

Investor Presentation



Project Overview

What is Khazaen?

- Khazaen is an integrated economic city being developed **over 51.6 million sqm** (Zone A) land located in Barka, Sultanate of Oman.
- The Project is the **first Economic Zone and Free zone** to be structured **Public-Private-Partnership (PPP)**
- The Government is represented by **ASYAD (fully government owned)** has signed a **usufruct and development agreement** with **Oman Investment Corporation SAOC** (a privately held company)

Khazaen Vision

To develop a **financially viable world-class integrated economic city** with a focus on **enhancing Oman's economy and the well-being**



Project - Strategic Location



Strategically Located in the Most Densely Populated Part of Oman:

- Sohar Port (156km, 2 hours drive)
- Suwaiq Port (52km, 35 minutes drive)
- Muscat Airport (50km, 30 minutes drive)
- Muscat City (50km, 30 minutes drive).

Direct Access to Major Roadways with Connectivity to the UAE and Saudi Arabia:

- Khazaen's strategic location on the Muscat Expressway provides it with the best road connectivity to highways throughout Oman, to the UAE, as well as to Saudi Arabia.



Muscat Growth Corridor:

- Khazaen city is strategically well positioned within the main growth corridor of Muscat and will be a prime location in the heart of Oman in the future.

Access to All Modes of Transportation:

- The city is located in the center of a logistics network with access to Muscat Airport, Sohar Port and with a direct connection to a planned future railway, making it ideal for a multi-modal transportation hub and integrated economic city.



Scale Analysis



MUSCAT, OMAN



SOHAR, OMAN



DUQM, OMAN



KIZAD, UAE



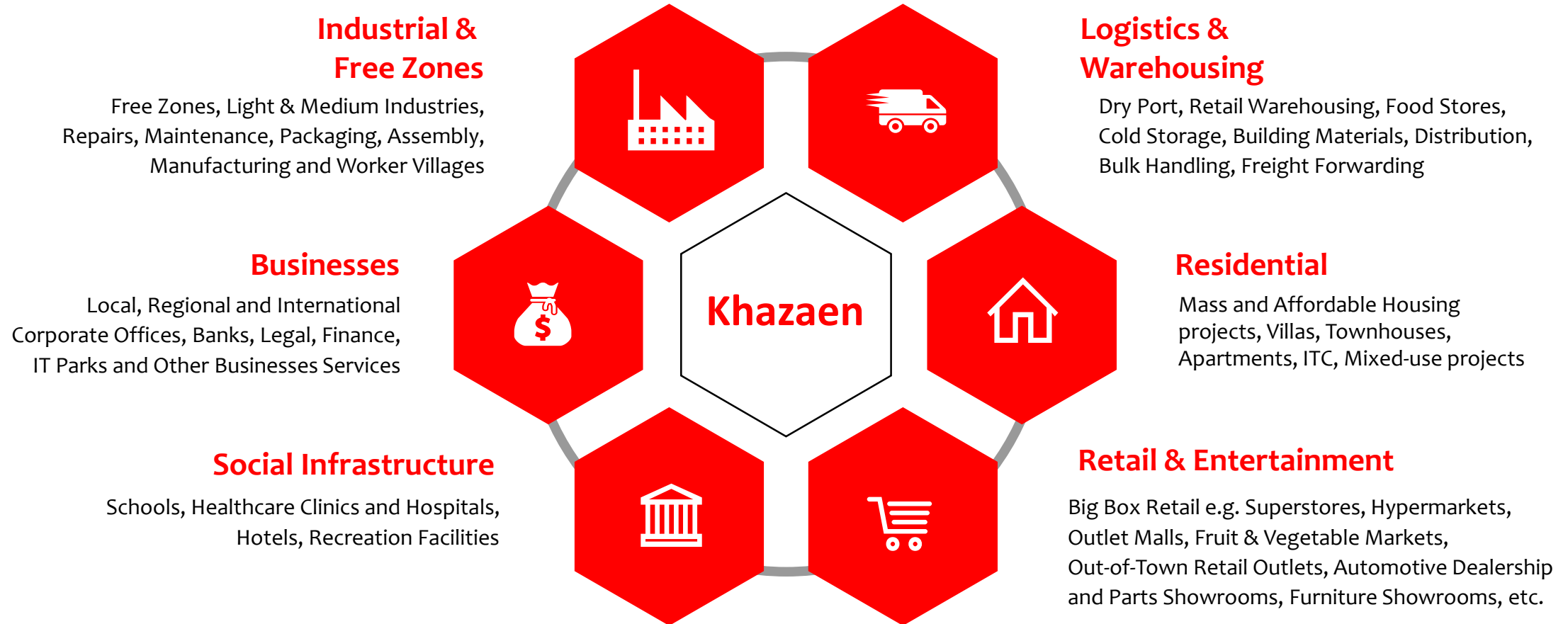
JEBEL ALI FREE TRADE ZONE, UAE



KING ABDULLAH ECONOMIC CITY, KSA



Development Overview - An Integrated Economic City



Khazaen will partner with best-in-class sub-developers and anchor tenants for each Khazaen cluster.



