



OMRAN Group

Investor Opportunities

GROWTH THROUGH TOURISM



Welcome to the Sultanate of Oman,
the shining jewel of Arabia.
Rich in tourism potential, this ancient
land of frankincense is today an
ambitious and forward-looking
nation inspired by the possibilities
of the future.





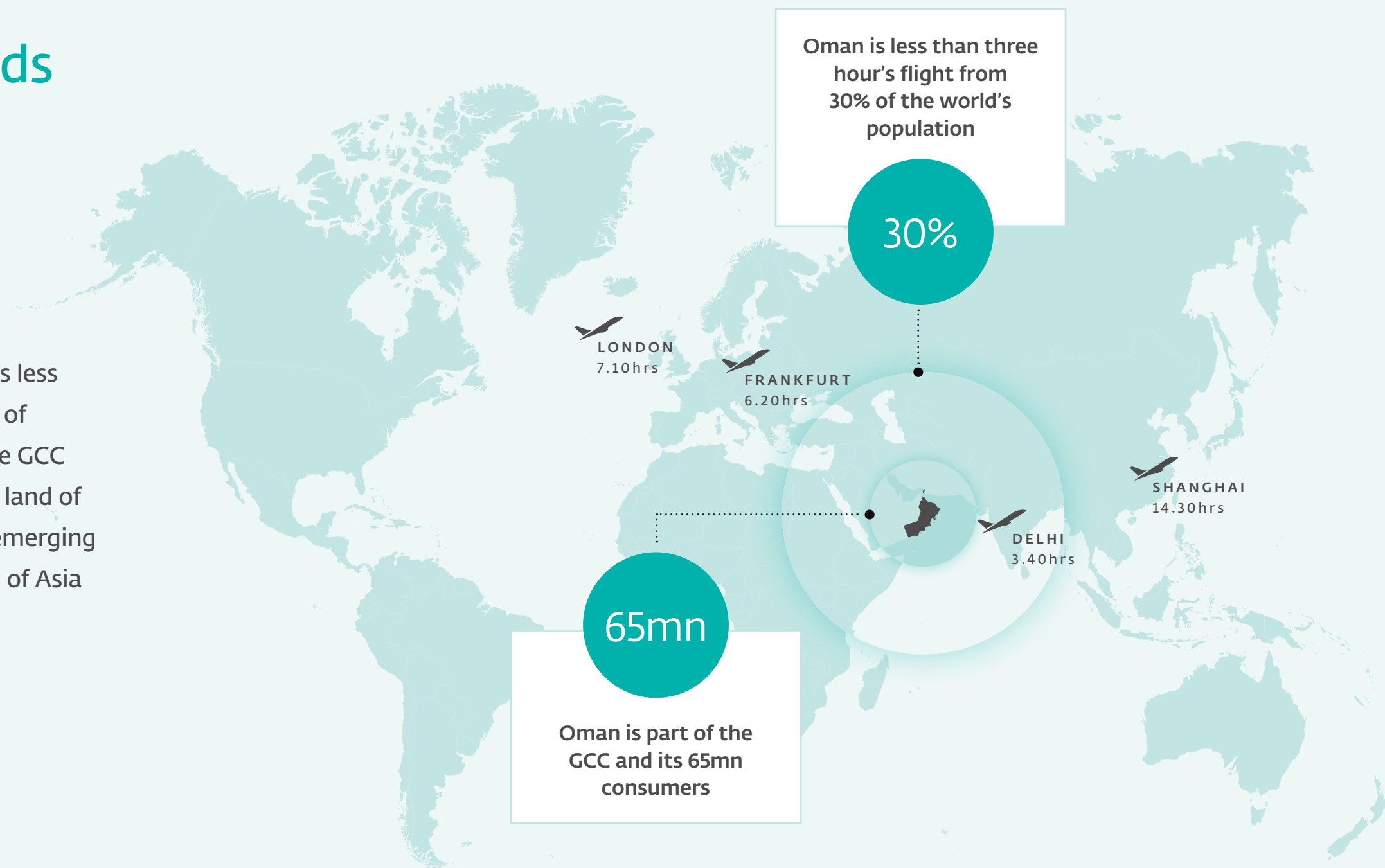
With an impactful socio-economic development policy that prioritises sustainable growth, Oman is capitalising on its natural assets and competitive advantages- strategic location, spectacular beauty, authentic culture, unspoiled environment, tranquillity and stability - and complementing them with an eco-system of business-friendly legislation, world-class infrastructure and superlative assets to create an oasis of dynamic possibilities and an exceptional tourism investment environment.



An Oasis of Possibilities

At the Crossroads of Continents

An Indian Ocean country, Oman is less than three hour's flight from 30% of the world's population. Part of the GCC and its 65 million consumers, this land of opportunity sits adjacent to the emerging and increasingly affluent markets of Asia and Africa.



This map is not an authority on international boundaries.

Natural Advantage



From the magnificent fjords of its northern coast, striking desert dunes and island gems to the unforgettable waterfalls and verdant wadis of its southern shores, the Sultanate of Oman has been blessed with immense natural beauty and irresistible authentic charm. A land of incredible contrasts where the majestic Sea of Oman meets the sparkling waters of the Indian Ocean, it boasts outstanding tourism potential.

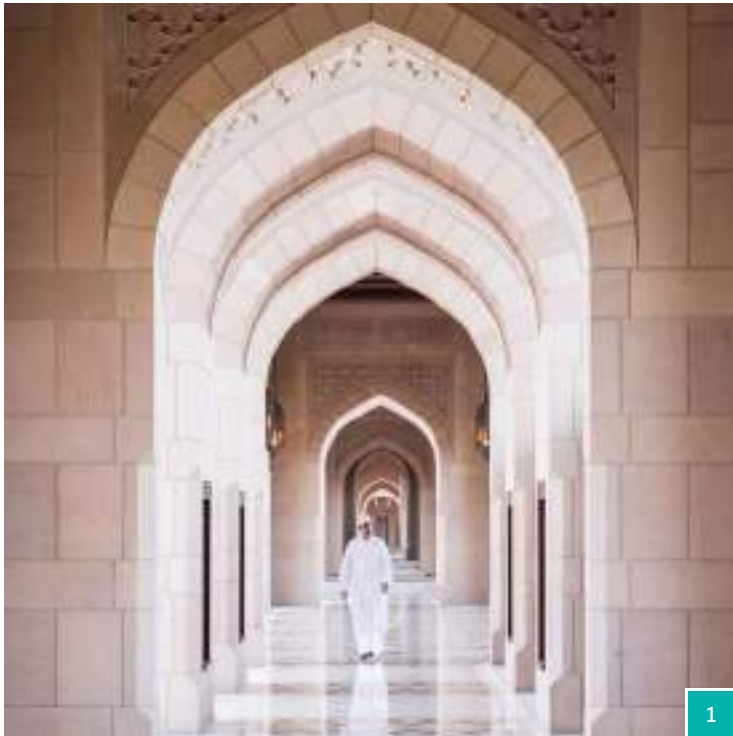




23 - 26° C	1 Muscat Winter daytime typical temperature
27 - 32° C	2 Salalah Typical annual daytime temperature
22 - 24° C	3 Musandam Winter daytime typical temperature
25 - 36° C	4 Ras Al Hadd & Al Ashkharah Summer daytime typical temperature

A Year-round Destination

With a climate that is as unique as its landscape, Oman is perfect for visitors in every season with idyllic winter sunshine, cool mountain climes, refreshing ocean breezes and the spectacular Khareef season when the Dhofar region is touched by the monsoon rains and the countryside becomes a verdant tropical paradise.



Authentic Charm

An extraordinary country that cherishes its heritage while welcoming the possibilities of the future, Oman has a distinctive and distinguished cultural offer with living traditions that can be experienced in ancient towns and villages where long-standing customs are proudly integrated into daily life.





Oman's rich history is expressed in Oman's 5 UNESCO world heritage sites, the imposing architecture of its forts, the spiritual beauty of its mosques, the working dhows anchored along the coast, the falajs that have provided irrigation for agriculture for generations, bustling souqs, the fragrant frankincense that permeates everyday life and much more.



1



2



3



4



5

1 **Nizwa Falaj Daris**

Aflaj irrigation system

2 **The Land of Frankincense**

Shisr, Al Balid, Wadi Dawkah

3 **Bat, Al Khutm and Al Ayn**

Archaeological sites

4 **Bahla Fort**

Medieval fortified oasis

5 **Qalhat**

Ancient city

Tranquil and Serene

An open and outward looking nation renowned for its outstanding hospitality and friendly people, Oman is an oasis of stability and tranquillity - a safe haven for visitors from around the world that is often referred to as the Switzerland of the Middle East, regularly receiving international accolades for its peacefulness and security.



Lifestyle

- ◆ Investor residency visa options
- ◆ Virtually crime-free environment
- ◆ Legal and economic transparency
- ◆ First-class healthcare
- ◆ Internationally recognized schools, colleges and universities

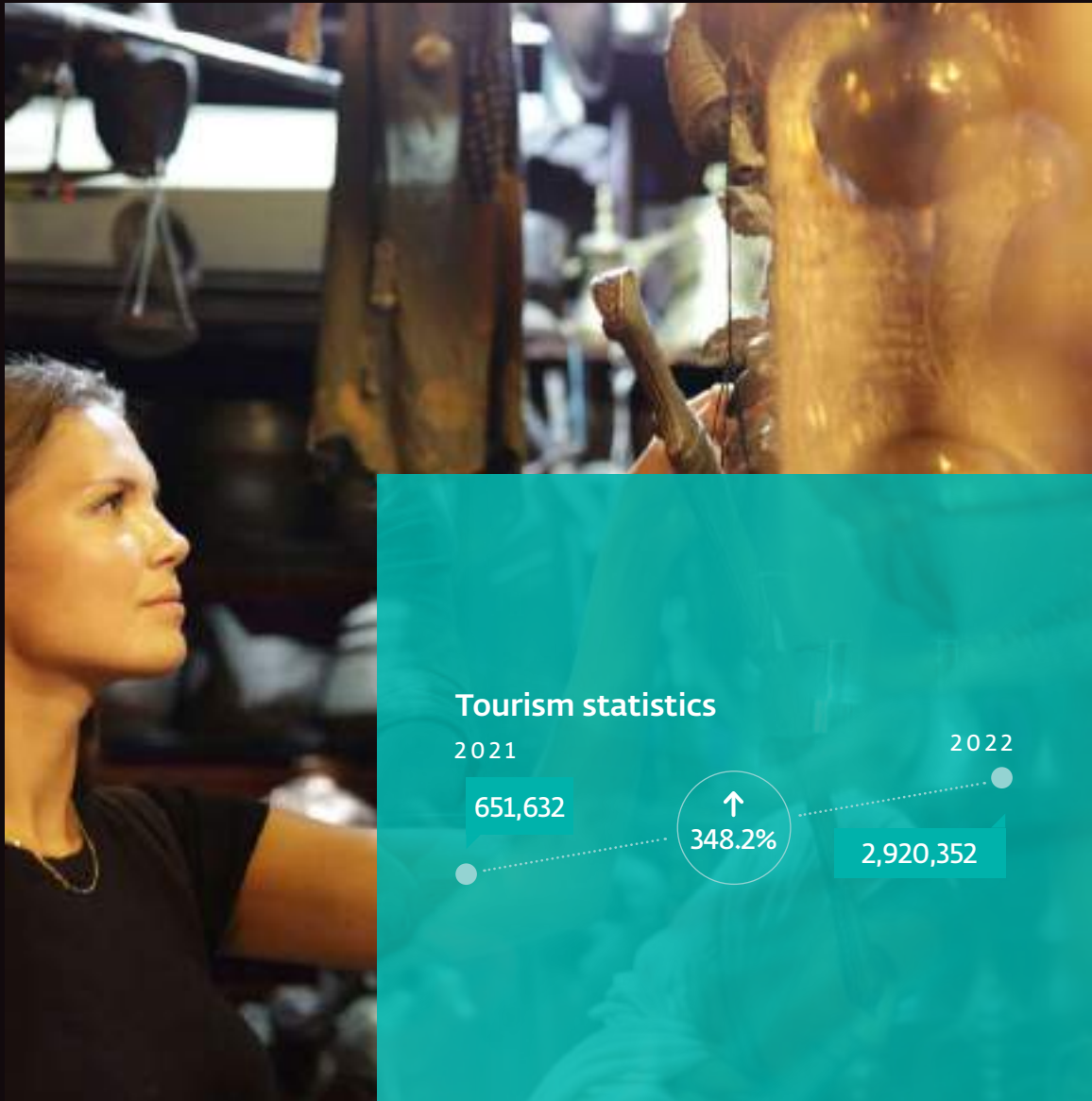
Uniquely combining city, countryside and coast, Oman offers a distinct enviable lifestyle of mindful luxury - unlike that of any other in the region. Adding to the attractions of this relaxed and welcoming country is an array of cultural, entertainment, sports and leisure options. In fact, thanks to its wide-ranging and irresistible appeal, many visitors choose to buy an investment property, holiday home or permanent residence in one of Oman's outstanding luxury development communities.





