MEDIA RELEASE

OCT 26, 2026

RIYMAR

MALCOLM READING CONSULTANTS

FOR IMMEDIATE RELEASE 15:00 AST (UTC+3) / 12:00 GMT (UTC) 26 OCTOBER, 2026

JSWD WINS RIYMAR REAL ESTATE'S INVITED ARCHITECTURE COMPETITION FOR SPECTACULAR MIXED-USED DEVELOPMENT IN THE HEART OF RIYADH



RIYMAR Towers – Exterior Render by JSWD courtesy of RIYMAR Real Estate and Malcolm Reading Consultants

- **German architectural studio JSWD chosen for iconic RIYMAR Towers initiative on King Fahd Road and Olaya Street**
- **The winning design is inspired by Saudi Arabia's natural landscape and architectural traditions**
- **The competition was managed by international architect search specialists Malcolm Reading Consultants**

[RIYADH] RIYMAR Real Estate today (26 October, 2026) announced that leading German studio JSWD has won its international invited competition to select an outstanding architect-led team to design an exemplary new landmark for Riyadh.

RIYMAR Towers will be Riyadh's new in-demand address and the jewel in RIYMAR Real Estate's investment portfolio. The site is at the heart of the capital – benefitting from the exceptional connectivity of King Fahd Road and Olaya Street, and a nearby metro station.

JSWD's winning concept impressed RIYMAR Real Estate with its contemporary and ambitious form that takes inspiration from the dramatic Tuwaiq mountains and from Riyadh's vernacular traditions. The carved vertical forms reference ancient geological forms – juxtaposed with oasis-like terrace gardens – and through their geometry and material texture allude to historic Diriyah and At-Turaif's adobe buildings – in the birthplace of modern Saudi Arabia.

The winning team (see *Notes* below for full list) met the invited competition's call: to exceed RIYMAR's expectations with a compelling, distinctive contribution to central Riyadh's skyline.

The development will contribute to Riyadh's sweeping transformation under Vision 2030, encouraging culture, hospitality and tourism; increasing homeownership for Saudis; and transforming the capital into a world-leading city.

RIYMAR Towers are located next to the popular Riyadh Gallery complex, also owned by RIYMAR.

JSWD was selected to design RIYMAR Towers through an international competition organised by architect search and selection specialists, Malcolm Reading Consultants on behalf of RIYMAR. Following an invited call for submissions, five studios were selected to present initial concept designs developed over an eleven-week period.

The five shortlisted teams were led by the following firms (in alphabetical order): **Aedas** (UAE); **AtkinsRéalis** (UAE); **JSWD** (Germany); **Mesura** (Spain); and **ZHA Architects** (UK).

Dr. Bassam Boodai, Chief Executive Officer of RIYMAR Real Estate, said:

'Choosing a winner of our international architectural competition is a major milestone for RIYMAR Real Estate.

JSWD have embraced our ambitions for RIYMAR Towers – a distinctive landmark connected to Riyadh's story and identity.

All five finalists brought energy and creativity to the competition, for which we are very grateful. Now, we look forward to working with JSWD to develop the concept design and create a spectacular new development for future generations.'

Led by Founding Partner Professor Olaf Arne Drehsen, Frederik Jaspert and the Partners Christian Mammel, Mario Pirwitz and Tobias Unterberg, JSWD's work is admired for its holistic approach to the built environment, combining function and aesthetic with an understanding of cultural heritage. Recent projects include expanding the city of Brühl's town hall and library, praised for its strong materiality that mediates history with modern architecture; sustainable assisted-living residences in Zurich; a new children's centre for the Med Campus at Kepler University Hospital in Linz, Austria; as well as the completion of Schwarz Digits Campus in southern Germany. The firm's designs, spanning typologies from libraries, city halls, museums and concert halls to commercial developments, apartments, schools, transport and health care facilities, have been recognized with awards including the German Design Awards, the Iconic Awards, and the Chicago Athenaeum's International Architecture Award for Excellence. Professor Drehsen has been a Professor of Architecture at the University of South Florida's (USF) School of Architecture and Community Design since 2019.

Malcolm Reading LVO, Competition Director, Malcolm Reading Consultants, said:

'We are grateful to all the shortlisted teams for their hard work and their creativity.

'We searched globally for the best talent for RIYMAR's landmark initiative and the JSWD team rose to RIYMAR's ambitions.

