

A guide · The $500 trillion PPP infrastructure opportunity

Launch a PPP program for Elderly and Disability Care Providers in Jordan

WHAT THIS GUIDE IS FOR

Your organization launches a PPP program to build and run care homes, day centers, home care services, assistive technology programs and accessible public facilities for older people and persons with disabilities, starting with Jordan's $86 billion and Aqaba's $46 billion of public-private partnership (PPP) projects.

PREPARED FOR
Elderly and Disability Care Providers in Jordan

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CONTENTS

Inside this guide

01	Introduction	3
02	The guide	5
03	Jordan’s $86 billion and Aqaba’s $46 billion	6
04	Jordan’s $86 billion, sector by sector	7
05	Artificial intelligence	8
06	Robotics	9
07	Tokenization	10
08	Small PPPs in parallel	11
09	PPP research labs	12
10	Unsolicited proposals	13
11	Why care providers	14
12	How the program could work	15
13	About Jordan PPP	16
14	Next steps	17

INTRODUCTION

A century of infrastructure reaches the end of its useful life

Most of the roads, bridges, power plants, water networks, ports and airports the world runs on were built in the last hundred years, and much of that stock is wearing out at the same time.

The infrastructure of the twentieth century was designed, poured and left to age. It carried the growth of every modern economy, and it was built for a world with fewer people, far less data and a different climate. Pipes leak, grids strain under new demand, and assets designed for one purpose are asked to carry several. Replacing them is the largest building program in human history, and it has already begun.

Rebuilding and running the world's infrastructure will take about $500 trillion over the next fifty years. It is the largest investment humanity will make in that time. Public-private partnerships (PPPs) will carry a large share of it, because governments cannot fund, build and run the rebuild alone, and the private sector cannot do it without them.

How the $500 trillion adds up

	$300T	to build the physical assets: roads, rail, ports, grids, water, cities, schools and hospitals
+	$150T	to operate and maintain them across the life of each concession
+	$50T	for the sensors, compute and robotics that will sit inside them, the share of the rebuild that venture capital can fund
=	$500T	**in total to rebuild and run the world's infrastructure over the next fifty years**

INTRODUCTION

The next hundred years will build Earth's largest computer

For thousands of years the method has stayed the same: design it, pour it, forget it, and repair it when it fails. The next generation of infrastructure will carry a software layer specified alongside the concrete. Assets will monitor their own condition, predict their own failures and schedule their own maintenance, and fleets of machines will raise them with very few human hands involved.

The larger change is the connection between assets. When a port knows what the rail line is carrying before it arrives, a water utility prices its pumping energy against the grid in real time, and every contract and drawing on every project sits in one connected record, the built world starts to behave as one system. Joined across borders, the world's roads, grids, ports, water networks, data centers and satellites become one globally connected, superintelligent computer.

Future infrastructure will be self-building, self-monitoring and self-healing. A road that senses its own cracks can schedule its own repair and use the savings to fund the next stretch. A water network that finds its own leaks can put the recovered water into meters on the next street. Each asset leaves behind the money, the data and the proof for the asset that follows it, so each new project starts further ahead than the last.

The point where the built world starts improving itself faster than anyone can direct it is the infrastructure singularity. Three technologies bring it closer: artificial intelligence designs and runs the assets, robotics builds and maintains them, and tokenization finances them and opens their ownership to everyone. Each of the three already reaches into care, where AI watches over people living alone, robots help with lifting and mobility and sensors make a home safer to live in.

Families still carry most of the care for older relatives and relatives with disabilities, and the public services that support them are small beside the need. The care homes, day centers and accessible buildings of the next fifty years will be built and run with private partners paid for the service they deliver. This guide invites elderly and disability care providers in Jordan to launch a PPP program, starting with the projects at home.

THE GUIDE

Run the care services of the $500 trillion PPP opportunity

Your organization opens a dedicated PPP program, a team and a set of offers that build and run care homes, day centers, home care and assistive technology services and make public facilities accessible, starting with Jordan's $86 billion of projects and the $46 billion anchored in Aqaba.

01 **A care PPP team.** A dedicated team that knows how social infrastructure PPPs are prepared, procured and paid follows every care, rehabilitation and accessibility project in Jordan's pipeline from the first market sounding, and it joins consortiums while sponsors are still choosing their care partner.