Global Appeal

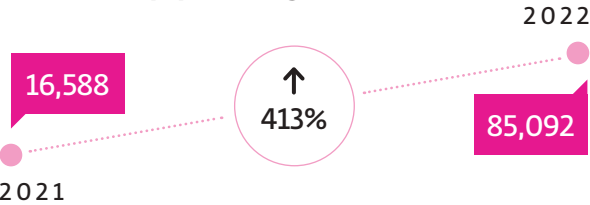
Attracting increasing numbers of regional and international travellers drawn by its stunning beauty, rich culture and tranquil environment, Oman’s unique and varied landscape, attractions and experiences also make it a popular choice with domestic holidaymakers.



Source
NCSI 2023



Cruise ship passengers



Promising Prospects

“We forecast Oman’s arrivals to continue to increase in 2023, with arrivals fully recovering in 2024 as they rise above pre-Covid (2019) levels. Oman’s arrivals will continue to increase over the remainder of our forecast period to 2026.”

Fitch Solutions
Oman Tourism Report



Global Gateways

Oman’s two international airports - Muscat International Airport and Salalah International Airport - are served by 38 international carriers. Three regional airports at Sohar, Duqm and Ras Al Hadd connect to Muscat and a growing number of international destinations.



Muscat International Airport

Able to accommodate large aircraft such as the Boeing 747s and Airbus A380s, Muscat International Airport is designed to serve 20mn passengers per year, with expansion plans to potentially serve 75mn.

Salalah International Airport

Upgraded in 2015, Salalah International Airport can handle 2mn passengers a year and can accommodate larger aircraft including Boeing 747s and the Airbus A380s. With an eye on the future, its design allows for expansion to serve the needs of 6mn passengers annually.

◆ Muscat International Airport Awards

Airport Council International Best Airport Awards
7th in the world 2019
15-25mn passengers category

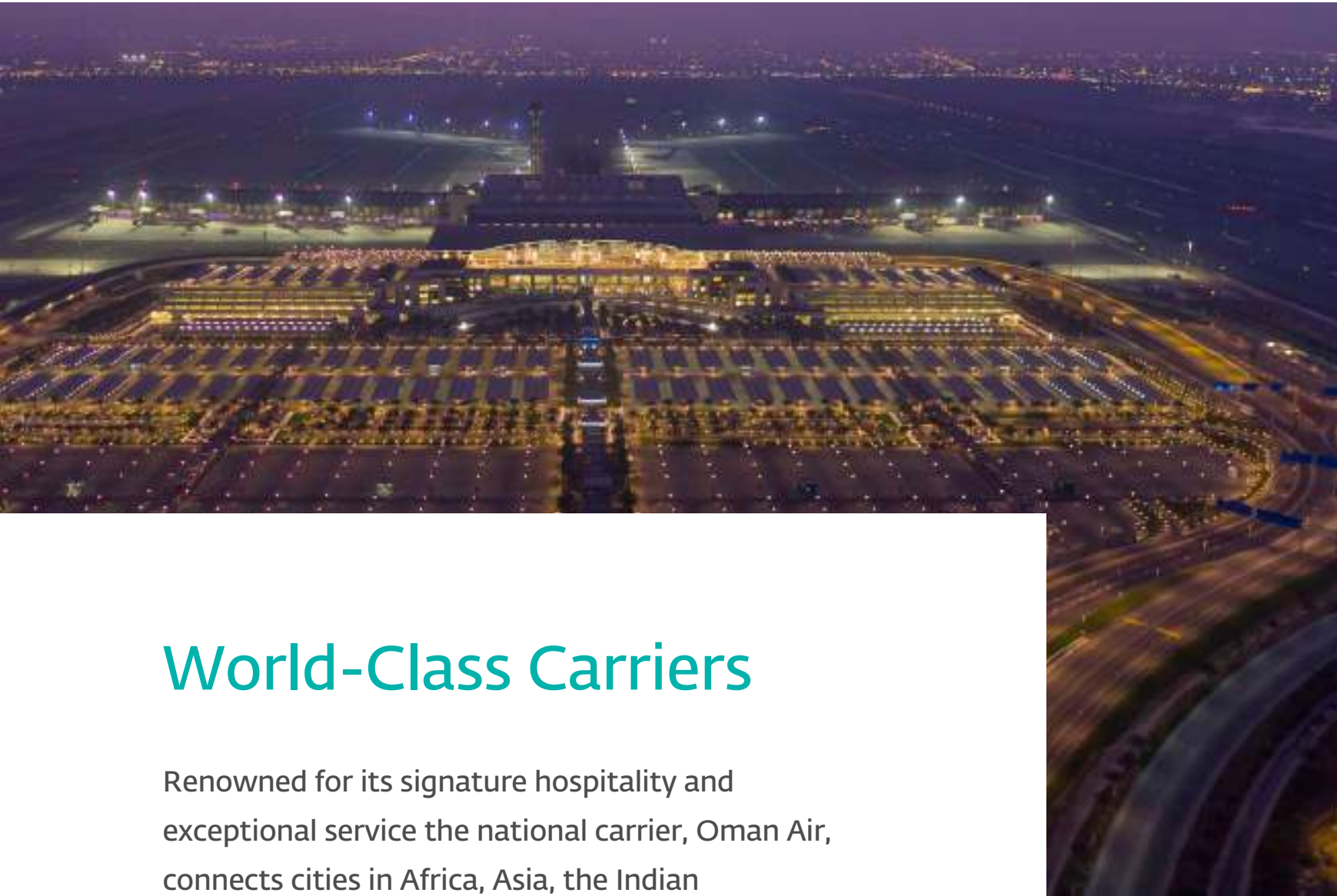
World Travel Awards 2022
World’s Leading Airport for Customer Experience

World Travel Awards Middle East 2019
Traveller’s Choice - Best airport in the Middle East

◆ Salalah International Airport Awards

Airport Council International Best Airport Awards
4th in the world 2019
Airports handling under 2mn passengers category

World Travel Awards 2022
World’s Leading Regional Airport



World-Class Carriers

Renowned for its signature hospitality and exceptional service the national carrier, Oman Air, connects cities in Africa, Asia, the Indian Sub-Continent and Europe with Oman's breathtaking natural beauty and authentic charm.

NATIONAL CARRIER

Oman Air



- ◆ **World Travel Awards 2022**
Winner
Best Business Class
Customer Experience
Business Class Airline Lounge
- ◆ **APEX Five Star Rating 2021**
An award given to less than 10% of airlines

LOW-COST AIRLINE

Salam Air



Salam Air, Oman's low-cost airline, flies to over 27 destinations in the Middle East, Africa and Asia. It has carried more than 4mn passengers since its 2016 launch.

Connectivity Unlimited

Land

For GCC residents Oman is just a few hours drive away, accessed via hassle-free border crossing points.

Serving the UAE are Tibat, Dibba, Hatta/Al Wajajah, Hilli, Jebel Hafeet, Khatmat Malaha while the newly opened Rub Al Khali border post facilitates travel to and from Saudi Arabia.

Ranked amongst the very best in the world by the World Economic Forum, Oman's network of roads, highways and express ways bring the country's attractions within easy reach of visitors, perfect for organised and independent travel.

Getting Around

Oman has a nationwide public bus system, a well-regulated taxi system, and a domestic and regional ferry service.

Sea

World-class cruise terminals in Port Sultan Qaboos, Khasab Port and Port of Salalah welcome increasing numbers of visitors.

October 2018 – April 2019

298 ships docked in Oman, an increase of 106 from the 2017-18 season

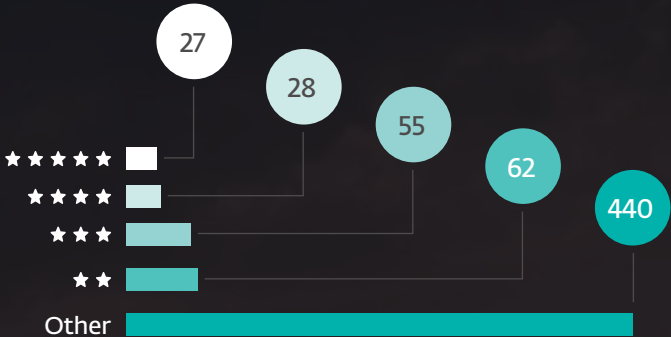


A World of Comfort and Style

From palace hotels, exclusive spa retreats and luxury coastal resorts to desert camps, beach guest houses and family hotels, Oman has accommodations to suit every taste and budget.



Total Number of Hotels



Revenue

Hotel Rating	OMR	USD
5*	60.3mn	1.5bn
4*	24.5mn	63.7mn
3*	13.0mn	33.0mn
2*	5.5mn	14.3mn
Other	19.3mn	50.2mn

Hotel Guests



Source
NCSI Monthly Statistical Year Book 2022



Oman Convention & Exhibition Centre

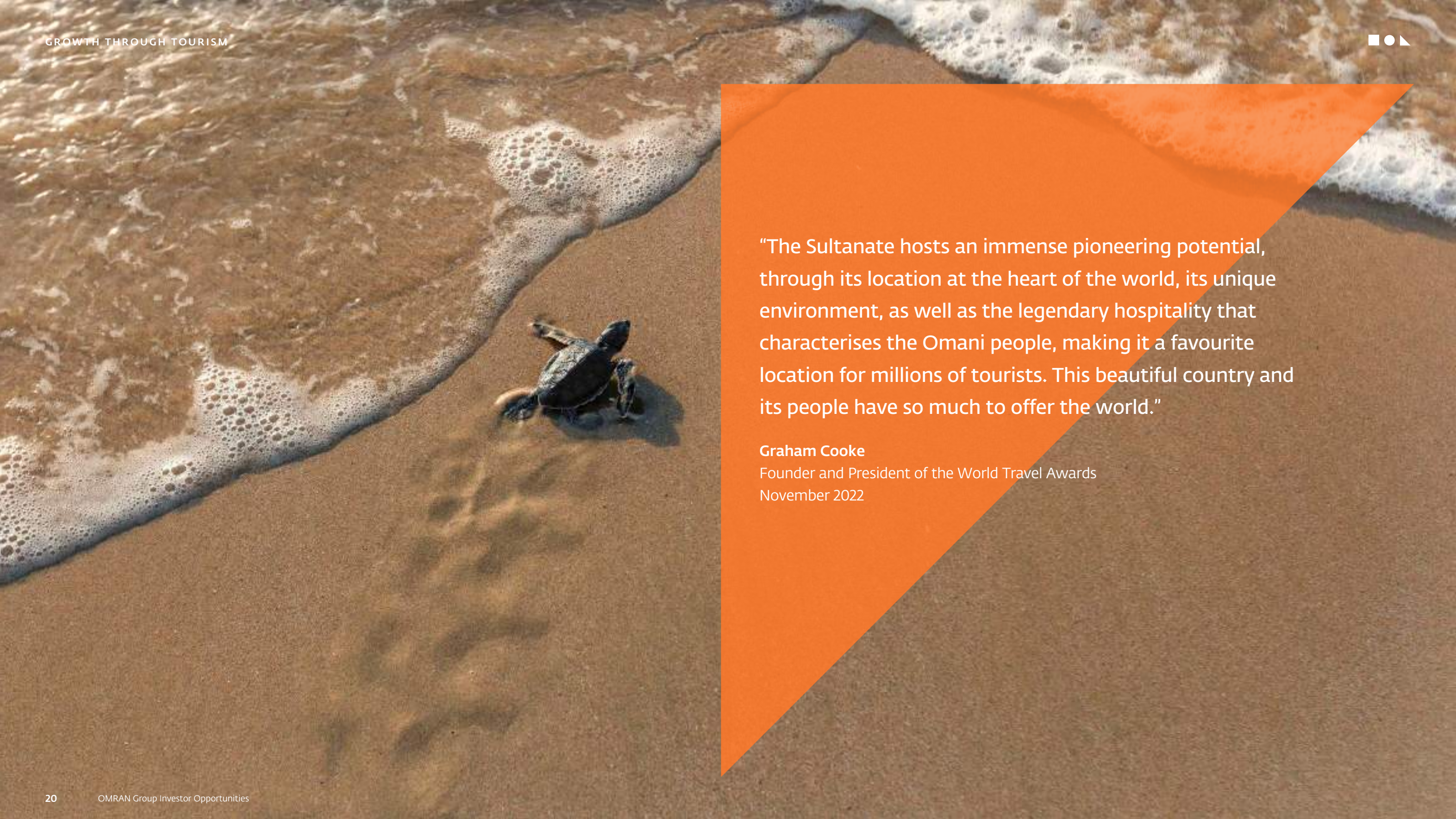
Set in its own purpose-built fully integrated precinct just four kilometres from Muscat International Airport, the OCEC is the home of business tourism in Oman.

Drawing visitors from across the world, it is also a popular hub for international events and entertainment.

