

MUSCAT AIRPORT CITY



INTRODUCTION

Muscat Airport City seeks to establish a new urban airport model. This model is based on trade & business driven principles and a dedication to achieving balanced socio economic and physical development.

Oman Aviation Group is a group sector developer established in February 2018 in Muscat. The sole purpose is to empower the Sultanate of Oman's aviation sector, enabling the tourism and logistics sectors by stimulating economic development, growth and prosperity.

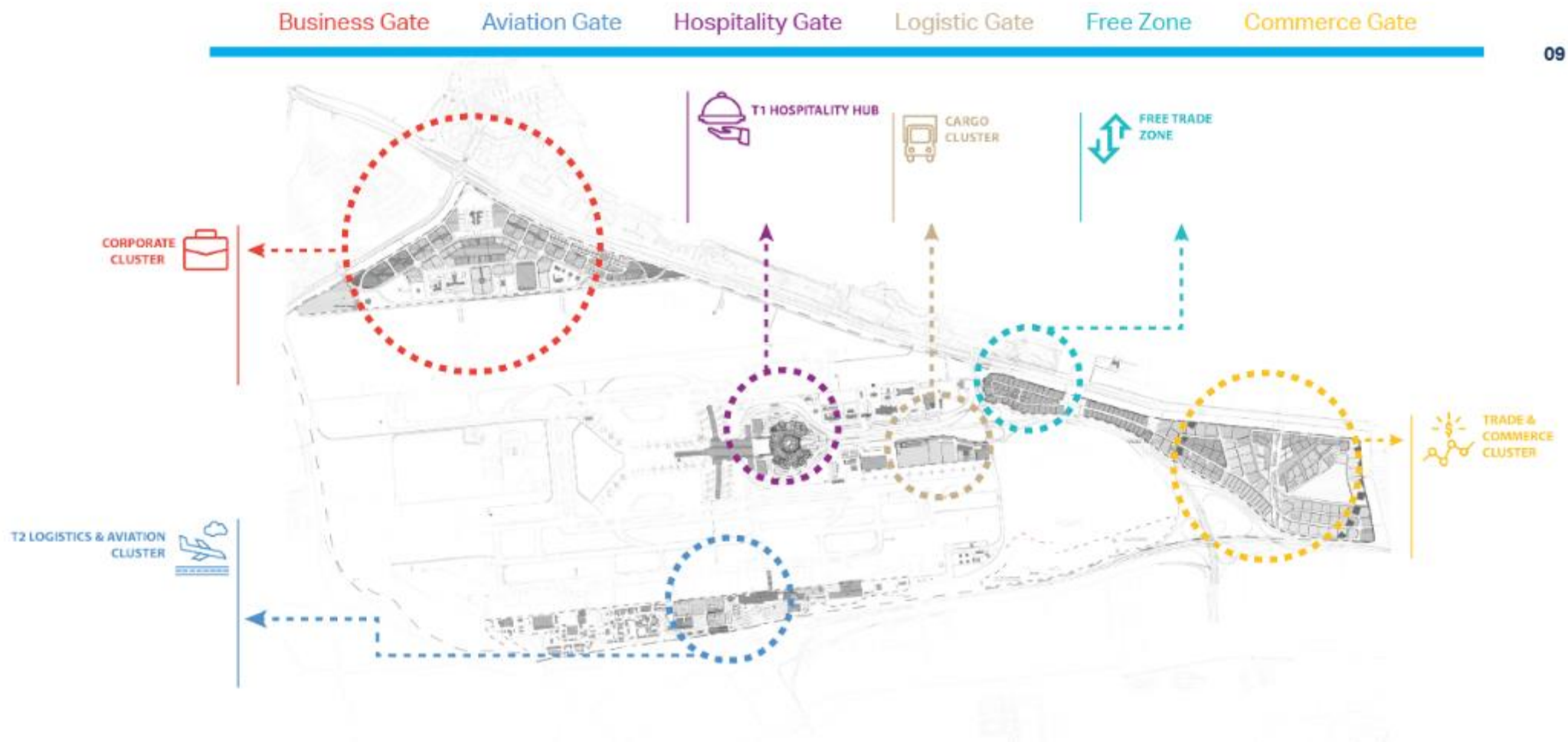
Oman Aviation Group sees an unparalleled opportunity to raise the international profile of the airport's cargo businesses. With the new comprehensive airport redevelopment plan, OAG is expediting the already ongoing collaborative process with its business partners that aims at capitalizing on the rich trade heritage of Muscat in a flexible and modernized economic process which responds to the changing needs and aspirations of the Sultanate of Oman. Muscat airport city development will act as an agent for economic growth as well as social wellbeing.

