

YITI



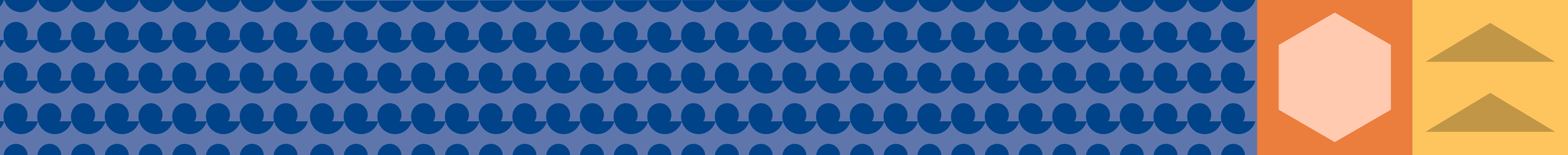
AN INTEGRATED AND SUSTAINABLE DESTINATION

OMRAN

#HelloYiti

CONTENT

| | |
|----------------------------|----|
| Destination Oman | 3 |
| OMRAN Group | 4 |
| Discover Yiti | 5 |
| Alignment with Vision 2040 | 7 |
| Key Highlights | 8 |
| Guiding Principles | 9 |
| Masterplan | 10 |
| Masterplan Character Areas | 11 |
| Phasing Overview | 12 |



DESTINATION OMAN

●● A fascinating blend of
heritage, culture, and
modern living ●●

This hidden jewel at the tip of the Arabian Peninsula with its azure blue beaches, towering jagged rocks and surreal sunsets is the perfect place for paradise-seekers. Strolling along its sandy shores and unwinding roads with an indulgent meal of local delicacies, the rich history and traditions of Oman and its people come to life. The prosperous Sultanate of Oman has been making impressive strides towards economic diversification, in line with Oman Vision 2040 and with a firm belief in balanced and inclusive development.



OMRAN GROUP

Bringing a Sustainable Framework to Oman

The Oman Tourism Development Company (OMRAN Group) drives the economic growth and development of Oman. The group lends to the diversification of Oman's economy by creating sustainable tourism assets, lifestyle communities and destinations. Inspired by the beauty, peace and hospitality of Oman, each of OMRAN Group's projects bear testimony to their respect for the Sultanate's traditional culture and environmental values.



