



وزارة التجارة والصناعة وترويج الاستثمار
Ministry of Commerce, Industry and
Investment Promotion







CLUB MED MUSANDAM



WHY OMAN

Capital: Muscat City
Population: ~ 5.4 Mn
GDP per capita: 7.8K OMR

-  100% Ownership
-  30 Years Tax Exemption
-  No minimum capital
-  Long Usufruct agreement

-  Up to 10 Years Investor Residency
-  4th globally in quality of life index
-  Market Access
-  Free Trade Agreements with:
USA, Singapore, South Korea &
European Union





MOODY'S
Baa3
Stable outlook

**STANDARD
& POOR'S**
BBB-
Stable

Fitch Ratings
BB+
Stable outlook

OMAN IS A FUTURE- FOCUSED MARKET UNLOCKING THE GULF'S NEXT INVESTMENT FRONTIER IN TOURISM

27 Bn OMR
Q3 2023
Oman's FDI

2.8 Mn OMR
2024
Inbound tourism leisure arrivals

2K OMR
2024
Tourism leisure spending per arrival

14 Mn
by 2040
Room nights

11+ Mn
by 2040
International tourists

12 Bn OMR
by 2040
Investments in tourism

MUSANDAM IS EMERGING AS A PRIME DESTINATION FOR ADVENTURE SEEKERS, DRIVEN BY ITS RISING TOURISM APPEAL

Strategic location & connectivity

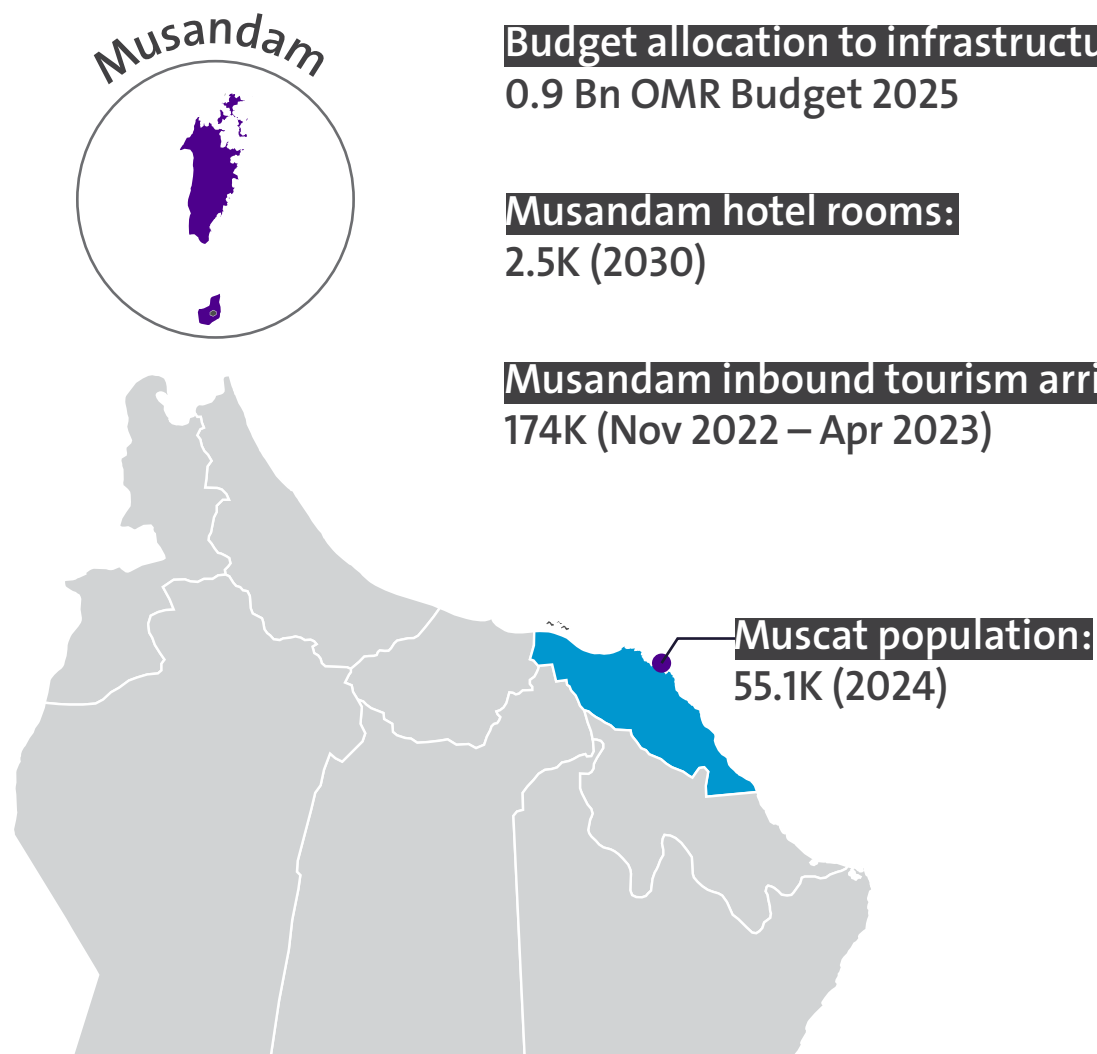
Musandam's proximity to the UAE, paired with direct air and sea access, makes it a high-potential hub for short-stay travelers and cross-border tourism, seamlessly linking to Oman's key cities