Key Attributes

- ◆ 2 tiered auditoriums seating 3,200 and 456 guests respectively
- ◆ 5 exhibition halls with 22,396sqm of column-free space
- ◆ 20 meeting rooms
- ◆ Grand ballroom for 1,100 guests
- ◆ Junior ballroom for 540 guests
- ◆ 10 hospitality suites
- ◆ VIP Pavilion
- ◆ Multi-storey car park for 4,000 vehicles
- ◆ 4 and 5* hotels on site

An Eco-system for Sustainable Growth

A high-angle photograph of a sea turtle resting on a sandy beach. The turtle is positioned in the lower center of the frame, facing towards the upper right. Its shell is dark with lighter patterns. The sand is a warm, golden-brown color. In the upper left, the ocean waves are breaking, creating white foam and bubbles. The overall scene is peaceful and natural.

“The Sultanate hosts an immense pioneering potential, through its location at the heart of the world, its unique environment, as well as the legendary hospitality that characterises the Omani people, making it a favourite location for millions of tourists. This beautiful country and its people have so much to offer the world.”

Graham Cooke

Founder and President of the World Travel Awards
November 2022



National Tourism Strategy 2040

Focused on sustainable growth, the National Tourism Strategy 2040 is a clearly defined road map for the development of tourism in Oman.



The strategy aims to...

<div>Increase annual arrivals from 2.6mn in 2015 to 11.7mn by 2040</div> <div>11.7mn</div>	<div>Add an inventory of approximately 80,000 hospitality keys</div> <div>80k</div>
<div>Generate USD22.5bn per annum from tourism</div> <div>\$22.5bn</div>	<div>Growing the sector's contribution to GDP to over 6%</div> <div>6%</div>
<div>Reach a Social Responsibility Index of 850/1000</div> <div>850/1000</div>	<div>Create 535,000 jobs</div> <div>535k</div>

Capitalising on Oman's wealth of natural advantages and exceptional offer as an exclusive and refined destination, the Ministry of Heritage and Tourism has identified the lucrative niche markets of adventure, eco and luxury tourism as priority areas for development.

An Arena for Adventure



With an inspiring history of intrepid exploration and daring deeds, Oman today welcomes adventurers to test their limits and enjoy unforgettable experiences as well as an exhilarating connection with nature across a rich diversity of landscapes.



Soft Adventures



Walking & Hiking



Sea fishing



Mountain biking



Sailing



Water sports



Horse riding

Hard Adventures



Trekking



Mountain climbing



Caving



Canyoning



Desert safaris



Diving

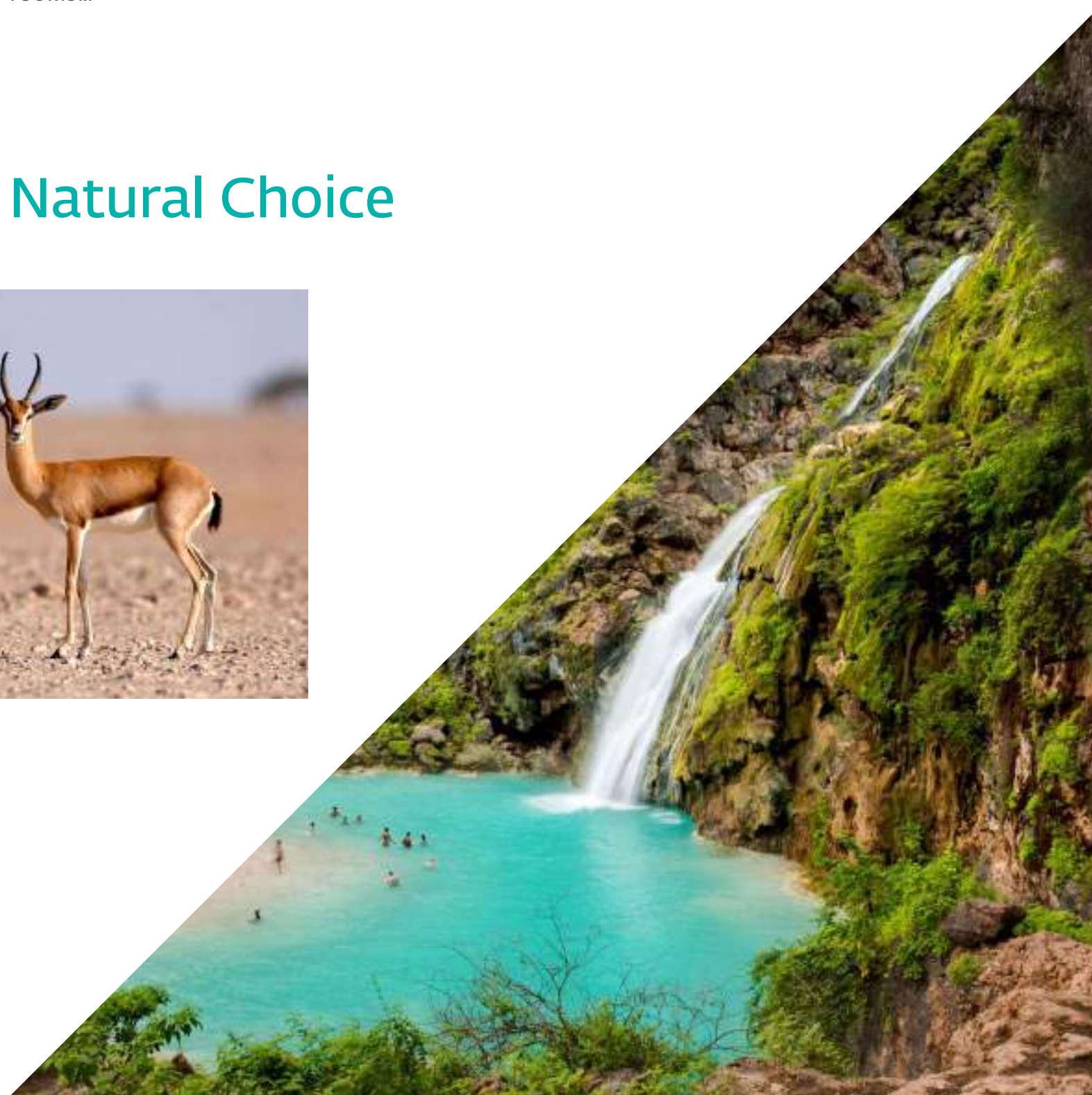


100mn

Each year, Europeans make 100 million adventure trips to another country. Besides there being many adventure travellers, they also contribute largely to the local economies they visit: two-thirds of all their travel expenses are spent on location.

Source
cbi.eu

The Natural Choice



WORLD'S LEADING
NATURE DESTINATION 2022

Unrivalled and unspoiled natural beauty, ocean waters teeming with marine life, a remarkable diversity of flora and fauna and an astounding variety of animal and bird life.





Natural Wealth



2,600
animal species



128
breeding bird species



2,500
marine species



130+
coral species



1,400
plant species



20
sea mammal species



1,200
fish species



5
turtle species

The natural wealth of Oman combines to create an outstanding environment for eco-tourism as well as opportunities for the associated and increasingly popular regenerative tourism.

1_{ST}

SUSTAINABLE
TRAVEL INDEX 2020

3_{RD}

EUROMONITOR
INTERNATIONAL

Oman ranked first in the GCC and third in the Arab World.

A Perfect Haven

Oman's mesmerising beauty, awe-inspiring environment, historic grandeur and abundance of authentic charm combine with a peerless reputation for exceptional service and hospitality to offer truly unequalled tourism experiences.





AL BUSTAN PALACE, A RITZ-CARLTON HOTEL
WORLD'S LEADING PALACE HOTEL 2022



THE CHEDI MUSCAT
WORLD'S LEADING BEACH RESORT & SPA 2022



JUMEIRAH MUSCAT BAY
WORLD'S LEADING NEW RESORT 2022

A Framework for Success

An essential part of any successful tourism infrastructure is ensuring the appropriate regulatory framework is in place. As such, Oman has introduced new legislation to facilitate tourism investment and add value to stakeholder participation. Processes and procedures have also been streamlined to enhance the visitor experience. Recent examples include the introduction of visa-free entry for GCC residents, and visa free entry for stays of up to 14 days for citizens from 103 countries.



VISA FREE ENTRY
FOR STAYS OF UP
TO 14 DAYS FOR
CITIZENS FROM
103 COUNTRIES

Focus on Sustainability

1

With the opening of representative offices in key source markets and a dynamic program of activities including international roadshows and exhibitions as well as promotional and media campaigns, the Ministry of Heritage and Tourism is targeting both established and growth markets.



2

Facilitating interactions with travel and tourism professionals is the launch of [VisitOman.om](https://www.visitoman.om) – a dynamic all-encompassing resource that connects the entire accredited Omani tourism supply chain to the travel trade sector in key international source markets.



3

A vibrant calendar of activities - culinary festivals, sports events and competitions, cultural programs, gala performances, music concerts, arts and craft shows, family entertainment and more - has been developed to support seasonal tourism across Oman.



4

New attractions have been developed to appeal to broader categories of visitors including the 1.8 kilometre zip line in Khasab, the first stage of the upcoming Musandam Adventure Centre.



5

Building the capacity to meet the needs of Oman's growing tourism industry, the internationally accredited Oman Tourism College provides expert training the Oman's next generation of tourism professionals.

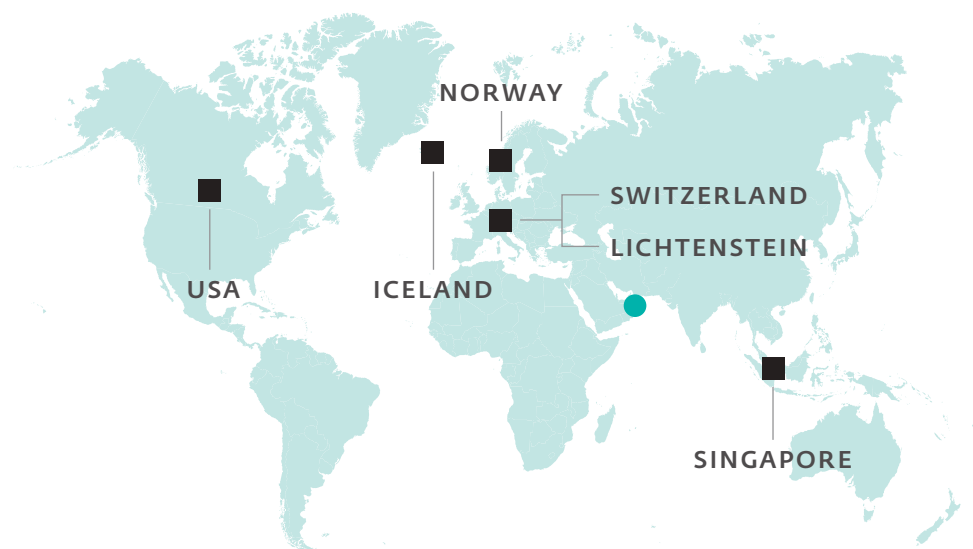


Investor & Business Friendly

Stable and tranquil, Oman is an exceptional investment destination with a vibrant pro-business environment and dynamic competitive offer. As a result of the implementation of strong policies for growth and development and a robust and diversifying economy, the country's S&P Global sovereign credit rating received two upgrades in 2022 - rated BB with a stable outlook.

Trade Agreements

Signatory to WTO, GCC common market, GAFTA



This map is not an authority on international boundaries.

FDI in Oman end of Q1 2022

US\$46.6bn

Currency: Omani Rial

1,000 baisas = OMR1

1US\$ = 0.386 baisas (fixed)

RO1 = US\$2.6

The World Bank ranks Oman as one of the most cost-effective countries in the Middle East for doing business in terms of labour, utilities, facilities, transportation, financing costs and taxes.



S&P Global Ratings

BB - with stable outlook

Economic Benefits

- ◆ Investor and residential visas for ITCs
- ◆ Usufruct agreements for up to 50 years renewable for similar periods
- ◆ Exemptions on lease up to 5 years from agreement
- ◆ Investor-friendly legislation and transparent legal system
- ◆ 100% foreign ownership
- ◆ No restrictions on repatriation of capital, profits, currency exchange, dividend transfers
- ◆ Quick, hassle-free business set-up
- ◆ Tax-free tourism destination
- ◆ No personal income tax
- ◆ VAT 5%
- ◆ Corporate tax 15%



Oman Vision 2040

Oman's blueprint for sustainable progress and development is built around four main pillars.

Supporting Oman Vision 2040 are economic and financial plans developed to increase private sector resilience as well as attract investment and talent.



PEOPLE &
SOCIETY



ECONOMIC
DEVELOPMENT



GOVERNANCE &
INSTITUTIONAL
PERFORMANCE



ENVIRONMENT &
SUSTAINABILITY

Growth Through Tourism

Partners in Progress

Oman Investment Authority (OAI) and OMRAN work together in an impactful partnership to develop Oman’s tourism sector and add further momentum to its contribution to the country’s sustainable socio-economic progress, creating a strong legacy for future generations.



OIA

OIA is the Sultanate’s investment arm that has been mandated to manage and invest the state’s funds and assets, maximise returns and contribute to the realisation of Oman’s Vision 2040 towards a more sustainable and prosperous future for the people of Oman and their future generations.