Khazaen – A Project of National Importance

1 National Project

- ▶ Successful delivery of Khazaen, as the **first PPP** and a project of national importance, is critical
- ▶ Khazaen project will enhance economic growth, contribution to Oman's GDP, logistics and industrial development in Oman

2 Support to the Government initiatives

- ▶ Provide **private sector funding** for Khazaen – the first major economic development zone directly connected to Muscat
- ▶ Enables several Government supported projects like central fruits & vegetable market and auto market
- ▶ Enables the Government relocation initiatives such as Ghala and Wadi Kabir

6 Job creation

- ▶ Khazaen will **create more than 150,000 jobs** over the long term with focus on maximum employment of the Omani workforce

5 Building national capacity and capabilities

- ▶ KEC as Oman based Private Sector Developer will **develop skills by training Omani employees and build national capability and capacity** to deliver large scale development projects in Oman and internationally

4 Maximize private sector participation

- ▶ Khazaen will maximize Oman's private sector participation in the nation's development in line with **Tanfeedh's** objective of having conventional Government's capital expenditure financed and executed by the private sector

3 In-country value (ICV)

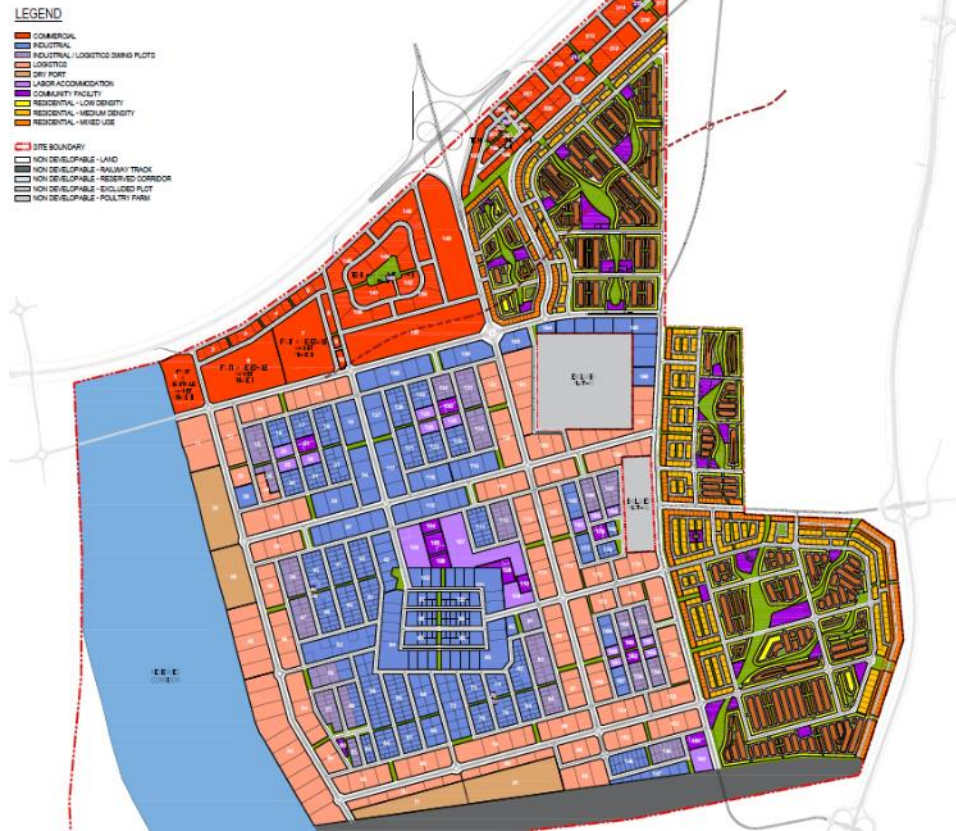
- ▶ Attract significant **foreign investments** in Oman
- ▶ Create opportunities for **SMEs and local investors**
- ▶ Maximise **expenditure on Omani goods and services**

KEC will achieve the Government of Oman's national development objectives through successful realization of the Khazaen Project with support of Asyad and Tanfeedh



Master Plan

KEC - Concept Master Plan



Khazaen's master plan provides flexibility of overall land use mix, plot sizing, phasing and ownership (Leasehold/Freehold/Integrated Tourism Complex) to provide an attractive offering to developers, investors, and tenants in Khazaen

