean lines, spacious layouts, and high-quality finishes.
- Energy-Efficient Designs: Use of sustainable materials and energy-saving technologies.

Spacious Interiors & High Quality Finishes

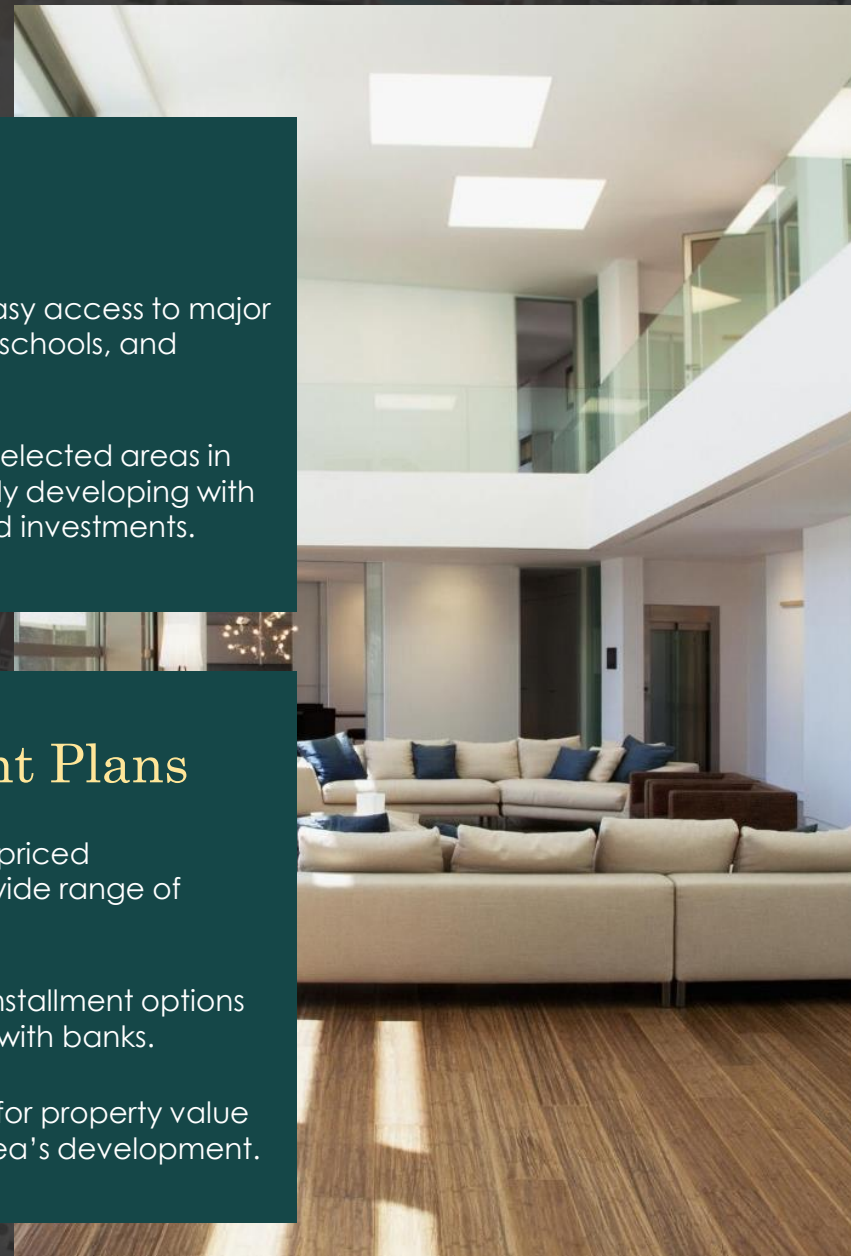
- Spacious Living Areas: Open-plan layouts for living, dining, and kitchen areas.
- Varied Finishes: Depending on the categories of villas to target different types of investors the finishes are done accordingly but not compromising the quality at all.
- Ample Storage: Built-in wardrobes and storage solutions.

Ideal Locations

-  **Proximity to Key Areas:** Easy access to major highways, business districts, schools, and healthcare facilities.
-  **Future Growth Potential:** Selected areas in Saudi Arabia that are rapidly developing with increasing infrastructure and investments.