10.3%	Average annual return since OIA inception
35	New investments June 2020 – December 2021
61.5%	Assets located in Oman

OMRAN

As the master developer of major tourism, heritage and urban developments, OMRAN has, since its establishment in 2009, delivered world-class projects, creating new destinations and unique experiences, which along with its portfolio of hospitality and tourism assets, have significantly contributed to the social and economic progress of Oman.

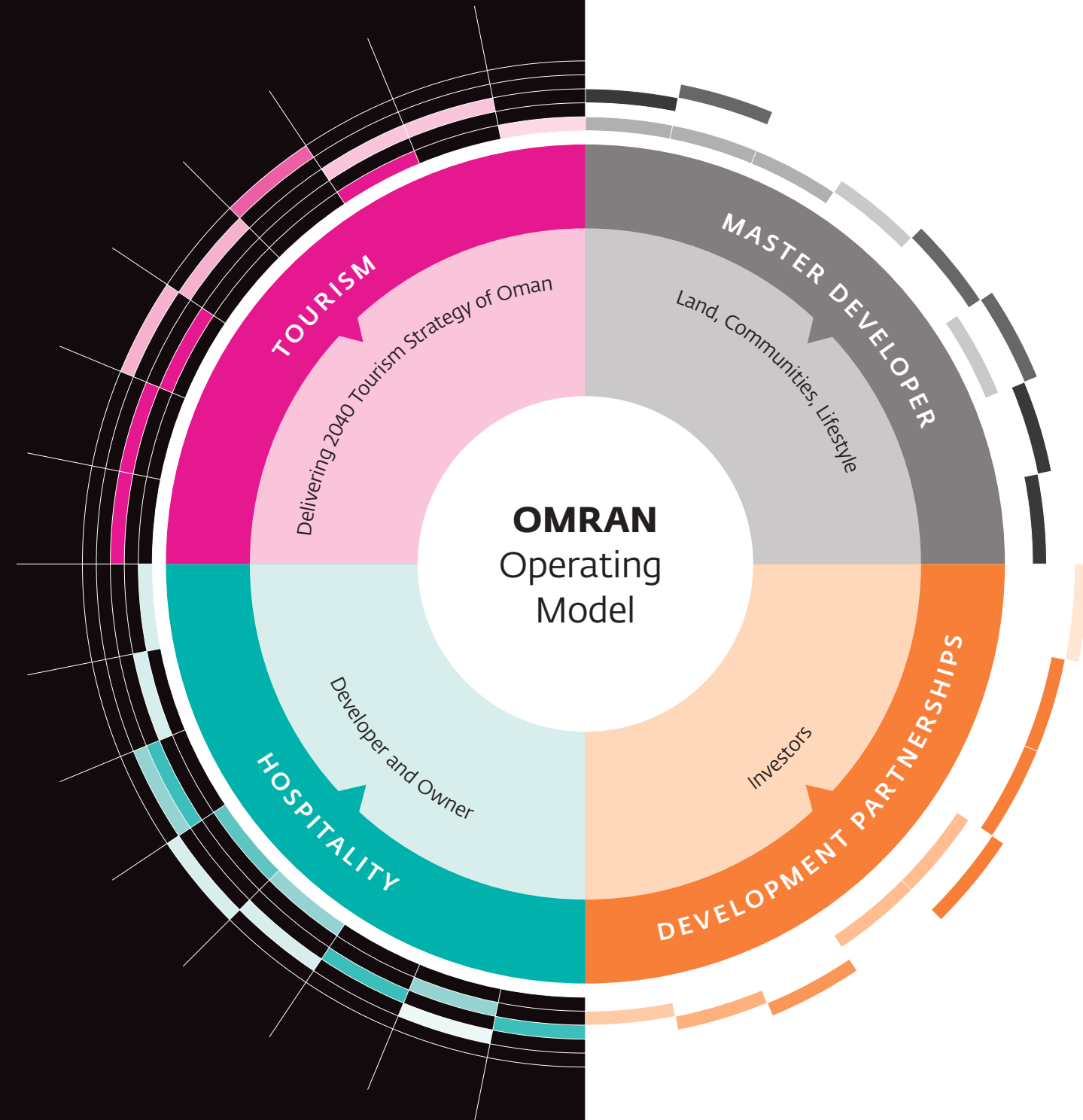


جهاز الاستثمار العُماني
Oman Investment Authority



Guided by Vision, Driven by Passion

OMRAN creates and manages sustainable and authentic tourism and hospitality assets, lifestyle communities and destinations inspired by Oman's beauty, peace and tranquillity. With a proven track record in investment, development and asset management.





Development Partnerships

OMRAN engages with local and international developers through joint ventures to promote and attract some of the most iconic developments in the country.

Tourism Landscape

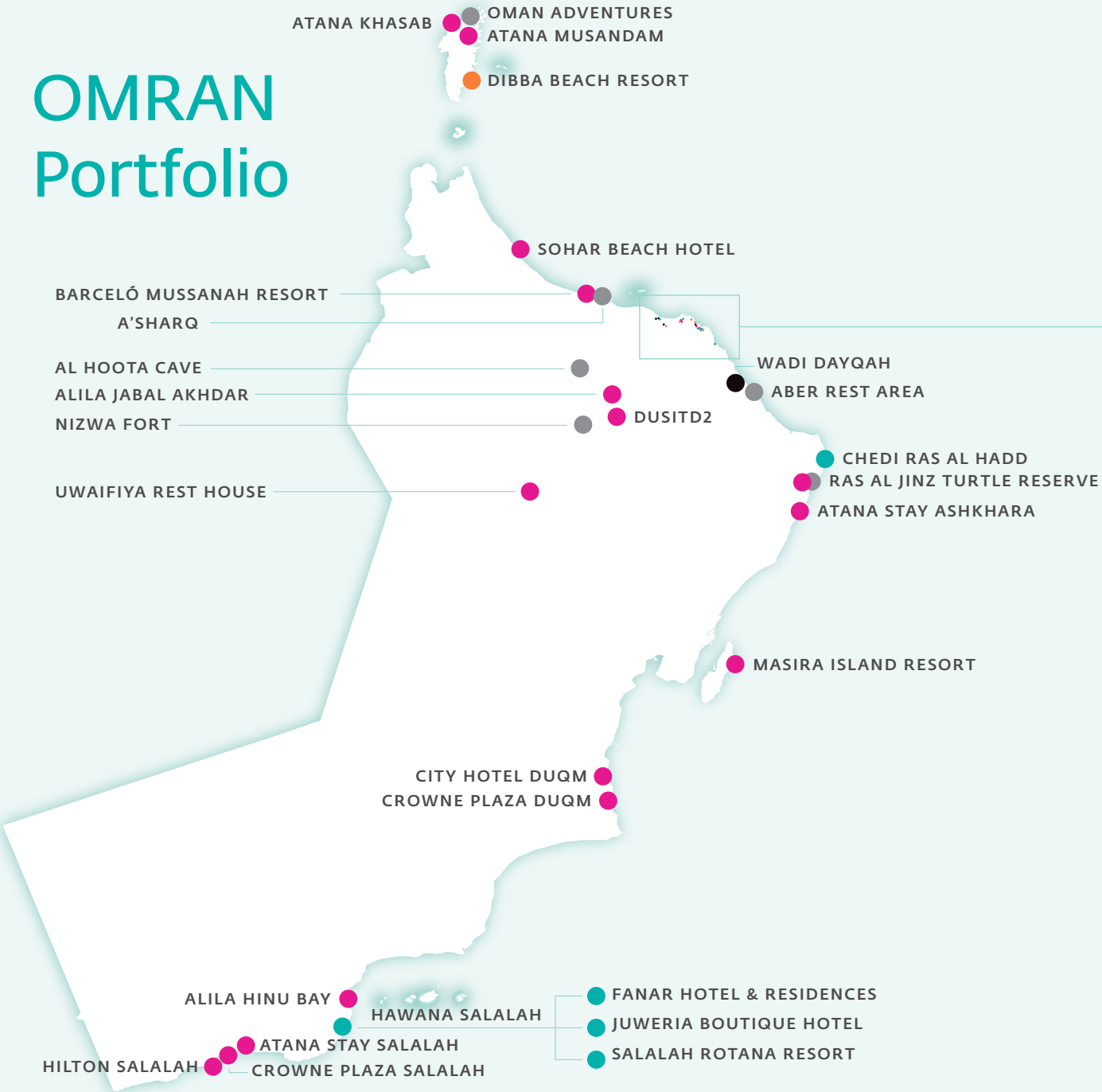
OMRAN is contributing to the future of Oman by developing and operating unequalled authentic tourism destinations, creating lifestyle communities, and providing unique investment opportunities for local and global partners, attracting leading hospitality, leisure and cultural brands to the Sultanate.



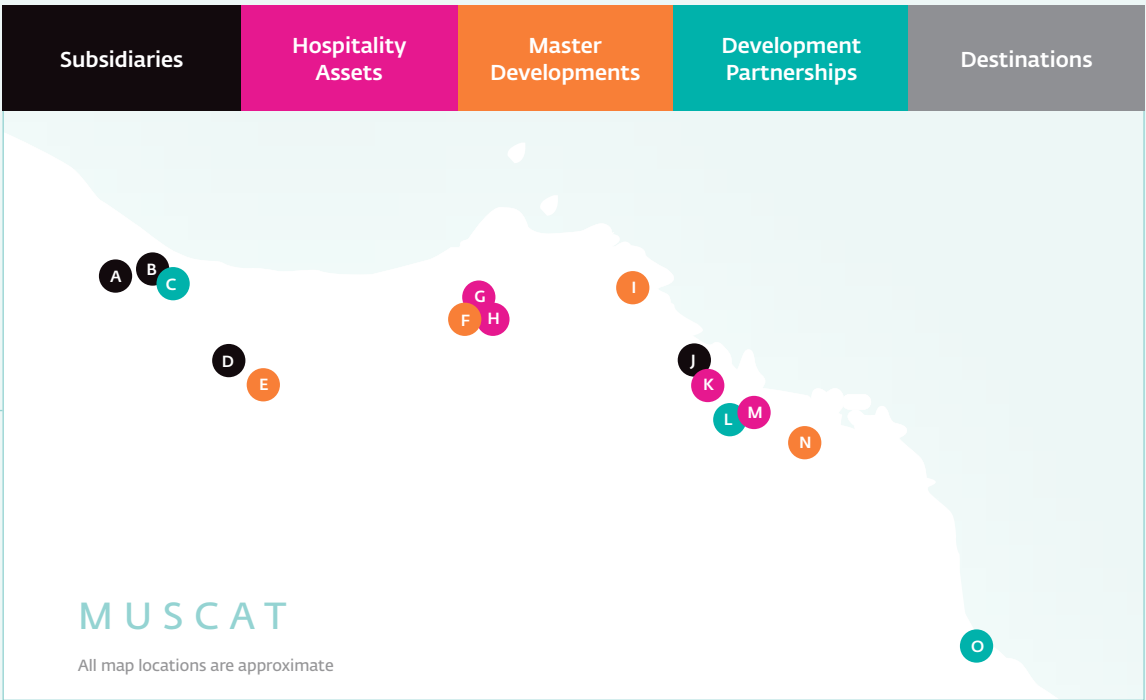
Vision

Develop profitable, sustainable and distinctive destinations that contribute to the economic growth and diversification of the Sultanate and position Oman as an attractive destination.

OMRAN Portfolio



This map is not an authority on international boundaries.



- A Visit Oman
- B Oman Sail
- C Al Mouj Muscat
- D Oman Tourism College
- E Madinat Al Irfan
 - Tilal Al Irfan
 - JW Marriott - Madinat Al Irfan
 - Crowne Plaza Muscat OCEC - Madinat Al Irfan
 - Oman Convention & Exhibition Centre
 - Itlalat Al Irfan
- F Mixed Use Project in Shatti Al Qurum
- G InterContinental Muscat
- H W Muscat
- I Mina Al Sultan Qaboos Waterfront
- J Waterfront & Marina Services
 - Marina Bander Al Rowdha
- K Al Bustan Palace Ritz-Carlton
- L Muscat Bay
- M Jumeirah Muscat Bay
- N Yiti Project Development
 - The Sustainable City Yiti
 - Aida
 - Nikki Beach Resort & Spa
- O Jebel Sifah
 - Sifawy Boutique Hotel

Employees	4,102
Investment Portfolio	1.7bn
Subsidiaries	5
Tourism Destinations	5
Hospitality Assets	29
Master Developments	5
Joint Ventures	8



Partner with OMRAN

Building on a wealth of local experience and expertise as well as over 15 years of successful collaboration with government, OMRAN has developed a series of dynamic partnership options to support your Oman tourism investment journey and optimise both your opportunities and outcomes.