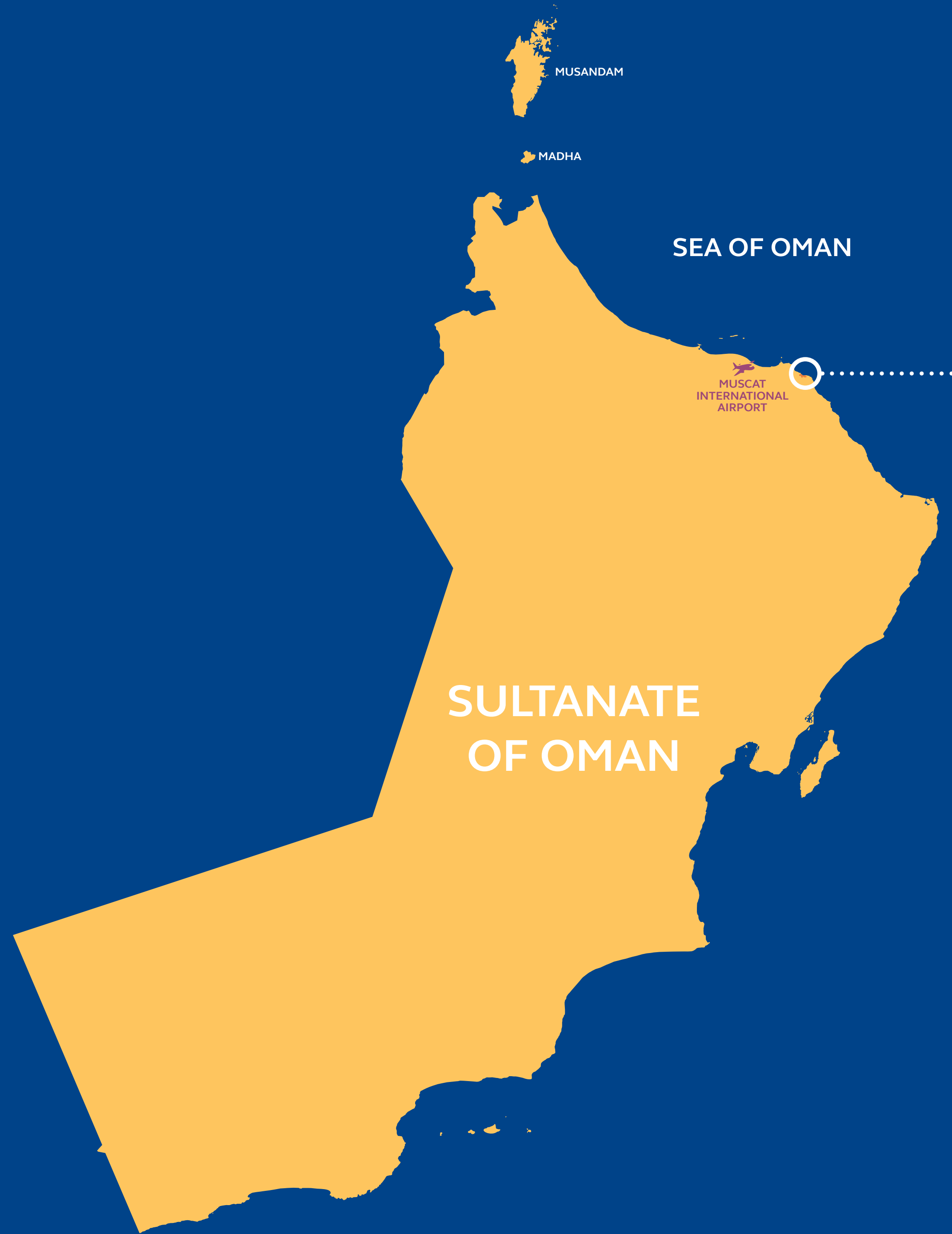
DISCOVER YITI

Where Life Hits a High Note

Life at Yiti takes you out of the bustling city and places you in an exquisite integrated community to experience serenity and leisure.