02 **From services to whole networks.** Care PPPs range from home care visits, transport and assistive devices to day centers, respite units and residential care homes, and up to whole networks run under one contract. The program offers each level and moves the organization up as it builds a record.

03 **Care-led direct proposals.** Jordan's PPP Law No. 19 of 2023 accepts direct private proposals under Article 15. The organization can design a project around a gap it sees every day, such as a network of day centers, a home care service or an assistive device program, and propose it to government with partners who finance and build it.

04 **Pilots as small-scale PPPs.** PPP Regulation No. 9 of 2024 defines small-scale PPPs below $14.1 million, which can be bundled into one feasibility report and one tender. A group of day centers, a home care service or an accessibility retrofit program at that scale gives the organization a paying contract, a reference and the performance data that larger tenders will ask for.

05 **Accessible public facilities.** Public buildings, schools, clinics, parks and transport stops all need ramps, lifts, accessible toilets and clear signs. The program can bundle these upgrades by city or by sector, so one partner designs, builds and maintains them under a single performance contract.

JORDAN AND AQABA

An $86 billion pipeline to start with

Jordan has 243 PPP and infrastructure projects in development, worth about $86 billion, of which $46 billion is anchored in Aqaba. The schools, clinics, public buildings and social services among them will need partners that can make them accessible and run care within them for decades.

$86 billion
of PPP and infrastructure projects in development across Jordan

$46 billion
anchored in Aqaba, Jordan's only port and its gateway to the Red Sea

SECTOR	PROJECTS	VALUE	WHAT THE PROJECTS WILL BUY
Energy	33	$28.3 billion	Grid and demand forecasting, solar and storage analytics, robotic panel cleaning, predictive maintenance
Tourism	40	$13.8 billion	Visitor flow and demand forecasting, resort and heritage-site operations, booking and payment rails
Urban development	17	$13.8 billion	Digital twins of new districts, digital permitting, modular construction, district operations
Transport	33	$11.7 billion	Traffic and fleet AI, tolling and payments, inspection drones for roads and rail
Industry	31	$8.1 billion	Factory automation, quality verification, industrial sensors and energy management
Water	29	$7.6 billion	Leak detection, pressure management, smart metering, pipe-inspection robots
Mining	15	$1.2 billion	Autonomous drilling and haulage, drone surveying, ore sorting
Health	12	$1.0 billion	Hospital operations AI, patient flow, equipment monitoring
Agriculture	10	$310 million	Precision irrigation, farm robotics, crop and soil monitoring
Environment	15	$270 million	Waste-sorting robotics, emissions monitoring, circular materials
Digital	6	$270 million	Data centers, connectivity, sovereign compute
Education	2	$20 million	School and training campus PPPs, digital learning, building operations and energy retrofits

A Jordanian care provider that runs one care PPP at home can carry the same model and teams to the next one across the region. Aqaba concentrates ports and terminals, logistics, rail to the port, industry, energy, water and tourism inside the Aqaba Special Economic Zone, which makes it a single place to test port automation, logistics software, desalination and energy technology on assets that connect Jordan to the world.

SECTOR GUIDES

Jordan's $86 billion, sector by sector

Jordan is investing in and advancing 23 sectors at once, and together their projects make up the $86 billion. A sector guide for each lists every project in it, its link to the infrastructure singularity and the ways a partner can take part.

The sectors closest to care providers

Health	Elderly care homes run clinics with visiting doctors; over-60s get Health Ministry insurance. 20 projects, $986m of forward investment. www.JordanPPP.com/sectors/health
Education and Skills	Calls for a specialised training institute for geriatric care. 12 projects, $7m of forward investment. www.JordanPPP.com/sectors/education
Urban Development	HCD and Social Development Ministry MoU on alternatives to residential care and independent living. 30 projects, $12.8bn of forward investment. www.JordanPPP.com/sectors/urban
Solar Power	The White Beds Society's Hospitality House for the Elderly in Amman, with 56 rooms, is equipped with solar panels. 18 projects, $326m of forward investment. www.JordanPPP.com/sectors/solar