Pricing and Payment Plans

-  **Affordable Options:** Villas priced competitively to attract a wide range of buyers.
-  **Flexible Payment Plans:** Installment options and financing partnerships with banks.
-  **High ROI:** Strong potential for property value appreciation due to the area's development.



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Investment Summary

The Arora Villas are planned to be developed in various blocks across KSA that will focus on:



Quick Turnarounds



Modern Architectural Design



Spacious Interiors & Mid to High-Quality Finishes



Ideal and multiple Locations



Various pricing and Payment Plans as per the customers' needs



International Brand



One of the most promising markets in real estate for next 3 to 10 years



Ideal real estate assets to flip in short term or hold for a longer period of time

- ✓ Value Growth upto 75% through three main partnership investment options for a period of 2 to 3 years
- ✓ Each block is not co-related to each other
Projected construction for block to initiate is 1 to 2 months apart
- ✓ Development timeframe for each block of Villas - 18 months to 30 months
- ✓ Monthly, Quarterly at end of the project options under the investment partnership options

Financial Overview

This financial snapshot highlights the robust economic performance of the Aurora project, underscoring its high potential for value generation, making it a highly attractive opportunity for investors seeking substantial returns in a rapidly growing and dynamic market.

The figures not only reflect strong profitability but also emphasize the project's strategic positioning, which is poised for sustained growth, long-term financial success, and value creation. With a solid foundation built on comprehensive market analysis, favorable economic conditions, and strategic investments, the project is well-positioned to capitalize on emerging opportunities. These factors, combined with its alignment to key market trends, offer a competitive advantage that ensures resilience and profitability over time, presenting a compelling proposition for investors seeking both immediate and long-term gains.