Unmatched natural landscape

Home to dramatic fjords, pristine waters, and rich marine life, Musandam's "Norway of Arabia" landscape offers an unspoiled backdrop for nature-based activities and unforgettable outdoor escapes

Adventure tourism potential

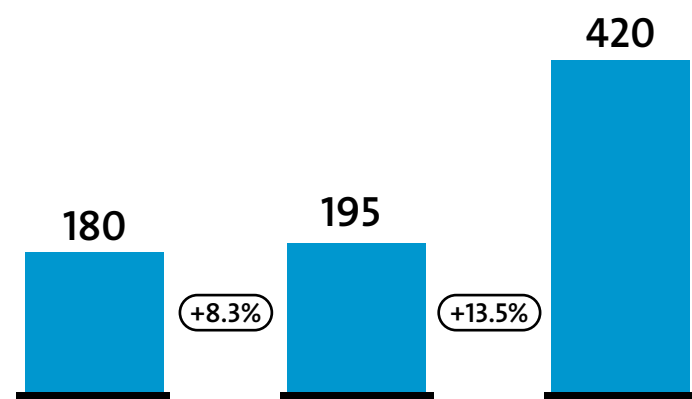
Backed by Oman Vision 2040, Musandam is primed for growth with infrastructure investments in marinas, dive hubs, and adventure parks that elevate visitor experiences and drive destination appeal



Oman is experiencing a growing trending luxury resort tourism

Driven by rising population, increasing leisure spending and rapidly evolving tourism sector

Oman Luxury Resorts Market Size (OMR million)



GROWING DEMAND FOR LUXURY HOSPITALITY

+8% CAGR 24-'30 Increase in international tourist arrivals and premium travel demand

+10% CAGR 24-'30 Growing preference for integrated, hassle-free luxury stays



INCREASING SPENDING POWER

+2.7% CAGR 24-'30

Increase in L&R spending per capita

OMR c. 313 by 2030

Inbound spending per arrival

TOURISM DEVELOPMENT

1.3 Mn by 2030 Tourism leisure arrivals

+10.4% CAGR 24-'30

Rise in the number of hotel rooms

250k p.a. by 2028 Musandam airport capacity

Club Med Musandam unlocks a world-class luxury resort experience within a breathtaking coastal landscape, offering an exclusive all-inclusive escape in one of Oman's most pristine destinations

A premium investment opportunity to co-invest with OMRAN in developing the first Club Med Exclusive Collection Resort in the Middle East. The project will feature approximately 300 keys and offer a luxury all-inclusive experience targeting high-end international tourists, leveraging Musandam's unique natural landscape.

Located in Khasab, Musandam

Open: Year – round 3

Land size: 215,425 Sqm

Prime Waterfront Location
600m private sandy beach in one of Musandam's rare

Multi-Modal Access
Connected via airport routes + short 7–8 min boat transfer

Regional Accessibility
Accessible from Dubai, Muscat & Ras Al Khaimah

Panoramic Natural Setting
Stunning views of mountains and sea with elevated terrain

Project Size

OMR 41,650,306 (USD 108.18 million)

Project Keys

300 keys

Target Return

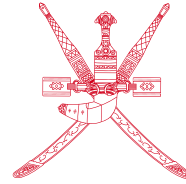
Project IRR: 12.1%

Equity IRR: 16.3%

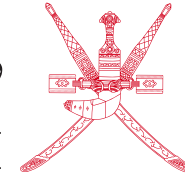
Stakeholder's interaction and incentives



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The investor must prepare their own feasibility study. Any data or information provided is for guidance only, and the recipient understands that such data or information may become outdated or inaccurate. It does not constitute a commitment or guarantee of profit.