

|| CAPITALS

|| By CityscapeGlobal

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SPONSORED BY

وزارة البلديات والإسكان
Ministry of Municipalities and Housing



16-19 November 2026

Riyadh International Exhibition &
Convention Centre (Malham), Saudi Arabia

ORGANISED BY



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برنامج الإسكان
HOUSING PROGRAM



Where US institutional capital meets Saudi Arabia's largest real estate opportunities

North American institutions are playing an increasingly active role in Saudi Arabia's real estate and infrastructure market, with many already participating through Capitals by Cityscape Global, including BlackRock, Brookfield Asset Management, and Hines.

Discover

- ♦ The exclusive programme brings together a select group of institutional investors and developers in prestigious locations worldwide
- ♦ The flagship event in Riyadh features an invite-only 4-day agenda, including networking, matchmaking, and site visits.

Connect

- ♦ Designed for real estate leaders to engage in meaningful discussions, gain the latest industry knowledge, and forge impactful connections with the Kingdom's top partners, ministries, and investment stakeholders.

Action

- ♦ Cityscape Global is your gateway to building partnerships, gaining exclusive insights from attendees, and play a key role in the region's dynamic growth.
- ♦ These events enable and support foreign direct investment in Saudi Arabia through its established brand and key government partners.

The largest Giga Projects, developers, and government enterprises participate, including:



KING STREET



Leading North American participants have included:

2026 Capitals by Cityscape Global Overview

Invite-only

New for 2026: By Invite Only The C-Suite Club

The C-Suite Club is an invitation-only platform designed to connect the most senior representatives from global capital, leading international developers and asset owners directly with Saudi Arabia's investment-ready projects, key decision-makers, and strategic partners.

As a participant, you'll gain curated access to senior decision-makers, curated meetings with investors and strategic partners, and market-first investment and development opportunities across Saudi Arabia.

Access exclusive opportunities

Bespoke Investor Matchmaking

1-to-1 meetings programme, connecting you directly with key stakeholders

Invite-Only Offsite Activations and Networking

Booking of exclusive locations and experiences in the city

Digital Deal Book

Exclusive first-hand investment opportunities from KSA master developers and Giga Projects

Private Dinners

Invite only dinners held at high-end locations in Riyadh to connect outside of the event.

Private Giga Project Tours

VIP guided tours of giga projects and development sites

VIP Investor Lounge

Access to a unique space onsite for participants to meet and relax

US **\$7TN+**

Assets Under Management in
Real Estate & Infrastructure

300+

Institutional Investors and
developers Attending

100+

Funds Represented

30+

Countries Represented

4

Days of tailored Networking

2026 Capitals by Cityscape Global Overview

Invite-only

Participating Sectors

Sovereign Wealth Funds, Investment Banks

- ♦ Facilitate bilateral government access
- ♦ Showcase mega-project opportunities
- ♦ Enables pre-diligence through site visits and closed-door forums
- ♦ Supports longer-term capital deployment, not one-off meetings

REPE, REIT, Investor/Developer

- ♦ Market access for capital-ready investors and developers
- ♦ Curated 1:1 introductions to credible developers, operators and government-linked stakeholders that reduce partner risk
- ♦ Identifying credible local partners and JV structures to move forward with

Direct funds, Family Offices & UHMWIs

- ♦ A discreet, high-touch experience that supports efficient market entry without institutional friction or exhibition floor-noise
- ♦ Structured forums and site visits that accelerate diligence and convert interest into actionable pipeline
- ♦ Concierge-style experience

New Participating Sectors

GCC Banks

- ♦ Facilitate access with institutional investors and funds
- ♦ Enhance visibility to global investors
- ♦ Position the bank as a go-to partner for capital raising

International Developers

- ♦ Direct access to capital
- ♦ Find local partners
- ♦ Discuss market entry via the right relationships

Asset Managers

- ♦ Identify strategic local partners
- ♦ Explore investment and acquisition opportunities
- ♦ Develop market-entry and portfolio growth strategies

2026: The Sectors pulling US Capital

Why the timing works

Vision 2030 and the 2034 World Cup anchor a decade of **fixed-deadline construction across housing, hospitality and infrastructure - demand that has to be built**, on a schedule, regardless of the cycle.

The Opportunity

The opportunity is real; the access is the differentiator. Capital, policy, and national priorities are converging on Saudi real estate and infrastructure. Cityscape Global is where that market convenes — and the Capitals Programme is the structured way in: direct lines to the developers, master-planners, and stakeholders shaping the Kingdom's built environment, and the partnerships that turn a market view into a deployable position.

9.7% YoY

Real Estate

Foreign ownership permitted since January 2026. Riyadh apartments up 6.6% and villas up 9.7% year-on-year through 2025.

\$11B

Energy Infrastructure

Still the biggest historical absorber of foreign capital. Jafurah midstream deal, led by GIP/BlackRock, closed October 2025.

Feb 2026

Public Equities

The Tadawul is now open to all foreign investors, removing a long-standing barrier to direct exposure.

AI

AI, Data Centres & Digital Infrastructure

The dominant theme. HUMAIN, the chip supply chain behind it, and the power to run it sits in the top tier of national priorities.