All 23 sector guides

Oil, Gas and Power	$15.1bn	Wastewater and Reuse	$946m
Tourism	$13.8bn	Nuclear Energy	$835m
Urban Development	$12.8bn	Agriculture and Food	$400m
Green Hydrogen	$10.6bn	Solar Power	$326m
Transport	$8.1bn	Digital and AI	$243m
Water	$6.7bn	Circular Economy	$189m
Fertilizers and Chemicals	$6.5bn	Wind Power	$186m
Ports and Logistics	$3.6bn	Pharmaceuticals	$128m
Manufacturing	$2.4bn	Creative Industries	$47m
Storage and Grids	$1.4bn	Defense	$10m
Mining and Minerals	$1.2bn	Education and Skills	$7m
Health	$986m		

Every sector guide can be read and downloaded at www.JordanPPP.com/sectors.

ARTIFICIAL INTELLIGENCE

AI designs, structures and runs it

A PPP takes about seven years from concept to financial close and costs roughly 10% of capex to structure. Almost all of that work is documents and models, which is the work AI does well.

What changes

When the cost of intelligence approaches zero, the cost of preparing a project falls with it. Feasibility studies, options appraisals, cost plans, risk matrices, financial models and tender documents can be produced and tested in days, and contracts can be drafted and stress-tested in hours. PPP projects will soon appoint an AI technical advisor alongside the human ones. Once an asset is running, the same intelligence operates it: a digital twin models the asset in real time, sensors report wear and faults early, and maintenance follows the data.

Jordan arrives late to PPP software, and that is an advantage. With few legacy systems to migrate off, AI-native tools can be built from the ground up, and the reasoning behind each decision can be captured inside the transactions being structured today.

What it means for care providers

AI is already entering care through fall detection, medication reminders and speech and vision tools for persons with disabilities, and a PPP extends it to the whole service. A care provider can use AI to plan visits and staff rosters, spot early signs of decline and report each client's outcomes, so it meets the standards a care PPP pays for and prices each bid on real data.

What will be built

Project preparation	Software that turns feasibility studies, cost plans and tender documents into a repeatable process, so the years spent before tender shrink to months.
Procurement	Tools that let ministries compare bids on whole-life cost and deliverability.
Cost estimation	A national benchmark database that prices every project against real Jordanian rates.
Contract intelligence	Assistants that read, compare and answer questions on every contract, drawing and instruction on a project in plain language.
Asset monitoring	Sensors and digital twins that tell an operator what will fail before it fails.
Permits and approvals	Digital workflows that replace the paper trail across ministries, municipalities and utilities.

ROBOTICS

Robots build it and keep it running

Most of the $500 trillion of infrastructure due over the next fifty years will be built by machines, and people will design, train and supervise those machines.

What changes

Autonomous software combined with autonomous machines produces autonomous infrastructure. Tunneling machines, construction robots, drones and modular factories already raise structures with far fewer people on site. The machines then stay with the asset: drones inspect bridges and power lines, robots travel inside pipes to find leaks, and cleaning robots keep solar fields at full output.

Robotics also changes who can compete. A small company with the right machines can build what once needed a thousand-person contractor, and it can prove its method on a pilot before anyone asks for a track record, which opens PPP work to new companies for the first time.

What it means for care providers

Robots already help carers lift and move people, support walking and rehabilitation and deliver meals and medicines in care homes. A care provider can bring that automation into the services of a PPP, from smart wheelchairs and exoskeletons to home sensors, and use modular construction to bring new day centers into service sooner.

What will be built

Water networks	Robots and acoustic sensors that find leaks inside the network, in a country that still loses about 41% of its water to leaks, theft and faulty meters.
Construction	Modular methods, on-site automation and quality verification suited to Jordan's labor market.
Inspection	Drones and crawlers that survey roads, bridges, rail, power lines and pipelines and report defects automatically.
Energy	Robotic cleaning and maintenance for solar fields, and retrofit technology for public buildings, street lighting and water pumping.
Mining	Autonomous drilling, haulage and drone surveying for phosphate, potash and new mineral projects.
Ports and logistics	Automated handling, yard robotics and drone delivery for Aqaba's terminals and Jordan's dry ports and border crossings.