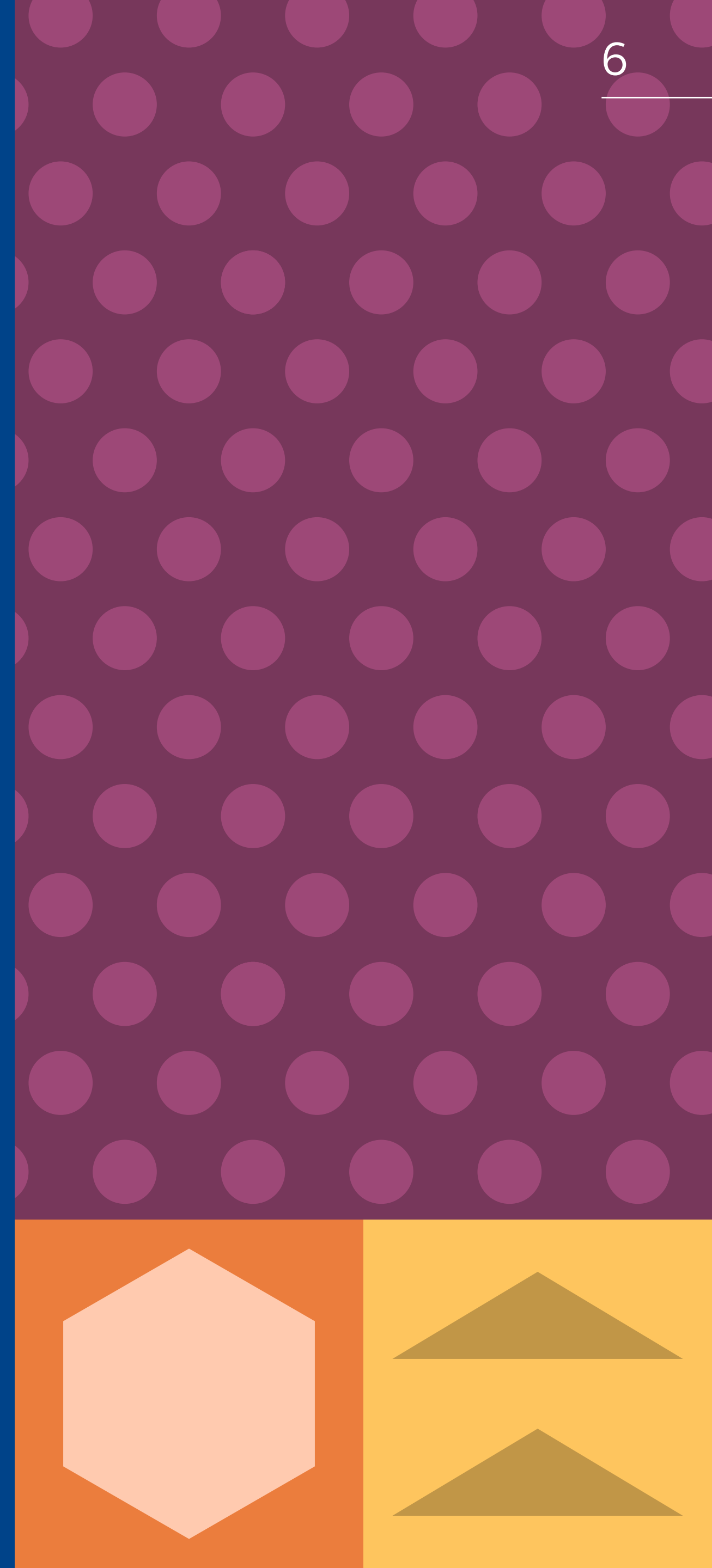
Discover the imperious landscapes that provide an untouched canvas for a sustainable future.





-  A 25-MINUTE DRIVE FROM THE CENTRE OF MUSCAT
-  A 40-MINUTE DRIVE FROM MUSCAT INTERNATIONAL AIRPORT

Map is not an authority on International boundaries
Source: National Survey Authority



ALIGNMENT WITH VISION 2040



The Sultanate of Oman is building a productive and diversified economy, founded on innovation, integration of roles, and equal opportunities, leveraging Oman’s competitive advantages.

Deeply rooted and forward-looking, Oman Vision 2040 builds on the achievements realised in many fields over the past decades. It represents an integrated set of socio-economic policies that will be implemented as guidelines to reach the image desired for Oman by 2040*.

The Yiti Integrated Tourism Development will contribute positively to support the objectives and national priorities of **VISION 2040** across several areas:

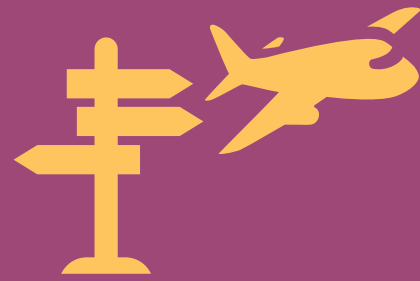


*Reference: Oman Vision 2040 Document

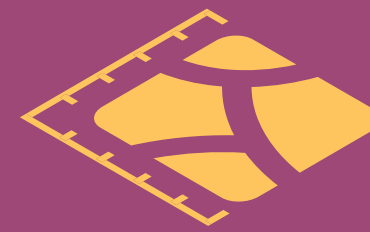
KEY HIGHLIGHTS



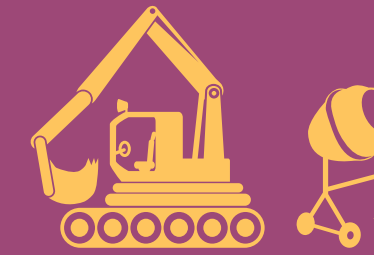
Integrated **Tourism**
Complex (ITC)