2025 Review: A World-Class Programme



\$6.1TN

In real estate and infrastructure
AUM represented

+85% AUM YoY Growth

The ability to connect with everyone at one time and for it to be meaningful is great. I already have meetings scheduled post-event thanks to connections made here.

**Managing Director,
KDB**

The team here does such a great job at connecting us with the right people, and they are always online and available on WhatsApp to support in any way they can.

**Co-Head and MD,
Jamestown**



Cityscape Global is like
Davos for real estate.

Brian Higgins

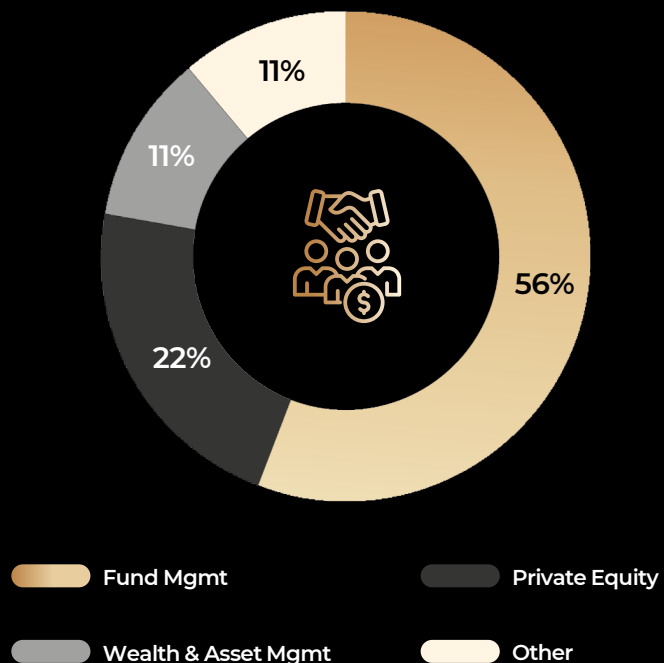
*Founder & Managing Partner
King Street Capital Management*

Top Institutional Investors included



2025 Investor Profile & Investment Preferences

Investor Composition

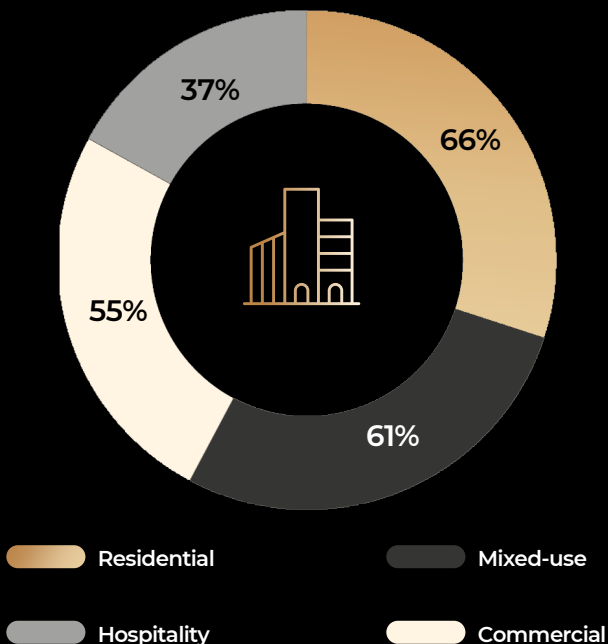


Key insight

Wealth & asset management firms represented the majority of attendees, suggesting a strong appetite from institutional capital allocators.

Top Sectors

(Can select Multiple)

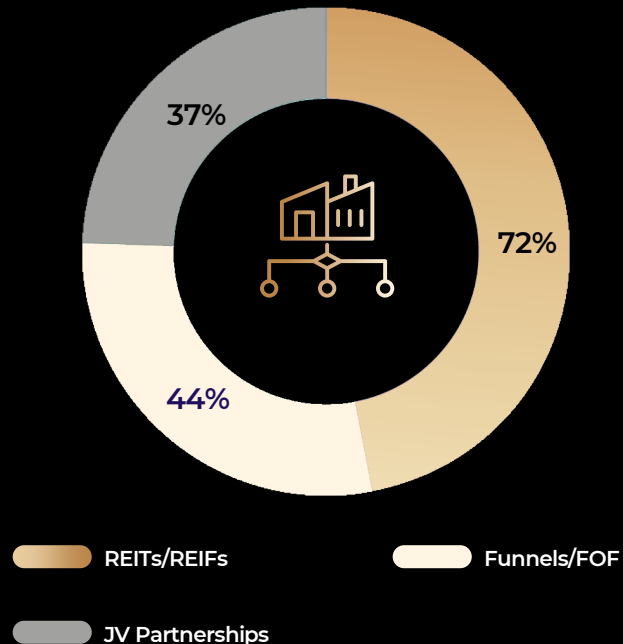


Key insight

Mixed-use, residential, and hospitality assets continue to attract the highest levels of investor demand.

Investment Structures

(Can select Multiple)



Key insight

REITs are still by far the most popular investment structure for investors in our programme

2025 Review: A Real Estate and Infrastructure Ecosystem Showcase

Our top exhibitors are included onto our concierge matchmaking programme



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