- 1

Ownership of stake in existing operating OMRAN assets
- 2

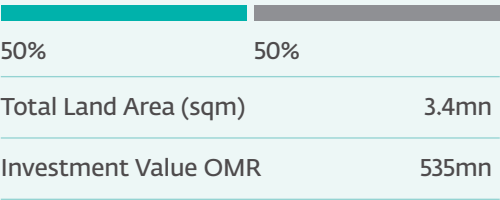
Joint development of serviced land provided by OMRAN
- 3

Single assets development within OMARN's mater developments
- 4

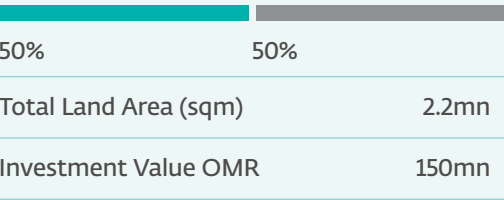
Joint ventures on large scale integrated tourism schemes



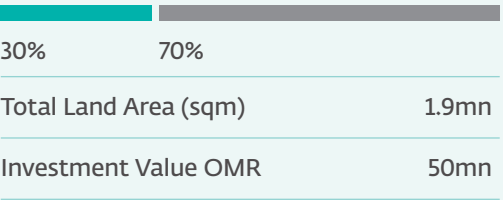
AIDA



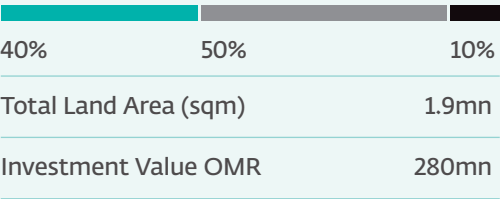
Muscat Bay



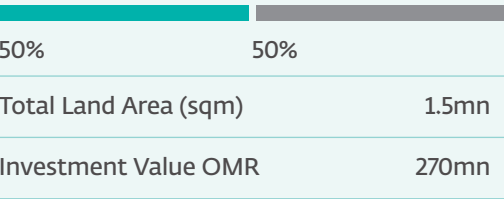
Diar Ras Al Hadd



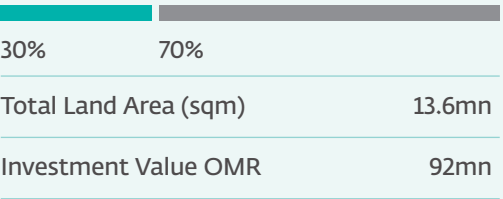
Al Mouj Muscat



The Sustainable City - Yiti



Hawana Salalah



Environmental Champion

Mindful of its environmental responsibilities and the need to protect, preserve and conserve Oman's natural environment and beauty for the benefit of generations to come, OMRAN places a strong focus on sustainability and sustainable practices in every aspect of its activities and throughout all its operations. As such it prioritises the safeguarding of wildlife, ecosystems and landscapes, implements recognised international ethical practices and standards in its project design, development and construction, monitors its environmental actions and puts in place efficiency strategies to minimise impacts.





As we work to create sustainable growth through tourism, we are fully aware of our obligations to society. With a firm belief in responsible tourism, we work in harmony with our local communities on a number of initiatives to support and promote local talent.



Intajee

A programme to support local producers as they create, brand and package their goods



Zaree

An income generating all-female micro-tourism business in Khasab in the northern part of Oman



Sewing Incubator

A program to empower Khasab's women in small business



Reef Protection Campaign

Protecting marine life and ecosystems while promoting environmental awareness



Capturing Beauty

Training and promoting the work of amateur photographers from Jabal Al Akhdar and Khasab



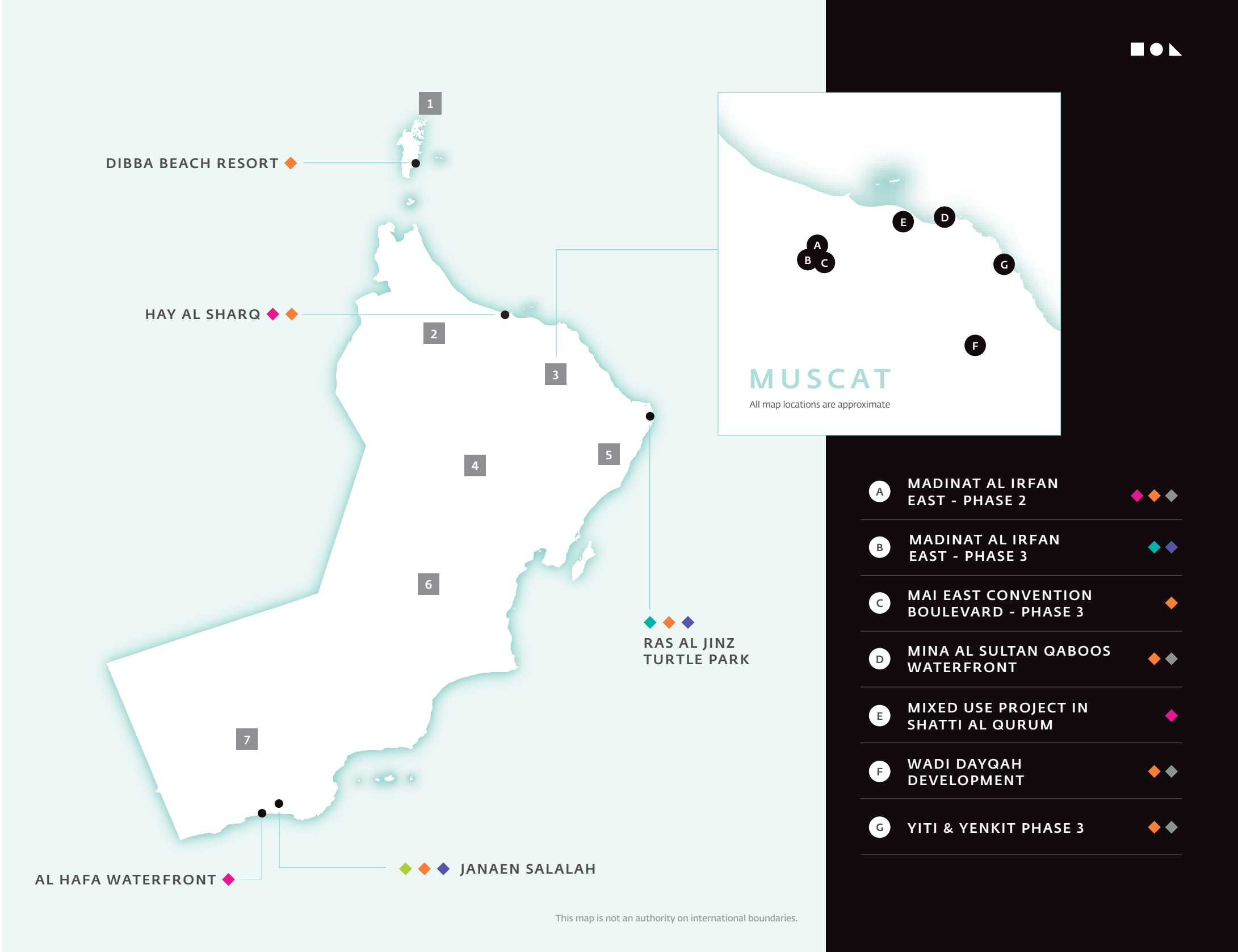
Impactful Investments

Investment Landscape

With rich potential, Oman offers a diversity of dynamic sustainable investment opportunities.

OMRAN currently has investment opportunities in the following governorates

1	Musandam
2	Al Batinah
3	Muscat
4	Ad Dakhiliya
5	Al Sharqiyah
6	Al Wusta
7	Dhofar



Ad Dakhiliya



A region of dramatic beauty, Ad Dakhiliya is home to majestic mountains with ancient villages and rose-filled verdant terraces, spectacular caves and dramatic canyons.

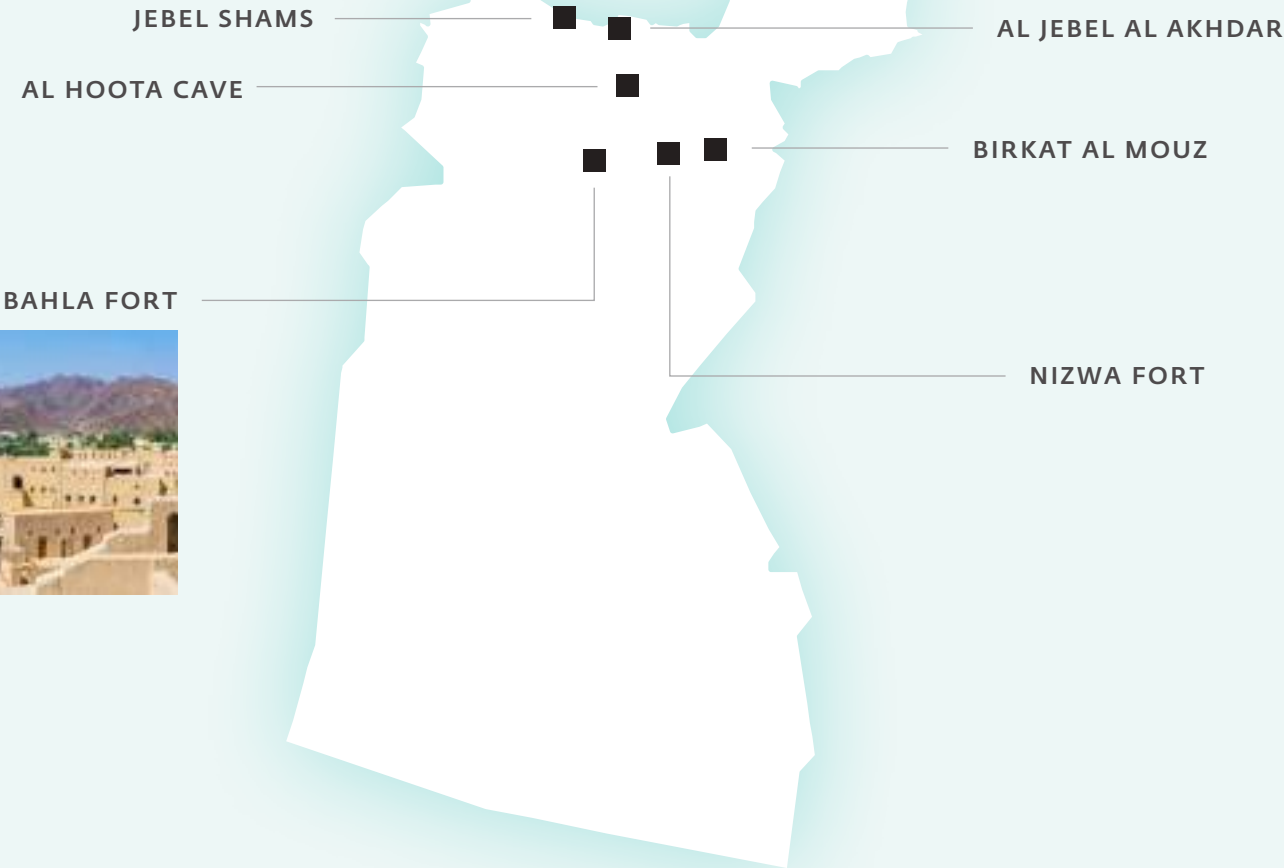


Ad Dakhiliya Highlights

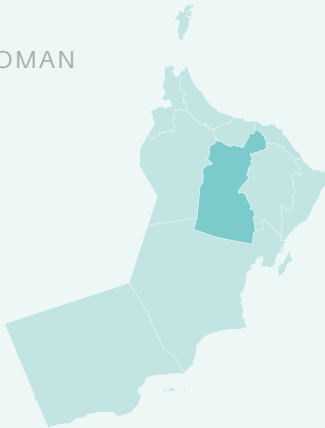
Rich in history, Ad Dakhiliya has a wealth of cultural attractions with the beautifully restored Bahla and Nizwa Forts as well as Nizwa Souq designated UNESCO World Heritage Sites.



■ TOURISM DESTINATION



SULTANATE OF OMAN
AD DAKHILIYA



This map is not an authority
on international boundaries.



Ad Dhahira



A region of contrasts, A'Dhahirah extends from the stunning Al Hajar Mountains to shimmering desert sands of Rub Al Khali.

A'Dhahirah Highlights

Of prime importance on the ancient Arabian trade routes across, A'Dhahirah is known for its archaeology and historic landmarks – from the to the remarkable Bat Bronze Age tombs, listed as a UNESCO World Heritage Site since 1988.

■ TOURISM DESTINATION

AL ARAQI FORT

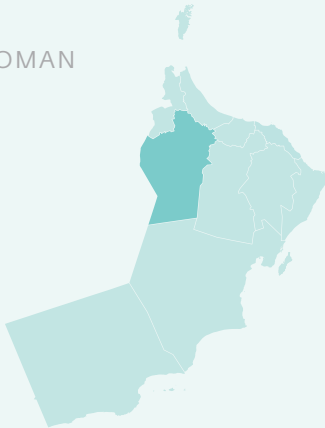
IBRI CASTLE

AL AYN & BAT BEEHIVE TOMBS

BAYT AL MARAH CASTLE



SULTANATE OF OMAN
A'DHAHIRAH



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on international boundaries.