TOKENIZATION

Tokenization finances it and opens its ownership

A PPP absorbs capital over four years and releases it over thirty. Today's investors expect to enter and exit easily, and tokenization gives them that option.

What changes

A concession is a long-dated, contracted, inflation-linked cash flow, the kind of asset a token represents well and an ordinary investor has rarely been able to hold directly. Tokenization lets a small pilot be funded by a few hundred investors, with returns paid automatically from the asset's own revenue and no lender between them.

The rails already exist in the region. ADGM regulates tokenized securities, the Dubai Land Department records tokenized title deeds on its own register, and Jordan adopted a national Blockchain Technology Policy in December 2024. Tokenized concession revenues are still rare, so the first tokenized PPP in Jordan is open to whoever builds it.

PPP companies will be tokenized before PPP projects, because a developer already gathers projects, risks and revenues into one entity. People will own the builders first, then the portfolios, then the projects, and at the end of that sequence sits a stock exchange for the physical world.

What it means for care providers

A care PPP earns service payments from government for decades, the kind of steady cash flow a token represents well. A care provider can offer tokenized stakes in its PPP day centers and care homes to Jordanian and regional investors and the diaspora, pay holders as the payments arrive and record each center's performance on a shared registry.

What will be built

Issuance	Compliant token issuance for PPP companies, infrastructure funds and small pilots.
Investor onboarding	Identity checks, suitability and custody built for Jordanian and regional investors.
Revenue distribution	Smart contracts that pay holders from tolls, tariffs and availability payments as the money arrives.
Registries	Shared records of contracts, milestones and asset performance that every party can trust.
Secondary markets	Venues where holders can buy and sell stakes in operating infrastructure.
Citizen participation	Tools for citizens to propose projects, vote them up and invest small amounts in what gets built.

SMALL PPPS IN PARALLEL

A thousand small PPPs teach more than one large one

The World Bank counted 315 private infrastructure projects reaching financial close across all low- and middle-income countries in 2024, only a few per country. No country can learn quickly at that pace, and each lesson arrives years after the technology behind it has moved on.

Each of those projects is too large, too slow and too expensive to try anything new on, and every approval, guarantee and stakeholder on a $1 billion project pulls it toward the way things were done before. Small projects are where a new idea can afford to be wrong, because the downside is small, the learning cycle is fast and the bureaucracy is thin.

Run them in parallel

Software has already moved from building one idea at a time to building ten at once, and infrastructure can follow. Picture 100 small schools built within six months, each delivered through its own PPP and each testing a slightly different legal structure, financing model, construction method and operating approach. Performance data arrives quickly, the models that work are copied, the weak ones are retired early and policy improves with every round, so a thousand small projects teach a country tens of thousands of lessons where one large project teaches a few.

$10M	spent preparing a single $100 million PPP, enough to build 100 pilots at $100,000 each
780	small PPPs a year in Jordan at $100,000 each, from 1% of the budgets of its 40 contracting authorities, about $78 million, in a country that closes only a handful of PPPs a year today
97,500	small PPPs a year if every country ran 500 at $100,000 each, for $9.75 billion, less than the price of one metro line

The PPP singularity

The PPP singularity is the point at which it becomes cheaper to build the pilot than to conduct the study. One feasibility study can make a project look feasible, another can make it look unfeasible, and the decision still comes down to judgment, while a pilot settles the argument with evidence. Governments that work this way become portfolio managers of experimentation: they set the objectives and the guardrails, standardize contracts that can adapt, collect the data and publish every pilot, every cost and every failure on one public website.

PPP RESEARCH LABS

Pilots need somewhere to live

PPP innovation needs the public and private sectors working together, so each lab is built the way a PPP is built: the public sector spearheads it and the private sector designs, finances, builds and operates it.

One lab per sector	Water, power, transport, aviation, health, education, agriculture, digital, tourism and urban development each get a lab inside the ministry or authority that runs the sector.
A one-line brief	Run ten small PPP projects a year at up to $100,000 each, testing new technologies, new PPP frameworks, new construction methods and new financing structures.
A PPP itself	The ministry tenders the lab, and private companies bid to design, finance, build and operate it with their own capital, effort and technology.
Funding	About $1 million a year per lab, found by moving 1% of an authority's budget away from inefficient spending. Ten labs can run a hundred experiments a year on a modest budget.
Open results	Every result is published as it happens, including the failures: what worked, what failed and what the contract should have said. The lessons go straight into the large PPPs already running and the ones still to come.
Room to explore	Labs carry no fixed deliverables, because predetermined outputs defeat the purpose of research, and they are judged on engineering results.

