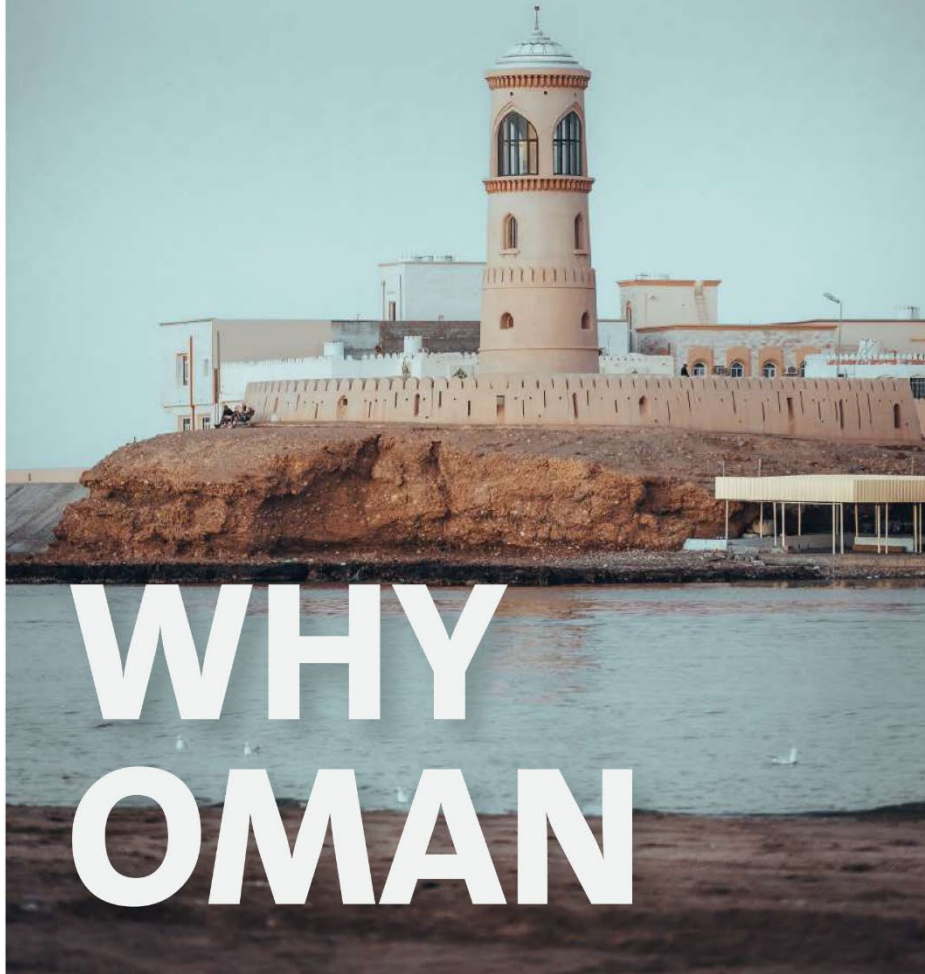










# Aviation Gate







-  100% Ownership
-  No minimum capital
-  Long Usufruct agreement
-  4th globally in quality of life index
-  Market Access
-  Free Trade Agreements with:  
USA, Singapore, South Korea &  
European Union

## Proposed Incentives for Investors



Competitive land prices and long-term lease contracts of up to 25 years.

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Multi-use land options suitable for logistics, commercial, tourism projects, and other supporting developments.

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Rent exemption for up to the first two years, depending on the nature and type of the project.

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All technical approvals and internal permits are issued directly by Oman Airports.

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Strategic Location in the heart of the capital, directly connected to major highways:  
Sultan Qaboos Street  
18 November Street

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Presence of an air cargo terminal within the airport, which reduces shipping costs and accelerates the movement of imports and exports from Oman to targeted international markets via air routes.

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Various land plot sizes starting from 5,000 sqm, expandable based on the project's requirements and nature of operations at the airport.

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**MOODY'S**

**Baa3**

Stable outlook

**STANDARD  
& POOR'S**

**BBB-  
Stable**

**FitchRatings**

**BB+**

Stable outlook

## Aviation Sector Overview

2% increase in passengers at Muscat International Airport between 2023 and 2024.

## Market Attractiveness

**Global Market 13.4%**  
CAGR (2024-2031)

**\$214.4 billion**  
Global market size value in 2025

**Active governments in the aviation sector markets**



**Key market players in the aviation sector**



## Overview Opportunity

### Description

Aviation Gate, part of Muscat Airport City, is an open and welcoming destination for diverse types of projects — including aviation training center, private aviation, an aviation museum, a planetarium, luxury hotels, wellness center, and premium retail. The Gate also welcomes any new and creative ideas that contribute to enhancing and expanding this dynamic development.

### Rationale

The strategic location of Aviation Gate, featuring world-class infrastructure, proximity to the airport that helps reduce logistics costs, and close access to strong passenger traffic, makes Muscat Airport City an ideal destination for global investment.

### Types

Aviation Sector



### Key indicators

Total Investment Value: 190,000,000 OMR

Land Availability: 210,313 m<sup>2</sup>



## AVIATION GATE



## Demand Analysis





## Stakeholder's interaction and incentives



مطارات عُمان  
Oman Airports





**Our Website and the  
Opportunities Map**

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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.

على المستثمر اعداد دراسة الجدوى الخاصة به، ويكون تلقي البيانات والمعلومات المطلوبة على سبيل الاسترشاد، و يتفهم المتلقي أن هذه البيانات أو المعلومات قد تصبح قديمة أو غير دقيقة، و لا تعد تعهدا أو ضمانا لتحقيق الربح.