MASTER PLAN VISION & OBJECTIVES

In the Master Plan, land use development is focused on five gates, where each cluster is attributed a specific character and main uses that will capitalize on its specific location within the Master Plan, as follows:

- **Business Gate** (Northern Development Area), around 114 hectares in area.
- **Commerce/Free Zone Gate** (Eastern Development Area), around 116 hectares in area, with an adjacent Free Trade Zone around 36 hectares in area.
- **Hospitality Gate** (Central Development Area), around 12 hectares in area.
- **Aviation Gate** (Southern Development Area) around 53 hectares in area.
- **Logistic Gate** (Central Development Area), around 24 hectares in area.

MASTER PLAN



MASTER PLAN



INVESTMENT OPPORTUNITIES

The Master Plan recommends land use development based on the following investment opportunities:

Commercial: Office space in the Master Plan will be targeted towards users who require close proximity to the airport. This can include back office support for airline companies, public services related to the operation of the airport, regional headquarters and technology-related sectors.

Residential: The airport is surrounded by residential neighborhoods. Thus, complementary residential space will be provided to integrate the airport into the surrounding urban fabric.

Retail: There are opportunities for innovative and differentiated retail offerings, including a retail park with “big box” shops and a fashion outlet; in addition to locally serving shops and other facilities within the different zones, to support the other uses.

Hospitality: Increased traffic flows and economic activity will generate demand for visitor accommodation on-site. This also includes business hotels to support office developments.

MICE: There are opportunities for Meetings, Incentives, Conferencing and Exhibition spaces to stimulate and support other offerings on-site.

Leisure: There are opportunities for modern, interactive and family-friendly leisure and recreation facilities. These could include a theme park, children’s activity park, cultural attractions and spaces for events/festivals.

Logistics: Cargo handling, freight forwarding and re-export activities take priority and accordingly, land is safeguarded for future expansions. Additionally, there are opportunities for value added activities such as light industry and assembly, warehousing and storage.

Business Gate بوابة الأعمال

KEY FACTS :

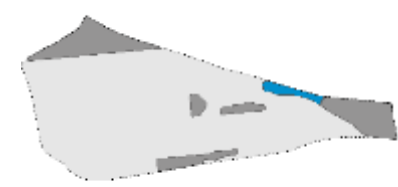
LAND AREA

1,156,532 SQM **> 913,805** SQM
TOTAL DEVELOPED BY 2040



A Business Gate will be the focal point of the Corporate Cluster with commercial spaces allocated for corporate international and local companies. This will be supported by flexible meeting spaces, retail offerings, hospitality space and limited residential spaces to serve employees and their visitors. The Corporate Cluster has the potential to be self-sufficient and to meet most of the needs of its users.





KEY FACTS :

LAND AREA

1,700,000 SQM
TOTAL –

1,100,000 SQM
DEVELOPED BY 2040



Strategically located at the eastern side of Muscat International Airport, the Free Zone area is characterized by its secure connection to the Cargo Cluster via a dedicated corridor.

The free zone area, is dedicated for industrial, logistics, fish processing, E-commerce, Aerospace, Pharmaceutical and amenity offices. It offers opportunities for international companies interested in import and export, distribution of various products and light industry merchandise.





KEY FACTS :

LAND AREA

190,000* SQM TOTAL **> 117,381** SQM DEVELOPED BY 2040

The Cargo Cluster is envisioned to optimize land usage and efficiency to meet the demand for logistic activities, through first line cargo buildings having direct access to the airfield, in addition to second line cargo activity, aiming at:

- Creating an international cargo hub
- Facilitating cargo transshipment
- Co-locating freight forwarders within the cargo development areas to increase operational efficiency
- Supporting cargo handling and generating additional revenue through auxiliary activities such as packaging



KEY FACTS :

LAND AREA

166,095 SQM
TOTAL

> 149,119 SQM
DEVELOPED BY 2040



In line of the aviation gate vision , the following target uses have been identified:

- General Aviation
- Aviation School
- Landside logistics
- Specialized Hospitals
- Aviation themed leisure and entertainment
- Complementary real estate such as offices and a budget hotel.