Total Project Value

SAR 750 Million

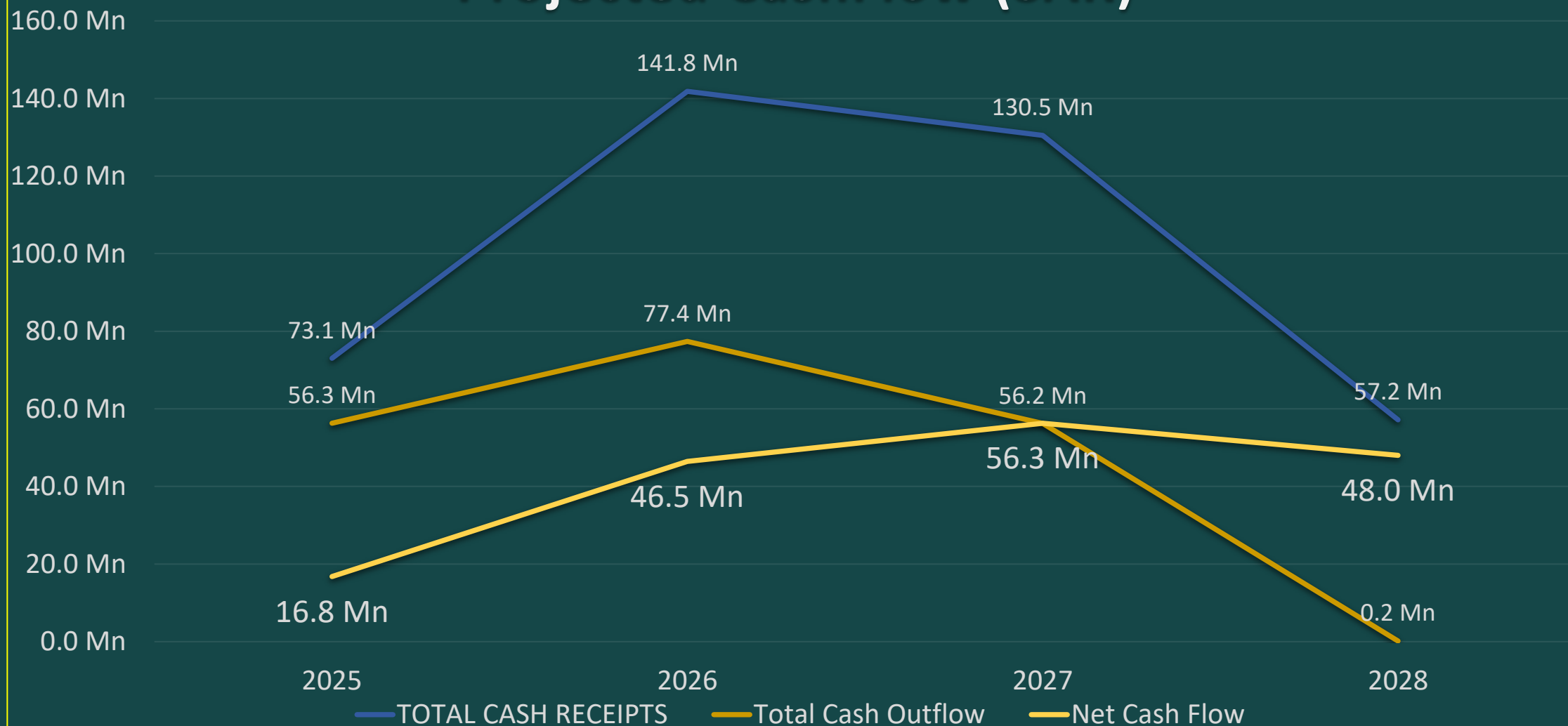
Total Revenue

SAR 1 Billion+

Expected Return
on Investment

Upto 75%

Projected CashFlow (SAR)



Options 1:

Aurora's Growth Package – ROI up to 60%

Key Investment Terms:

- Minimum Investment: **SAR 1M**
- Duration: **24 Months**
- Total Return on investment: **Up to 60%**
- Monthly Profit: **1.9%–2.1%** (Starting from 5th Month)
- Additional Return On Investment: Upto **SAR 1.2M** (upto 20%)

This offering provides investors with a streamlined investment opportunity, allowing participation in the high-growth real estate sector without the procedural complexities of direct property ownership.

With a minimum capital of **SAR 1 million**, investors can enter a **24-month** structured investment partnership with the development company, benefiting from consistent monthly returns (**1.9%–2.1%**) and significant project profit at maturity (Total Value **upto 60%**).

Key Benefits:

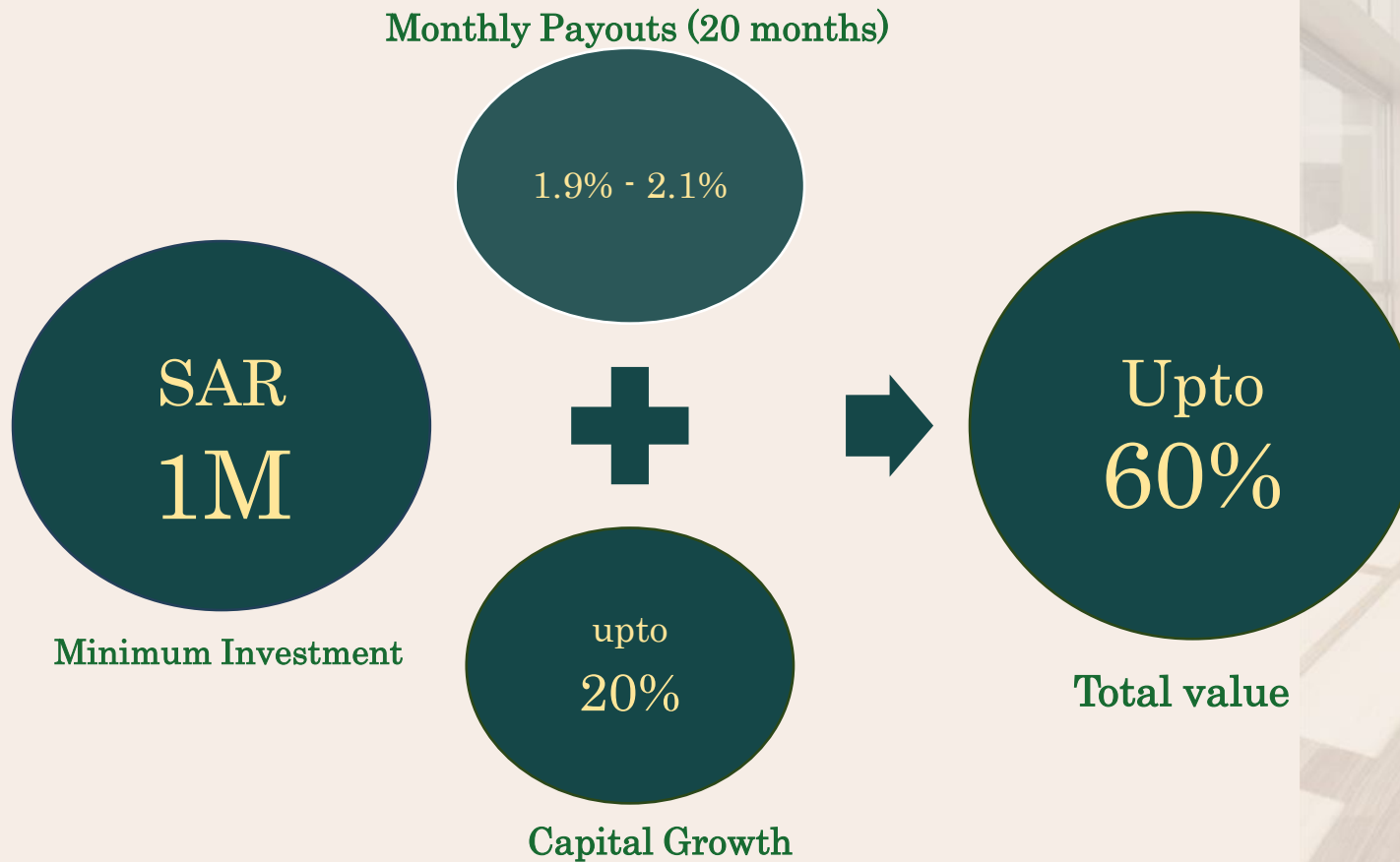
- ✓ Equity stake, ensuring ownership in a high-growth venture
- ✓ Profit starts from 5th month and paid Quarterly.
- ✓ No Property Ownership Requirements – Bypass title registration, ownership transfer, or residency restrictions.
- ✓ No Financial Profiling or Credit Assessment – No need for personal credit checks, debt-to-income analysis, or financial scrutiny.
- ✓ Regulated Investment Framework – Transparent contractual agreement with full capital protection and structured exit strategy.
- ✓ Truly Passive Income – Enjoy monthly profit distributions starting from Month 5, with full appreciate market price delivered at the end of them.