AL AYN & BAT BEEHIVE TOMBS

AL ARAQI FORT

IBRI CASTLE



Al Batinah

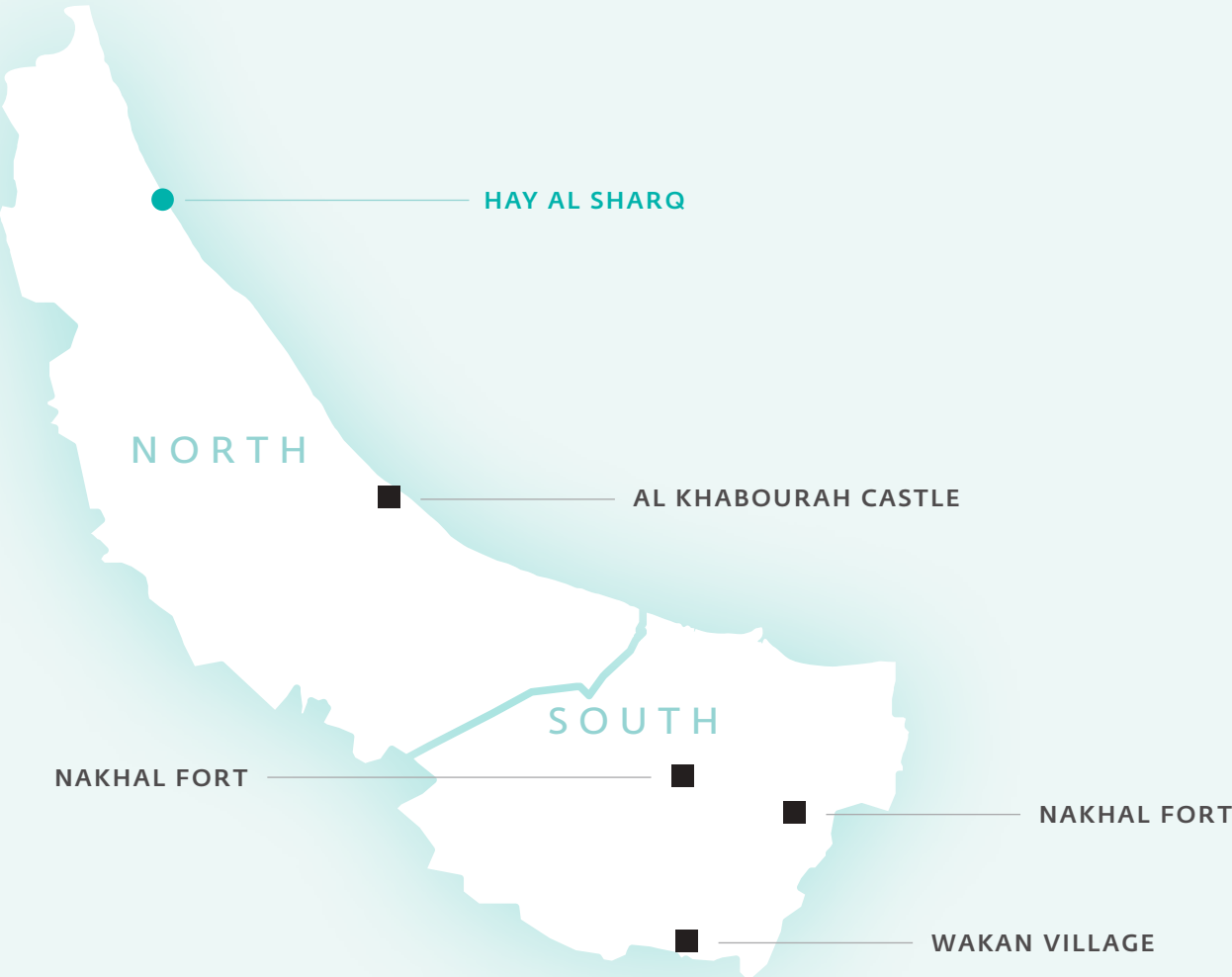


Nestled along the coastal waters of the Sea of Oman, this fertile farming region is adorned with date plantations and picturesque fishing villages.

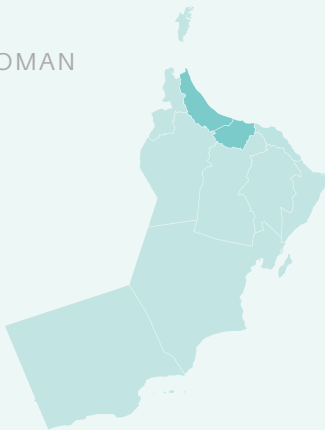
Al Batinah Highlights

Playing an influential role throughout Omani history, Al Batinah is home to numerous forts and castles as well as Al Maysar Falaj, one of the country’s seven UNESCO World Heritage Sites. The region also stands out for its breathtaking scenery and many stunning wadis.

- INVESTMENT OPPORTUNITY
- TOURISM DESTINATION



SULTANATE OF OMAN
AL BATINAH



This map is not an authority
on international boundaries.



NAKHAL FORT



AL HAZM CASTLE



WAKAN VILLAGE

Hay A'Sharq

Investment opportunity in a world-class leisure and entertainment hub in the Sultanate of Oman, with a Theme Park and Wildlife and Water park as the anchor components, together with an Edutainment Center, Hospitality Properties and an integrated Promenade Retail Area.

Location	Barka, Al Batinah Governorate
Project Size	OMR 142.8mn / USD 371.3mn
Equity Investment	OMR 71.4mn / USD 185.7mn
Premium	6% of Subscribed Shares
Target Return	Project IRR 12.5% Equity IRR 15.9%
Project Concept	A world-class leisure and entertainment hub

Master Developer and Promoter



TOTAL LAND SIZE (SQM)

594,000





Illustration of Hay A'Sharq upon completion with the 3-star hotel (260 keys) on the right and 4-star hotel (250 keys) to the left

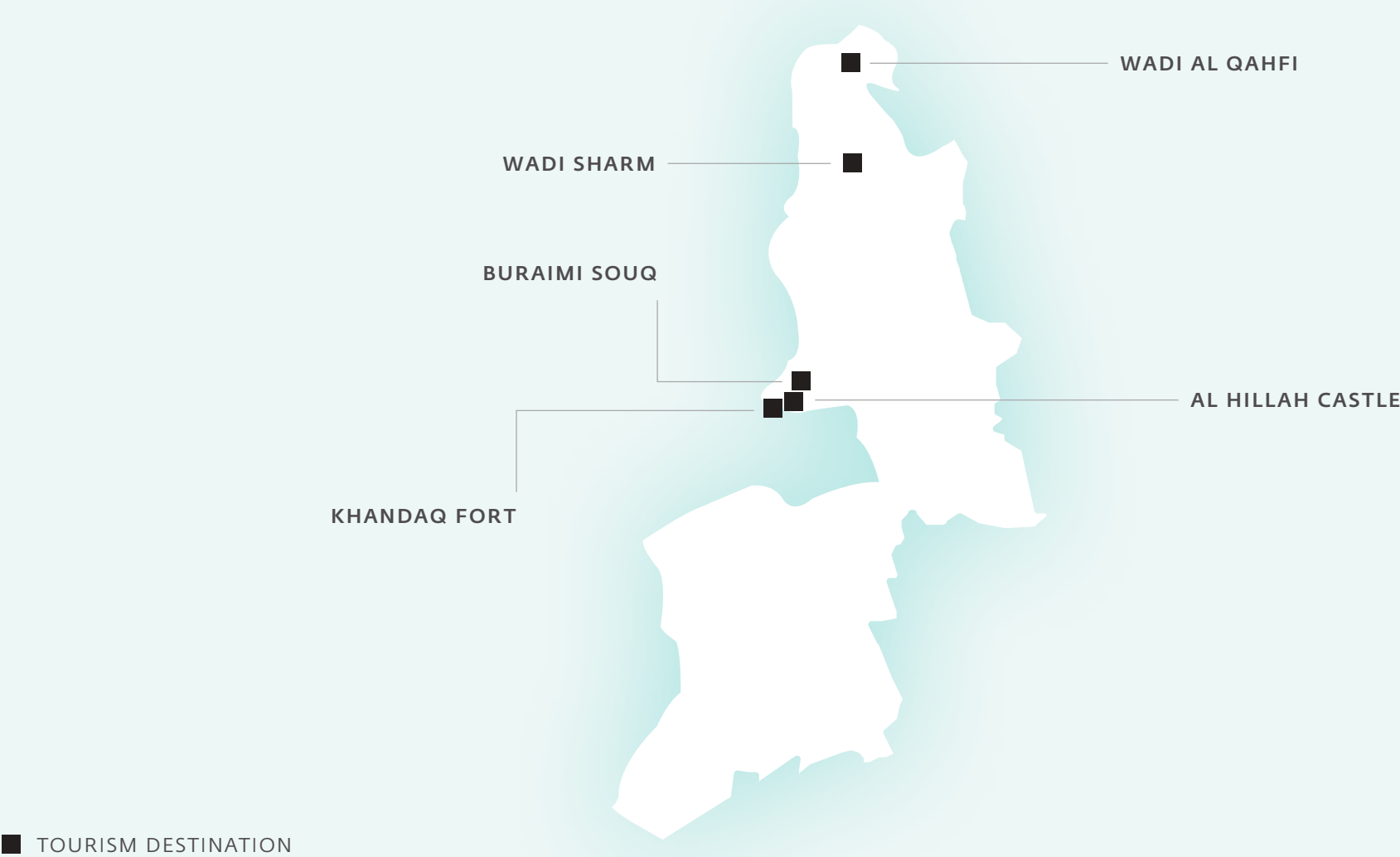
Al Buraimi



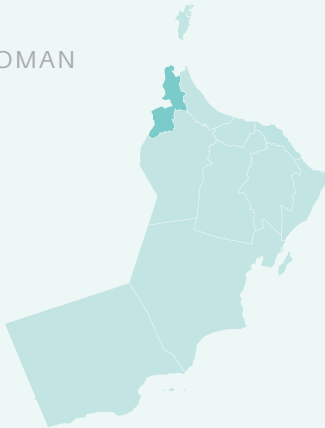
From the Fossil Valley of Jebel Huwayah and the many castles of its interior villages to the imposing dunes of Rub Al Khali and more, Al Buraimi offers the adventure seeker an abundance of opportunities.

Al Buraimi Highlights

The old Buraimi Souq, the villages of Sharm and Madhbah and Khandaq and Hillah Castles are among the cultural attractions of Al Buraimi.



SULTANATE OF OMAN
AL BURAIMI



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AL HILLAH CASTLE



WADI SHARM



KHANDAQ FORT



Al Wusta

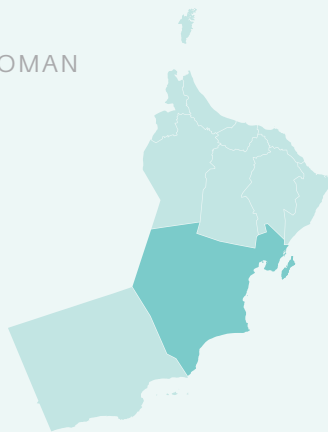
A haven for wildlife and nature lovers, Al Wusta is home to over 130 bird species. The Barr Al Hikman peninsula is famed for its visiting flocks of flamingos while the wildlife reserve at Al Wusta hosts Arabian oryx, wolves and gazelle along with Nubian ibex, honey badger and more.