The Old passenger terminal building is being transformed to become a hub for culture and innovation. It will host different experiences such as Aviation museum, event halls, ateliers, educational, start up business, children, well-being, F&B and retail.



Hospitality Gate بوابة الضيافة

KEY FACTS :

LAND AREA

192,700 SQM

TOTAL - DEVELOPED BY 2040



The Hospitality gate is the gateway to the new terminal. Uses proposed for the Hospitality gate are intended to create a vibrant zone that will engage with and serve passenger traffic, but will also be an attraction for local residents.

The vision is for all uses to be provided on a podium on top of the existing parking area. Offerings will reflect the image of Muscat as both a tourism and business destination, including leisure attractions alongside other commercial offerings.



Other Technology Investment Opportunities

OTHER INVESTMENT OPPORTUNITIES (Guest Journey)

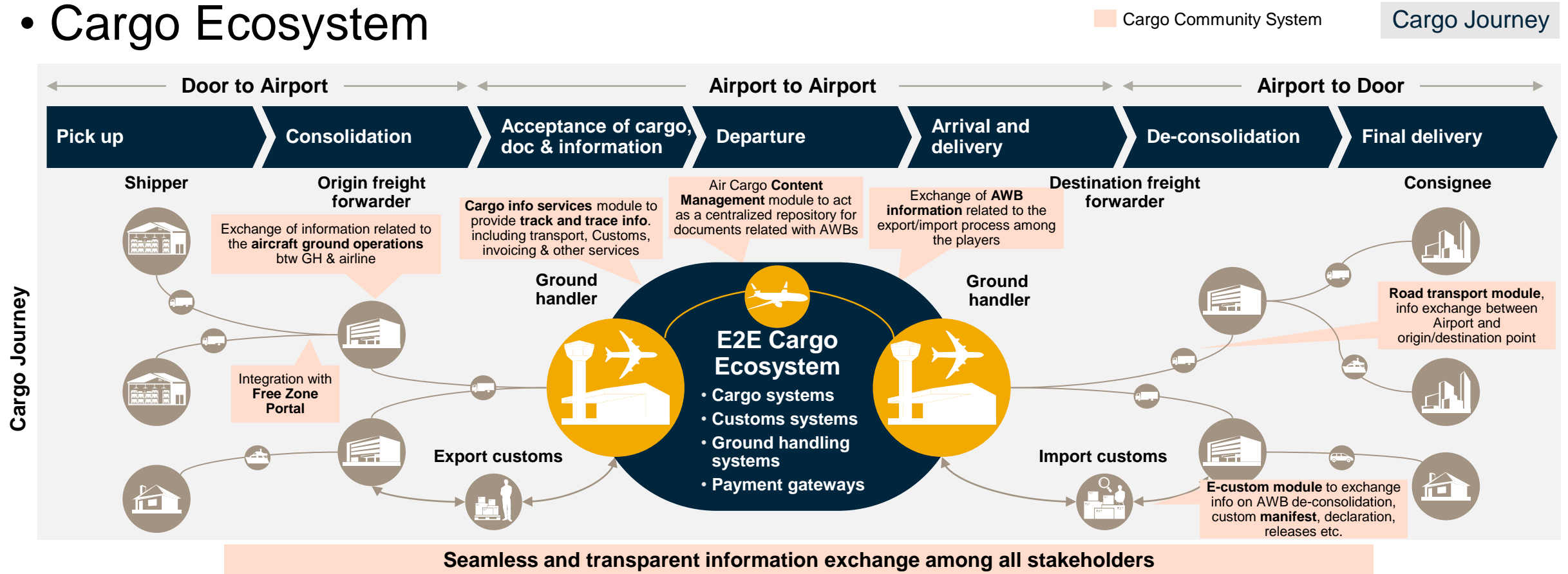


OTHER INVESTMENT OPPORTUNITIES (Operational Excellence)