Ideal for

- ✓ Turnkey entry into high performing ventures
- ✓ Avoid the legal, logistic & credit related barriers
- ✓ Seamless regional market access

*Options 1:***Aurora's Growth Package – ROI up to 60%**

Total Return Breakdown – SAR 1M Investment



Options 2:

Aurora's Construction Package – ROI up to 75%

Minimum Investment : SAR 7.5M

Investment Type: Joint Venture (Minimum 3 Villas)

Investment Duration: ~24 Months

Expected Return: Upto 75% upon project completion

The Estate Edge Program provides a high-potential entry into Saudi Arabia's booming residential market through a Joint Venture model, allowing qualified investors to co-develop multiple premium villas with minimal operational burden.

Key Benefits:

- ✓ Equity stake, ensuring ownership in a high-growth venture
- ✓ Legally JV Contract on 3 Villa parcel development structured for investors
- ✓ No Day-to-Day Involvement Required – Development, approvals, and sales are managed entirely by Aurora's development team
- ✓ Investor participation is structured through the company, with alignment to a defined set of high-demand villa assets in prime zones.
- ✓ Joint venture participants benefit from significant project-level, profit up to 75%.
- ✓ Designed for discerning investors seeking exposure to real estate-backed growth through a structured company-led initiative—without the operational burden or direct ownership responsibilities of individual property acquisition.

For Example: An investment of SAR 7.5M could return up to SAR 13.12M upon successful project completion.

Ideal for

- ✓ Minimum Investment of SAR 7.5 million
- ✓ Upto 75% ROI
- ✓ High-growth opportunity

Options 3:

Aurora's Property Package – ROU up to 30% & villa

Investment: ~SAR 2.5M

Asset backed : Villa ownership benefit

Contract Duration: 24 Months

Handover of Sample Villa: After 6 Months

Key Benefits:

- Full villa handover
- Profit Upside up to 30%
- Appreciation on Villa price
- Option to either move in or sell

The Aurora's Property Package offers a hybrid model tailored for both end-users and investors seeking direct property ownership with significant capital upside. Participants invest for the villa, entering a 24-month agreement with sample villa handover after Month 6. At the end of the term, investors receive full ownership of the property, alongside profit of up to 30%. With the flexibility to either move into the villa or sell it at high market value, this program provides a tangible, asset-backed route to wealth creation.