Convenience amplified with **25-minute**
drive from the centre of **Muscat**, and
40-minute drive from the **Muscat**
International Airport



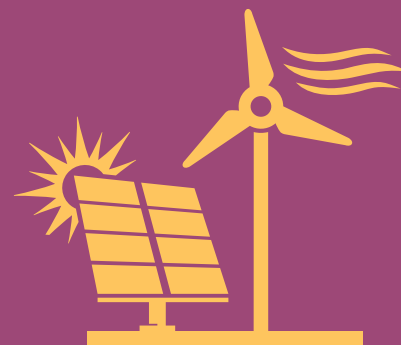
Spread over **11 million**
square meters



Developable area
spanning over
3.5 million
square meters



Developed in line
with **Oman Vision**
2040 and the **National**
Tourism Strategy



Sustainability as a governing
framework in all **economic**,
social, **environmental** and
cultural aspects



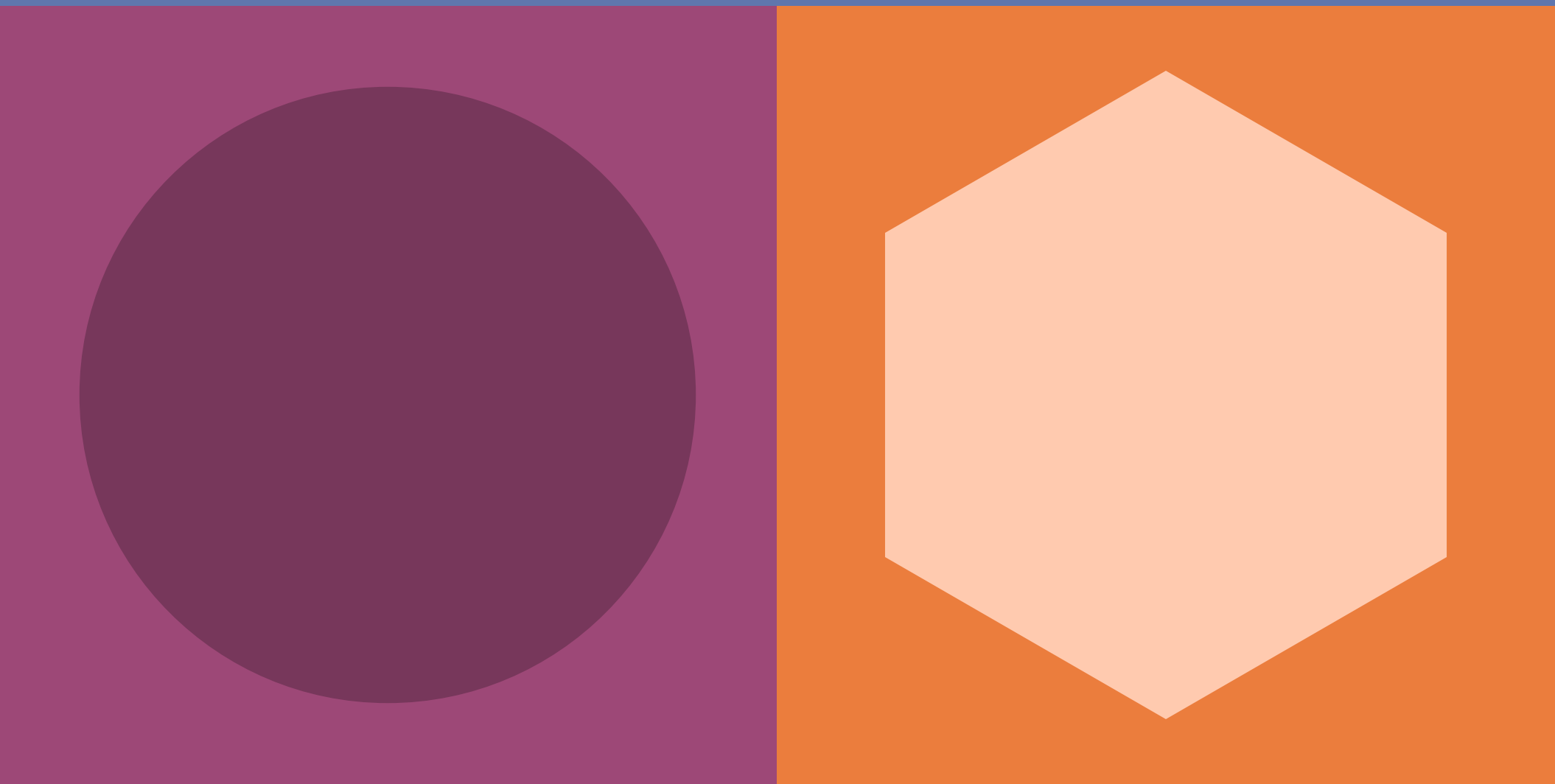
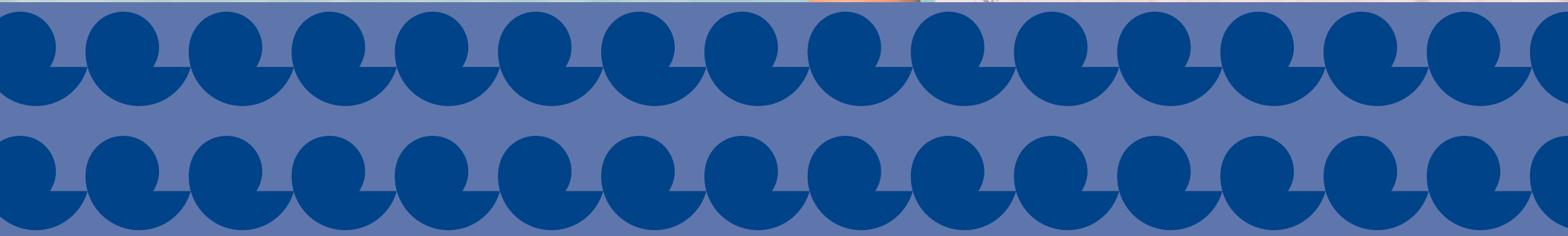
Settled around dramatic
vistas of **mountains**,
wadis and **coastlines**
along the Sea of Oman



Creating attractive
investment and
development
opportunities

GUIDING PRINCIPLES

| | |
|---------------------------|---|
| Connectivity |  |
| Accessibility |  |
| Identity |  |
| Adaptability |  |
| Placemaking |  |
| Inclusivity |  |
| Environmental Stewardship |  |