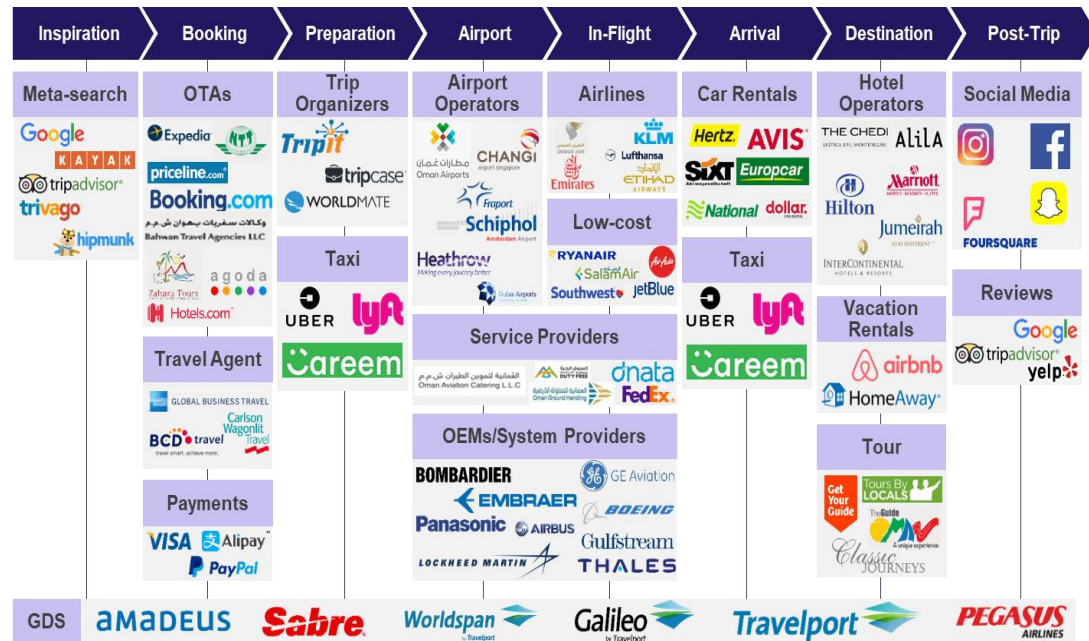
OTHER INVESTMENT OPPORTUNITIES (Cargo Community System)

• Cargo Ecosystem

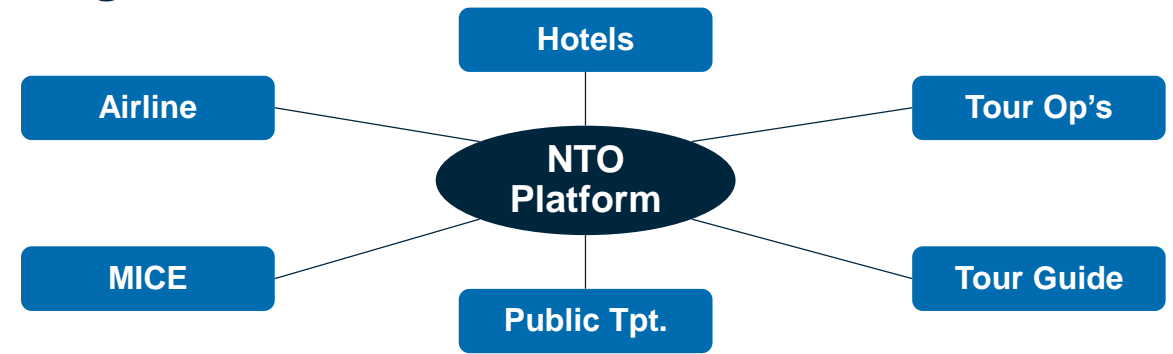


OTHER INVESTMENT OPPORTUNITIES (National Travel Operator)

Aviation, Travel and Tourism ecosystem



Target NTO Model



- **Integrated Digital Platform** to support National Travel Operator
- **Seamless digital customer experience** for end customers (booking, payments, VISA support, etc.)
- **Comprehensive offering** including inbound & outbound services, **loyalty and data analytics**
- **Data monetization** leveraging **sector data sharing** and **analytics-enabled services**

Thank you