For Example: An investment of SAR 2.5 million offers potential returns of up to SAR 750,000 (30%), with the added flexibility to either occupy the property or sell it at high market value for profit.

Ideal for

- ✓ End-users seeking physical property ownership
- ✓ Investors aiming for strong capital appreciation
- ✓ Ideal for those focused on asset growth + tangible ownership

Upcoming Aurora Villas Events

Aurora Villas are set to launch in 2025, marking a significant milestone in the **Smart & Sustainable City** development across the GCC. This innovative project will focus on sustainability and cutting-edge technology with major developments.

Targeted launch of **Aurora** Projects & Events

- KSA
- Abu Dhabi
- Dubai
- Ras Al Khaimah
- Qatar
- Muscat



Aurora Villas Launch
Event

Jeddah



Aurora Villas Launch
Event

Riyadh



Aurora Villas Launch
Event

Dammam

Strategic Opportunities and Highlights of Aurora Villas

Why Invest in Saudi Arabia

Real Estate with High ROI in Urban Growth in KSA:

Major projects like Riyadh Metro and King Abdulaziz Financial District create strong returns in residential and commercial real estate.

Tourism & Entertainment Growth:

Vision 2030: Projects like Red Sea and Al-Ula offer robust returns in hospitality and tourism, with a surge in international visitors.

Riyadh Growth:

Rapid urbanization in Riyadh creates substantial real estate and commercial development opportunities.

Global Connectivity:

Positioned at the crossroads of Asia, Africa, and Europe, offering direct access to key international markets.



Why Invest in Aurora Villas

Diversification

- Participation in a diversified portfolio of villa projects throughout Saudi Arabia.
- Higher returns between development and sale prices with various villas of 3 sizes, 3 construction standards and many locations create high level of diversification within development as well.

Strategic Investment

- Focused investment in the real estate development but can be channeled to specific projects aligned with investor preferences.
- Direct participation in the development and success of any chosen projects on investors choice

A Meer Group Project:

- Strategic involvement in the overall direction of Meer Group's Vision 2030 initiatives.
- Supported by all the resources and network of the group and the Chairman, Shakeel Ahmed Meer, with buyers intentions already being received and recorded for many villas in large volumes
- Investors will be on high preference on the development of other projects in the GCC and Europe.

The Global Vision for Expansion

- The plan is to export the brand to top destinations around the Globe



Aurora Villas
BY MEER GROUP



Meer Group is a dynamic and forward thinking organization, dedicated to delivering innovative solutions in real estate development and investment. With a strong commitment to quality, sustainability, and excellence, the company strives to create high-value projects that meet the growing demand in strategic markets.

- Meer group has consistently expanded its operations, delivering impactful projects that align with global sustainability goals.
- In 2025, Meer Group partnered with cricket legend Wasim Akram to drive transformative initiatives under the Global Impact Vision 2030, focusing on sustainable mobility, green energy, education, and healthcare.
- Additionally, we have launched MGI Electric, aiming to revolutionize last-mile delivery solutions across the GCC region with sustainable electric vehicles.
- Meer Group's commitment to innovation and sustainability positions it as a leader in creating solutions that address contemporary global challenges.
- At Meer Group, we envision a world where innovation meets sustainability, driving economic growth and community empowerment globally. Our mission is to foster development across diverse sectors, creating a lasting impact.
- **The Mission:** To leverage global expertise and local insights to develop projects and solutions that address the world's most pressing challenges, enhancing the quality of life for communities worldwide.

Reserve Your Place in Aurora's Exclusive Investment Offering

Feature	Aurora's Growth Package	Aurora's Construction Package	Aurora's Property Package
Minimum Investment	SAR 1M	SAR 7.5M (3 villas * 2.5M)	SAR 2.5M
Duration	24 Months	24 Months (exit at project completion)	24 Months
Monthly Income	Yes (1.9%–2.1% from 5 th Month)	No	No
Contract Type	Binding Agreement between Investor and Aurora's Villa	JV Contract on 3 Villa Parcel Development	Contract for Project Partnership convertible to Property Ownership
Total Value Growth	Up to 60%	Up to 75%	up to 30%



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