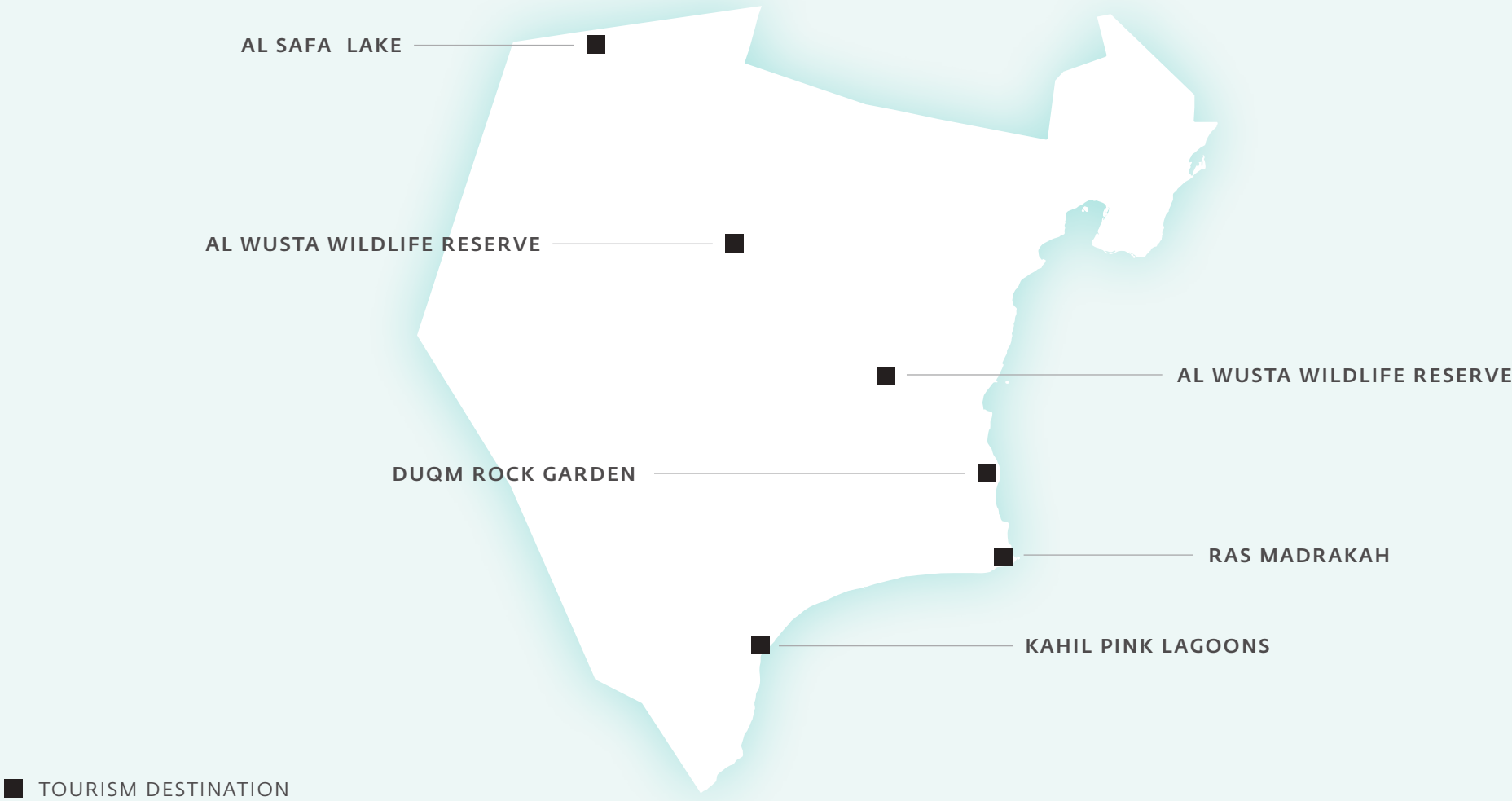
Al Wusta Highlights

The Rock Gardens of Duqm and the salt plains of Mahout are just some of the geological areas of interest in Al Wusta but the stand out experience for many visitors to this region is its spectacular curving coastline with vast untouched sandy beaches.

SULTANATE OF OMAN
AL WUSTA



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DUQM ROCK GARDEN



AL SAFA LAKE



RAS MADRAKAH

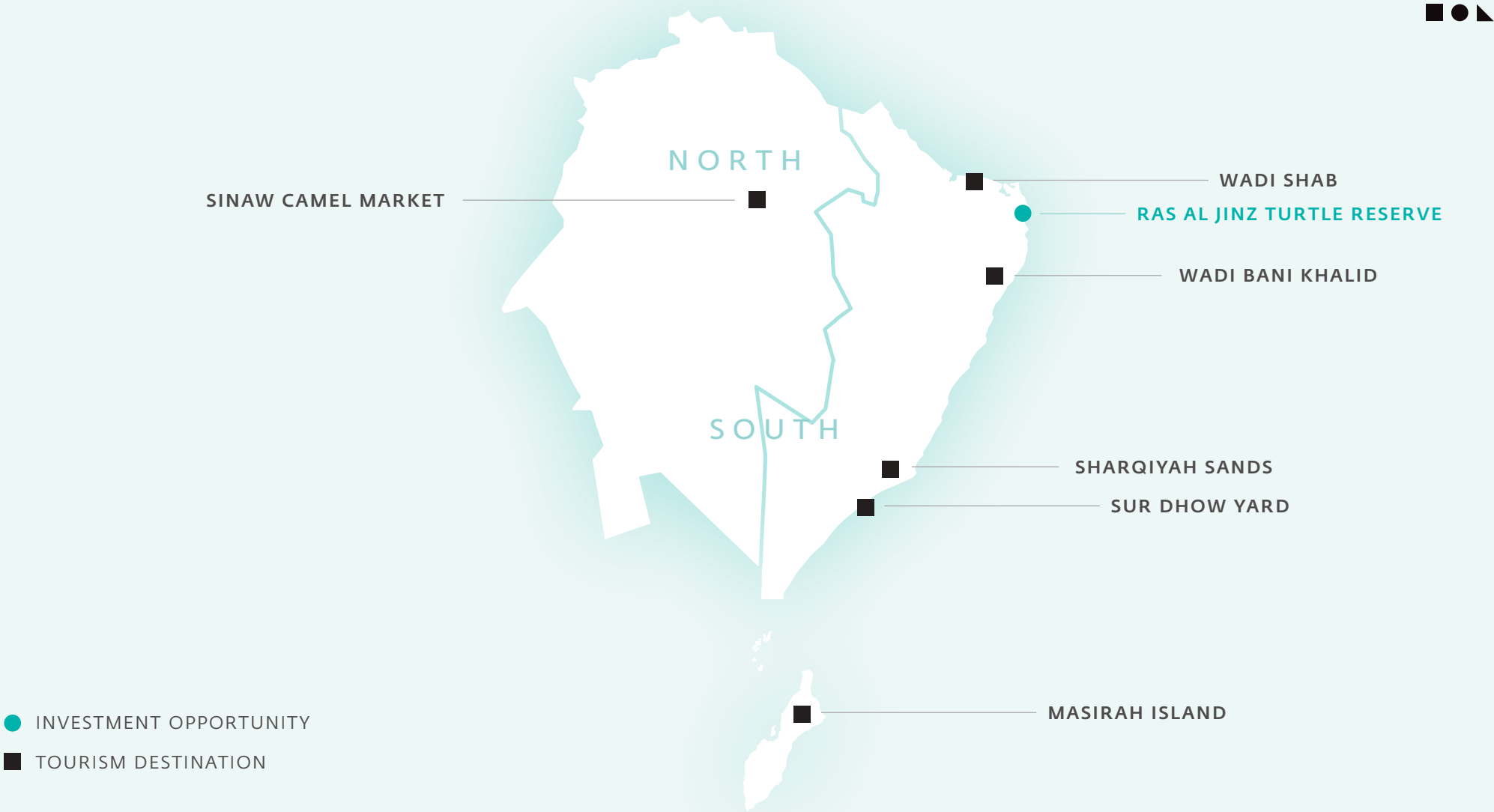
A'Sharqiyah

A paradise for adventurers and explorers, A'Sharqiyah Sands allow visitors to experience first-hand the fabulous beauty and unique eco-system of the desert along with the authentic culture and way of life of its people.

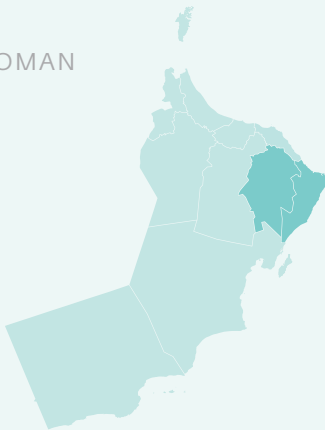


A'Sharqiyah Highlights

Opportunities for nature lovers abound in A'Sharqiyah – from the exceptional camping and fishing locations around the dhow-making city of Sur to turtle watching at Ras Al Hadd, the first point where the sun rises in Oman. The region's pristine Indian Ocean beaches offer a multitude of unparalleled opportunities for water sports.



SULTANATE OF OMAN
A'SHARQIYAH



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SUR



WADI SHAB



MASIRAH ISLAND

Ras Al Jinz Turtle Reserve

Location	Ras Al Jinz, A'Sharqiyah Governorate		
Project Size	OMR 30mn / USD 78mn		
Equity Investment	OMR 15mn / USD 39mn		
Target Return	Project IRR	8.5%	Equity IRR 11%

Project Concept

A one-of-a-kind tourism facility that combines the two existing Ras Al Jinz sites, extending and enhancing their offer. This has the potential to be further enhanced by the addition of a family-oriented edutainment area.

Master Developer and Promoter



Investment opportunity in the development to upgrade and uplift the existing Ras Al Jinz Turtle Reserve hospitality to compliment the existing offering and utilize on the natural unique characteristics of the location and turtle observatory features.

TOTAL LAND SIZE (SQM)	EXISTING TURTLE CENTRE	EXISTING ECO-TENTS
363,000	12,000	12,630





Perspective of the proposed expansion development including a sand pool, additional typologies of hospitality offering, public walkways, etc.

Dhofar

In the summer months, when most of the Arabian Peninsula experiences soaring temperatures, Dhofar welcomes the monsoon season – known locally as the khareef -bringing with it lush greenery, cooling rains and pleasant temperatures.

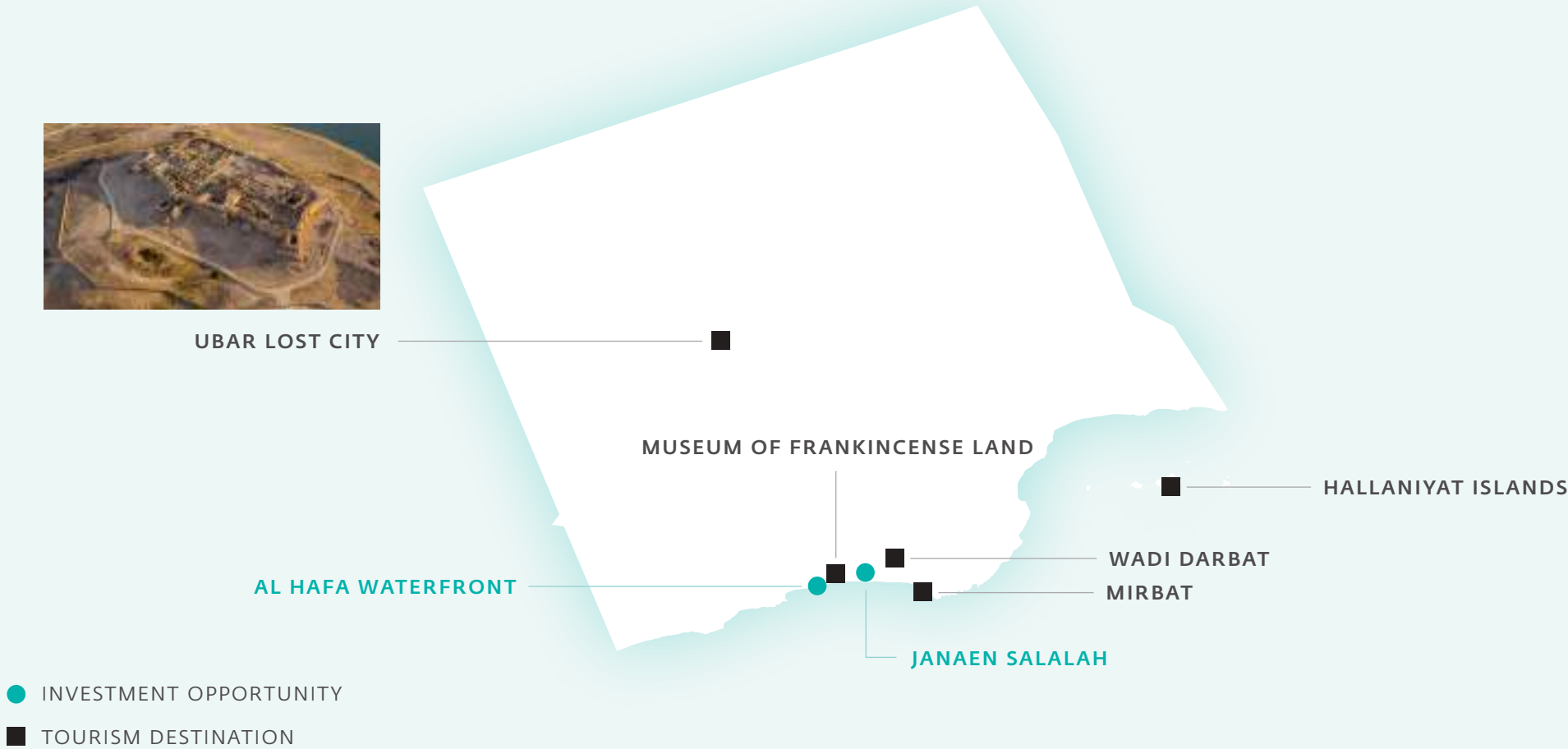


Dhofar Highlights

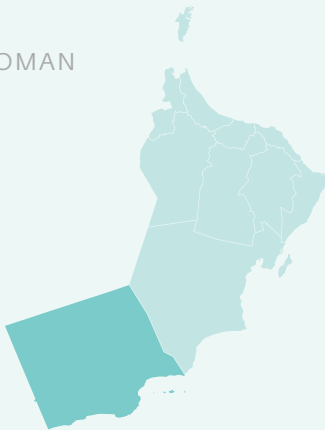
Brimming with authentic and ancient charm, Dhofar has an array of unique attractions including the tomb of Prophet Ayoub, the blowholes of Mughsayl and the Land of Frankincense – a UNESCO World Heritage Site. More adventurous options for the visitor include deep sea diving and snorkelling off the coast of the Hallaniyat Islands.