MASTERPLAN

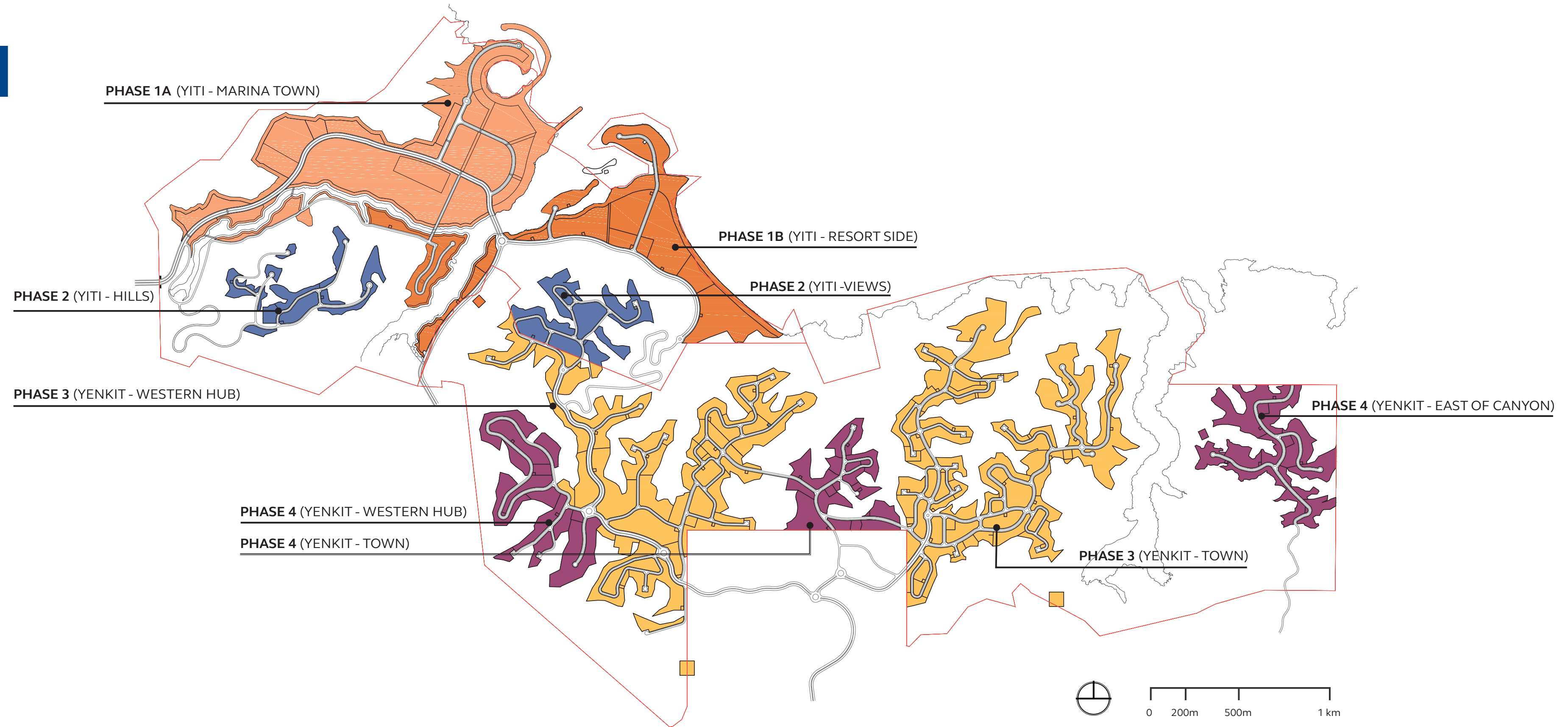


MASTERPLAN CHARACTER AREAS

Implementation of the masterplan will be through four (4) main phases ensuring self-sustenance of each phase.
(subject to market conditions)

Land Area per Phase

- Phase 1 A: ~ 900,000 sqm²
- Phase 1 B: ~ 530,000 sqm²
- Phase 2: ~ 260,000: sqm²
- Phase 3: ~ 1,400,000 sqm²
- Phase 4: ~ 600,000 sqm²



PHASING OVERVIEW

Phase 1

Yiti Marina Town and **Yiti Resort Side**, including residential plots, luxury resorts, experiential retail and leisure businesses position the site as a **tourism destination**.

Phase 2

The prime residential hilltop areas, **Yiti Views** and **Yiti Hills** will change the way luxury residences are viewed.

Phase 3

A unique experience comes alive with the development of **Yenkit** — a majority of **Yenkit Town** and **Western Hub**.

Phase 4

A world-class design bearing the golden mark of **sustainability**, is completed with the final development of the **Yenkit Town, Western Hub** and the **East of Canyon**.





@OmranGroupOm

omran.om