Who builds and who funds

Small projects open PPPs to founders and small companies. On a large concession a bid costs 3% to 5% of capex, prequalification asks for a decade of comparable projects and performance bonds run to tens of millions. AI cuts the bid cost, robotics cuts the crew a project needs and tokenization lets a few hundred investors fund a pilot, so a small PPP moves at the speed of the founders running it. Venture capital funds the technology, infrastructure funds finance the assets, and a $10 billion fund raised by both, deploying $2 billion in its first year, could back 20,000 small PPPs, about 100 in every country.

What it means for care providers

Small PPPs let a care provider test new models of care at low risk, from remote monitoring and smart homes to assistive robotics and modular day centers. A care lab inside the organization can run these pilots with a handful of families, publish what works and give the organization the evidence it needs before the same model reaches a national tender.

UNSOLICITED PROPOSALS

Jordanian law accepts unsolicited PPP proposals

Any private company can take its own PPP idea to government. Article 15 of PPP Law No. 19 of 2023 lets a proposer submit a direct proposal to the Ministry of Investment or a public authority, and PPP Regulation No. 9 of 2024 sets out how it is assessed.

How a direct proposal works

Conditions	The proposal offers an innovative solution for a public service, is prepared on the proposer's own initiative, gives value for money, fits government programs, covers the government's obligations from project revenues and discloses any conflict of interest.
Contents	The scope, the proposer and its experience, a pre-feasibility study with the innovation and intellectual property behind it, the fiscal implications and any support or guarantees sought, and the cost of preparing the study.
Review	A public authority or municipality that receives a proposal refers it to the Ministry, which has 60 days to take it up for study or return it unopened, and can charge a study fee of at least $7,050.
Registry	A qualifying proposal is listed as a PPP project in the national registry of public investment projects, and one that falls short is rejected.
Tender	If the project goes to tender, the proposer can match the best offer, and if another bidder wins, the winner repays the proposer's direct study costs.
Small projects	Projects with a capital cost below $14.1 million are small-scale PPPs, and similar ones can be bundled into one feasibility report and one tender under simpler procedures.

Limitless ideas

This is the Swiss Challenge approach: the proposer brings the idea, the market competes on it and the proposer keeps the right to match the best offer. Many of the projects in Jordan's $86 billion pipeline are still early enough for a partner to shape the deal or bring its own idea, and a direct proposal can be as large as a mini city built and operated under one contract or as small as a $100,000 pilot. The PPP research labs can be proposed the same way, and every company with an idea for a public service becomes a possible project sponsor.

What it means for care providers

A care provider sees every day where older people live alone, where families cannot reach a center and where buildings keep people out. A direct proposal lets it turn that knowledge into a project of its own design, such as a day center network or a home care service, protect the care model behind it and keep the right to match the best offer if the project goes to tender.

WHY CARE PROVIDERS

Care providers decide the dignity a care PPP delivers

A care PPP pays for a service over decades, and older people and persons with disabilities judge it by how they are treated every day. Sponsors bring the equity and contractors bring the building, while the care provider brings the knowledge, the staff and the trust of families.

Where care providers fit in a PPP

Preparation	Care models, service briefs and accessibility standards that shape the design of each center before tender.
Tender	Staffing plans, care standards and performance commitments that make a consortium's offer credible.
Equipment	Assistive devices, mobility aids and home sensors supplied, fitted and maintained across the contract.
Operation	Home care, day centers and care homes run under performance standards and paid through service payments.
Accessibility	Ramps, lifts and accessible facilities designed, built and maintained in public buildings and spaces.

Jordan already has the mandate

Law No. 20 of 2017 on the Rights of Persons with Disabilities sets the rules, and the Higher Council for the Rights of Persons with Disabilities oversees them. A national plan for 2019 to 2029 makes existing public buildings accessible, a 2019 strategy moves residential care toward inclusive day services, with 30 day centers prepared by the Ministry of Social Development, and the National Strategy for Older Persons 2025 to 2030 guides care for older Jordanians.