UBAR LOST CITY



SULTANATE OF OMAN
DHO FAR



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WADI DARIAT



AIN ATHOUM



KHAWR RURI

Janaen Salalah

Investment opportunity to partner with OMRAN Group and NITAJ in the development of the first agritourism project in Sultanate of Oman.

Location	Salalah, Dhofar Governorate
Project Size	OMR 93mn / USD 242mn
Equity Investment	OMR 46.5mn / USD 121mn
Premium	3% (Including placement fees)
Target Return	Project IRR 12.3% Equity IRR 14.0%

Project Concept

A sustainably developed working farm anchored around its coconut plantation and craft industries centre to add a unique year-round dimension to Salalah’s tourism offer.

Master Developer and Promoter



TOTAL LAND SIZE (SQM)	AGRICULTURAL (SQM)	TOURISM (SQM)
5,658,217	4,186,272	1,471,945





Targeting 50,000 Coconut trees and 120,000 Papaya trees to produce 5.2 million coconut fruits and 32,000 tons of papaya fruits.



PROPOSED CONCEPT DESIGN FOR AL Hafa WATERFRONT RETAIL STRIP



ILLUSTRATION - PROPOSED PUBLIC AREAS: WALKWAYS, SEATING AREAS, PUBLIC AMENITIES



Targeting 50,000 Coconut trees and 120,000 Papaya trees to produce 5.2 million coconut fruits and 32,000 tons of papaya fruits.



Al Hafa Waterfront

Location Salalah, Dhofar Governorate

Project Size OMR 36.7mn / USD 95mn

Equity Investment OMR 18.4mn / USD 47.5mn

Target Return Project IRR 11.2% Equity IRR 14.4%

Project Concept

A fully integrated destination, Al Hafa Waterfront is envisioned as Salalah’s most premier leisure and tourism destination where visitors can enjoy multiple unique experiences. The development includes the potential for the addition of a 170 key 3-star hotel along with further food and beverage retail options.

Master Developer and Promoter



The opportunity is to invest in the Master Development of a world-class leisure and retail hub inclusive of an integrated mix of hospitality and retail components.

TOTAL LAND SIZE (SQM)
197,814





PROPOSED CONCEPT DESIGN FOR AL Hafa WATERFRONT RETAIL STRIP



ILLUSTRATION OF PROPOSED PUBLIC AREAS: WALKWAYS, SEATING AREAS, PUBLIC AMENITIES

Muscat

The capital city of Oman, cosmopolitan Muscat has a varied and vibrant cultural, leisure and entertainment offer - the Royal Opera House Muscat, the Sultan Qaboos Grand Mosque, the National and Bait Al Zubair museums, international restaurants, stunning beaches, coastal cruises, traditional souqs that are amongst the oldest in Arabia and so much more.

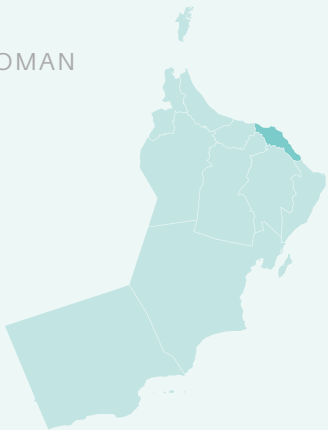


Muscat Highlights

Within easy reach of Muscat are stunning desert island gems, rolling desert dunes, majestic mountains and lush wadis - all offering endless possibilities for unforgettable activities and experiences.



SULTANATE OF OMAN
MUSCAT



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ROYAL OPERA HOUSE MUSCAT

QURUM BEACH

MUTTRAH SOUQ & FISH MARKET

Madinat Al Irfan East Phase 2

Location Madinat Al Irfan, Muscat Governorate

Project Size OMR 60mn / USD 156mn

Equity Investment OMR 30mn / USD 78mn

Target Return Project IRR 9.0% Equity IRR 12.0%

Project Concept

The project site is in the business campus area of Madinat Al Irfan. The concept of the project is to develop a fully-integrated business park including 4 commercial buildings, leasable/ sellable retail and office units, business oasis connecting all tenants and visitors to a main business hub.

Master Developer and Promoter



The opportunity to invest in a create a high-quality business park, and commercial buildings in the business campus area of Madinat Al Irfan, neighbouring Omantel headquarters building.

TOTAL LAND SIZE (SQM)
43,3473





Illustration of the business park public area, including shaded open spaces



Madinat Al Irfan East Convention Boulevard

Location Madinat Al Irfan, Muscat Governorate

Project Size OMR 10mn / USD 26mn

Equity Investment OMR 5mn / USD 13mn

Target Return Project IRR 8% Equity IRR 10%

Master Developer and Promoter



Investment opportunity to develop Madinat Al Irfan Convention Boulevard incorporating of outdoor retail and F&B spaces to cater as a gateway to Oman Convention & Exhibition Centre.

TOTAL LAND SIZE (SQM)
45,000





Perspective of the planned outdoor area including retail and F&B outlets with a direct pathway to OCEC

Mina Al Sultan Qaboos Waterfront

Location	Muttrah, Muscat Governorate
Project Size	OMR 195mn / USD 507mn
Equity Investment	OMR 97.5mn / USD 253.5mn
Target Return	Project IRR 15.0% Equity IRR 17.6%

Project Concept
The development of Mina Sultan Qaboos to create a premium mixed-use waterfront tourism destination which enhances the living environment of the local community and contributes to its sustainable progress and growth.

Master Developer and Promoter



The opportunity to invest in a world-class waterfront leisure and lifestyle destination in the historical Muttrah corniche that is supported by the all-necessary real estate asset classes to ensure commercial viability and attract investments.

TOTAL LAND SIZE (SQM)
1,056,982





Illustration of the overall proposed pre-concept masterplan for Muttrah Waterfront Development





Yiti & Yenkit Phase 3

Location Yiti, Muscat Governorate

Investment Opportunity

OMRAN Group is currently exploring potential investment and development partnership of Phase 3 of Yiti and Yenkit master plan. The phase is intended to offer multiple land parcels with identified uses including hospitality, residential, mixed-use developments, entertainment, retail (traditional Souq), promenade and other activities.

Master Developer and Promoter



Overview

Located 40 minutes away from Muscat International Airport and surrounded by dramatic vistas of mountains, wadis and coastlines, the development is envisioned to create a unique destination influencing the industry for years to come.

TOTAL LAND SIZE (SQM)
532,073 sqm





Night view: Futuristic perspective of Yiti destination including a variety of distinguishable tourism offerings and development opportunities





BIRD’S-EYE VIEW OF YITI MASTERPLAN



A DESTINATION CAPITALIZING ON NATURAL PLATEAUS AND INFINITE SEA FRONTAGE

Musandam

Home to some of the Sultanate of Oman's most dramatic landscapes, Musandam is where 2,000 meter high mountains meet the sea and where stunning fjords and crystal-clear waters combine to make this incredible area one of the best diving and snorkelling spots in the world.

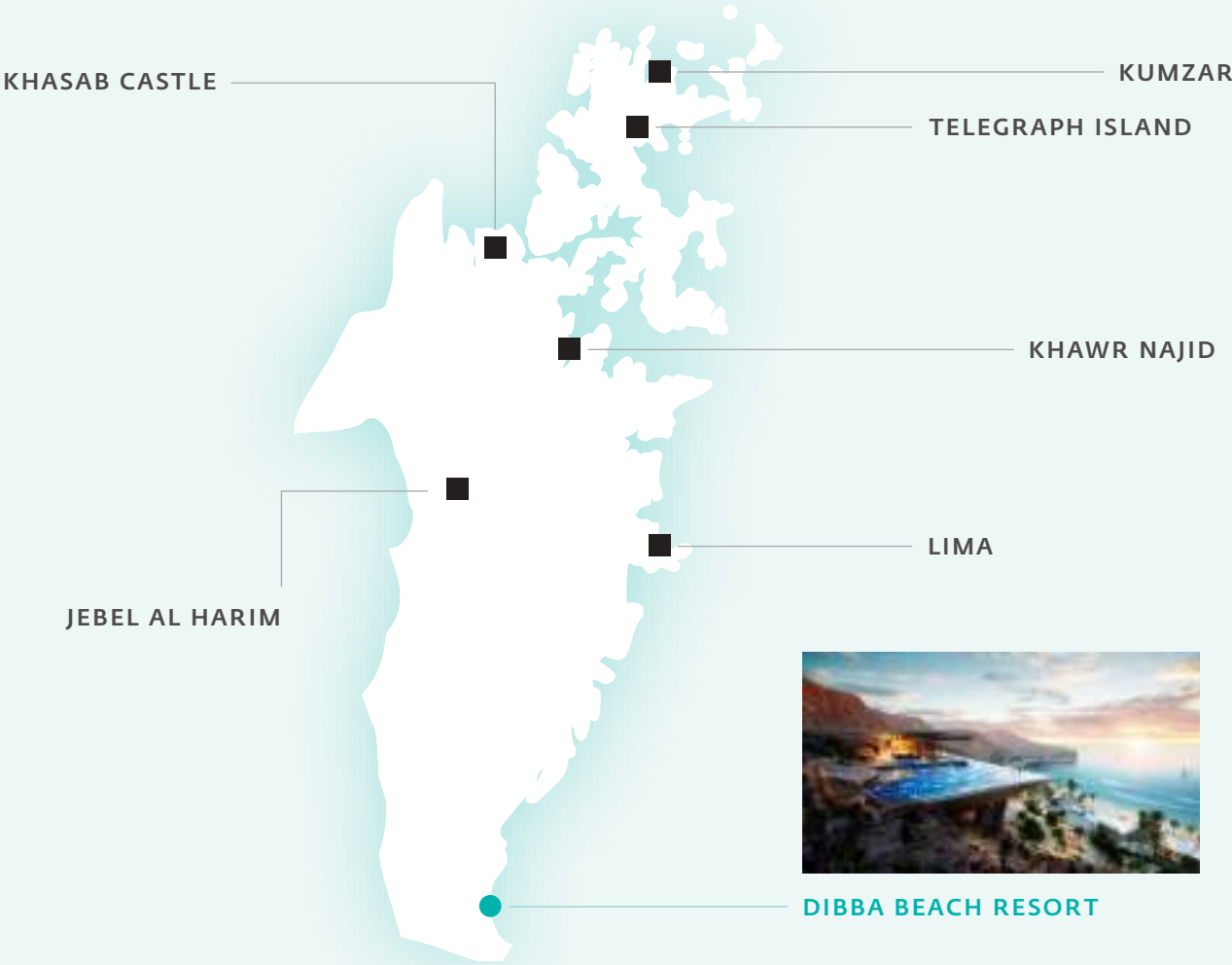




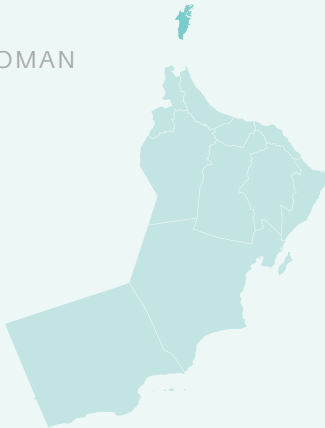
Musandam Highlights

A place like no other, Musandam offers activities and experiences that are truly one of a kind – whether that is a dolphin safari on a traditional dhow, mountain biking around the fjords, a visit to the legendary Telegraph Island or one of the region’s many other peerless options.

- INVESTMENT OPPORTUNITY
- TOURISM DESTINATION



SULTANATE OF OMAN
MUSANDAM



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TELEGRAPH ISLAND



KHASAB CASTLE



DOLPHIN WATCHING

Dibba Beach Resort Re-development

Location	Dibba, Musandam Governorate		
Project Size	OMR 35.31mn / USD 92mn		
Equity Investment	OMR 14.21mn / USD 36.8mn		
Target Return	Project IRR	10.8%	Equity IRR 12.1%

Project Concept
Re-develop the existing Dibba beach resort site, into a luxury beach overlooking the Sea of Oman.

Master Developer and Promoter



The opportunity to invest in the re-development of Dibba Beach Resort site (previously known as Dibba Golden Tulip Hotel), into a luxury positioned beach resort with a unique potential to activate Dibba as an upcoming luxury tourism destination.

TOTAL LAND SIZE (SQM)	PHASE 1 - KEYS	PHASE 2 - KEYS
108,850	110	80





Pre-concept design for a cliff hanging spa component as part of the resort



Renders from proposed pre-concept design utilizing the unique natural characteristics of Dibba Beach combining beautiful white sands and picturesque high mountains



Thank you

We look forward to partnering with you and working together to build the future of tourism in Oman, creating sustainable growth and socio-economic benefit in communities across Oman.

To find out more about tourism investment in Oman and its wealth of possibilities, please contact us on:

+968 2439 1111
invest@omran.com