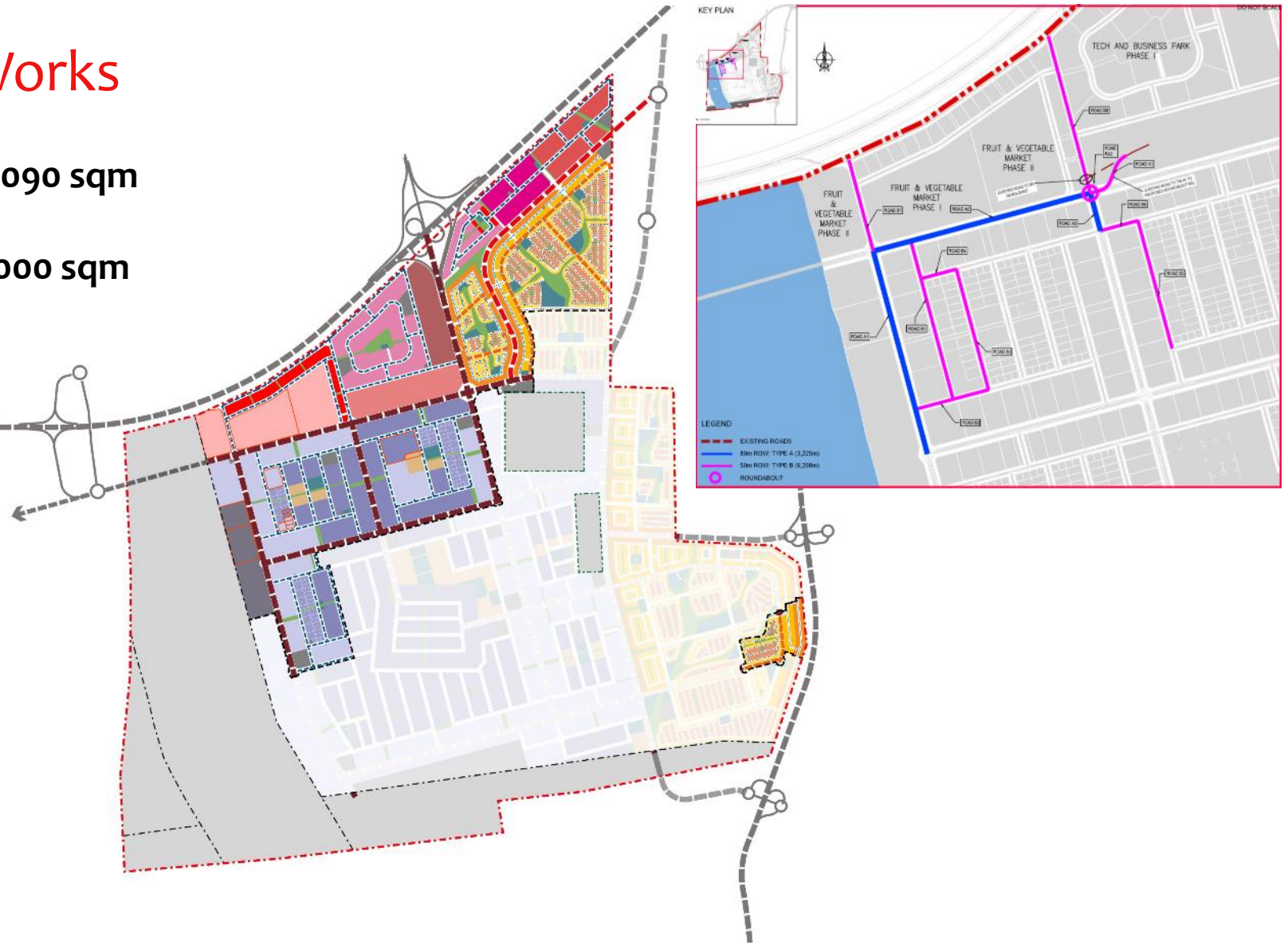


Phase 1 Infrastructure Works

Phase 1 Total Area: 16,199,090 sqm

Leasable Area Opened: 3,200,000 sqm

- 10Km of road networks.
- 15 Km of Water Drainage networks.
- Construction of water distribution network pipelines and storage reservoir.
- 20 km of Potable water network.
- 5,000 cubic meters capacity.
- Construction of a Dyke of 6,700 m long.
- Dyke Height average between 1 m to 2.5 m.



Phase 1 Infrastructure



- CONTRACT:**

Construction of Infrastructure Works and Flood Protection Dyke at Khazaen Economic City (KEC)



CONTRACTOR: Galfar

CONTRACT VALUE: OMR 9,202,091

DURATION: 8 months



Khazaen is “Ready for Business”

A successful year of 2019 with the signing of **420,000 sqm** of leases to tenants and a potential pipeline of more than **1 million sqm**















Thank you



Al Thabat Building
Airport Heights, PO Box 299
PC 134, Muscat, Oman
CR 1314417

+968 2411 5200
+968 2451 1484

www.khazaen.om