Why a program, and why now

A program gives a care provider a team, an operating model and standard terms that make each new bid faster and more accurate than the last. Jordan's national plans call for accessible buildings, day centers and care at home, and the providers that join consortiums as they form will run those services for decades.

THE PROGRAM

How the program could work

The program can sit beside the organization's care homes, centers and home care teams, with a PPP lead at its center and the carers, therapists and family trust it already has behind it.

PPP team	A small team of care, therapy, operations, finance and legal people that covers every care and accessibility PPP in the pipeline.
Services	Home care, day centers, respite care, rehabilitation and residential care homes for older people and persons with disabilities.
Assistive technology	Supply, fitting and upkeep of mobility aids, hearing and vision devices and home sensors under long contracts.
Accessibility	Retrofits of public buildings, schools, clinics and transport stops bundled by city and kept to standard.
Direct proposals	Care-led projects brought to government under Article 15, including small-scale PPPs below $14.1 million.
Performance model	Pricing of service standards and client outcomes built from the organization's own care data and tested on every bid.
Partners	Agreements with developers, contractors, device suppliers, banks and municipalities that complete each consortium.

What the organization gains

The organization gains contracts that run for decades, revenue tied to the care it delivers and a stake in the centers and services it runs. Each project also builds an operating record that lenders and contracting authorities trust, which qualifies the organization for larger networks across the region.

It also gains a position in the next form of social infrastructure. The first care provider in the region to run a public care network with AI, assistive robotics and live performance reporting will become the reference that contracting authorities measure other bids against.

ABOUT

Jordan PPP

Accelerate Jordan
Accelerate the infrastructure singularity
Accelerate the Jordan PPP singularity

AMMAN, JORDAN WWW.JORDANPPP.COM

Jordan PPP helps every kind of organization in Jordan launch a public-private partnership (PPP) program of its own. It publishes 96 guides, one for each kind of organization, from the Royal Hashemite Court and Parliament to banks, contractors, universities, humanitarian organizations, companies in twenty-one sectors and organizations in twelve governorates.

Its vision is the infrastructure singularity, when roads, grids, ports and water networks become one globally connected, superintelligent computer, built by robotics, run by artificial intelligence and financed by tokenization. Rebuilding and running the world's infrastructure will take about $500 trillion over the next fifty years.

Its method starts small: a PPP program for every organization, small PPPs run in parallel, a research lab in each sector and direct proposals under Article 15 of PPP Law No. 19 of 2023, starting with Jordan's $86 billion and Aqaba's $46 billion of projects.

JORDAN PPP

What Jordan PPP offers

The guides

One for every organization

96 guides, each with the case, the program and six first steps.

www.jordanppp.com/guides →

The summary

All guides in one document

Every guide, its organization and its ask, in one place.

www.jordanppp.com/summary →

Futureproofing

AI, robotics, tokenization

What the three technologies change for every organization.

www.jordanppp.com/futureproofing →

The opportunity

$500 trillion

The $500 trillion PPP infrastructure opportunity, from the crisis to the exchanges.

www.jordanppp.com/opportunity →

NEXT STEPS

How a care provider can start

Any elderly or disability care provider in Jordan can take this guide forward. The first steps use the centers, carers and family relationships the organization already has.

Mandate	Board approval for a care PPP program, with its services, the contracts it will bid for and its first-year goals.
Team	A named program lead, with care, therapy, operations, finance and legal people drawn from the organization's existing teams.
Pipeline	A map of the care, social service and public building projects in Jordan's $86 billion pipeline, and early meetings with the authorities that will tender them.
Services	The home care, day center, assistive technology and accessibility services the organization will bring to its first bids.
Partners	Developers, contractors, device suppliers, banks and municipalities to complete each consortium.
Pilot	A first service contract, small-scale PPP or direct proposal, taken from idea to submission.

Jordan has the projects, national plans for accessible buildings and inclusive care and a law that accepts unsolicited proposals. A PPP program gives your organization the contracts to run public care services and a head start in delivering care inside the superintelligent infrastructure future.

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