'Riyadh has created more jobs in recent years than any other city in the world, and its transformation demands exceptional, highly connected places for people to live, work, and relax.'

The invited competition was managed by Malcolm Reading Consultants (MRC). MRC is currently running the high-profile international design competition to redesign Gov. Tom McCall Waterfront Park in Portland, Oregon and ran the competition for the new Ministry of Foreign Affairs Headquarters, Qatar as well as the AlMusalla Prize at the 2027 Islamic Arts Biennale, Jeddah.

The project is being developed through a real estate fund managed by Tatimah Capital. JSWD will now work with RIYMAR Real Estate to develop the initial design.

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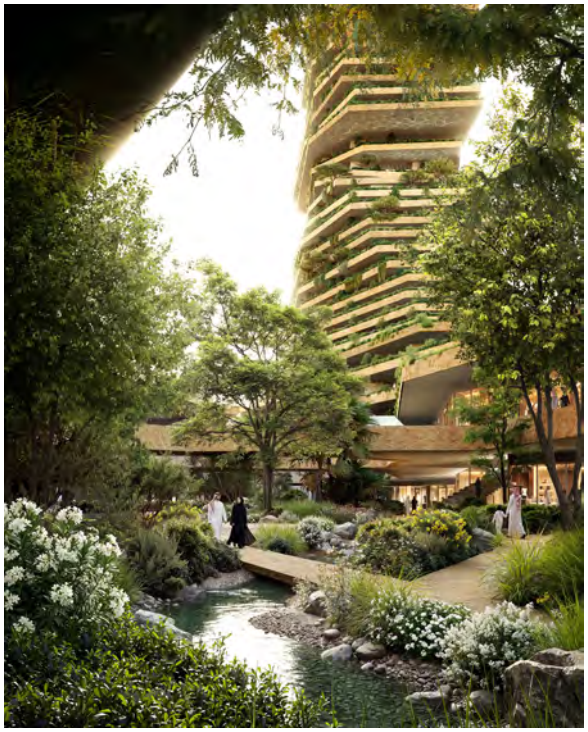
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Notes to Editors

About RIYMAR Real Estate

RIYMAR Real Estate is one of the Kingdom's leading independent real estate developers, with a legacy spanning more than 30 years. Headquartered in Riyadh, we have established a strong track record in delivering large-scale urban communities and transformative developments aligned with Vision 2030.

With a portfolio exceeding 25 million square meters of developed land spanning residential communities, mixed-use towers, and commercial destinations, Riymar operates through an integrated model that brings together development, construction, and facilities management. This end-to-end approach enables us to deliver lasting value for investors, government partners, and residents, supporting sustainable urban growth and enhancing quality of life across the Kingdom.

riymar.sa

About JSWD

JSWD supported by *LAND (Landscape Design); NAME Architecture (Interior Design); schlaich bergermann partner (Structural Design); Buro Happold (MEP & Sustainability); JLL (Cost Consultancy); Egis | Omrania (Architect of Record); priedemann (Façade Consultancy); and Licht Kunst Licht (Lighting Design).*

Founded in 2000 in Cologne, JSWD has developed into an internationally active practice with offices in Cologne, Berlin, Tampa/USA, Vienna and Barcelona. Today, the studio brings together around 240 professionals from over 30 nations, working across a wide range of scales and typologies in an interdisciplinary environment.

Starting from the organisation of public space, JSWD develops sustainable urban districts and architectural concepts through to detailed design and interior architecture. Their work is defined by a close synthesis of form, function and material, creating clear spatial hierarchies and context driven identities that reflect the client's vision and project specific ambitions.

JSWD is consistently recognised for design excellence and architectural quality across Germany and internationally. The practice has received multiple German Design Awards, including Gold distinctions, as well as international honours such as the International Architecture Award (Chicago Athenaeum). Recent recognitions include awards for Neuer Kanzlerplatz in Bonn and nominations and finalist placements for The Icon Vienna.

jswd.de

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About Malcolm Reading Consultants

Malcolm Reading Consultants (MRC) is a strategic consultancy that helps clients to imagine and define contemporary environments, both built and natural. MRC is the leading specialist in devising and managing competitive selection processes. We believe in the power of design to create new perceptions and act as an inspiration.

MRC has completed almost 300 assignments in settings including Antarctica and Australia; London and Washington, D.C.; Oxford and Cambridge; and Houston and Riyadh, for extraordinary and emblematic projects representing over US$125 billion of construction value.

malcolmreading.com