

ALALI BUSINESS CENTRE

# CoWork

A premium managed office and coworking facility in Muscat, Sultanate of Oman. Designed for entrepreneurs, SMEs, and corporate teams.

19

RENTABLE UNITS

35K

OMR INVESTMENT

33

MONTHS PAYBACK

## Muscat's Untapped Workspace Market

Oman's economy is undergoing a major shift toward entrepreneurship and private sector growth. The demand for flexible, professional workspace in Muscat is large — and almost entirely unmet.

**5,000+**

FREELANCERS IN MUSCAT

Growing 20% year-on-year

**3,500+**

REGISTERED STARTUPS

Riyada & OCCI registered

**8,000+**

ACTIVE SMES

Sultanate of Oman

**<1%**

FLEXIBLE OFFICE STOCK

Of total Muscat office supply

### WHY NOW — MARKET GAP

Modern coworking options in Muscat	<b>Very Limited</b>
Avg lease commitment required elsewhere	<b>1–3 Years</b>
GCC coworking market CAGR (2023–2028)	<b>~18%</b>
Alali Business Centre target occupancy (Yr 1)	<b>80–90%</b>



**Oman Vision 2040** actively promotes entrepreneurship, SME growth, and economic diversification — creating a strong, government-backed tailwind for flexible workspaces like Alali Business Centre.

## Alali Business Centre

A fully managed, premium coworking facility in the heart of Muscat. Designed to serve freelancers, startups, and established businesses who need flexible, professional workspace without the burden of long-term leases or setup costs.

### 📍 LOCATION

Prime Muscat location with easy access for professionals and businesses across the capital.

### 🏢 SPACE

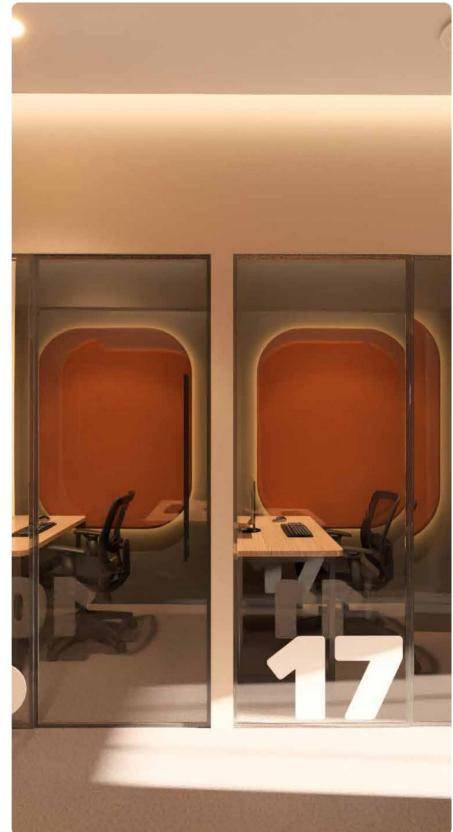
19 rentable units across private offices and shared spaces, fully fitted and furnished.

### ⚙️ MANAGEMENT

Fully managed by Alali Investment — operations, maintenance, and tenant relations handled end-to-end.

### 📈 RETURNS

Attractive ROI with payback period as low as 33 months at full occupancy.



## Alali vs. The Market

Muscat has limited coworking options — most are outdated, expensive, or require long commitments. Alali Business Centre offers a fully fitted, managed alternative at a competitive price.

Operator	Private Offices	Meeting Room	Fully Managed	Flexible Terms	Modern Fit-Out	Est. Price
<b>Regus</b> Wattayah / Mawaleh	✓	✓	✓	✗	~	250–400 OMR
<b>Al Rud'ha</b> MQ	✓	✓	~	~	~	200–300 OMR
<b>New Work</b> Avenues Mall	✓	✓	✓	~	✓	220–350 OMR
<b>WeMeet</b> Mall of Oman	✗	✓	~	✓	✓	Hourly only
 OUR PROJECT	✓	✓	✓	✓	✓	150–220 OMR

OUR PRICE ADVANTAGE

**30–45% below Regus**

MANAGED + FLEXIBLE

**Only operator offering both**

FIT-OUT STANDARD

**Brand new — KUN design**

LOCATION

**Al Hail, Muscat**

## Space Layout & Pricing

Unit Type	Qty	Monthly Rate	Max Revenue
Private Office	18	150 OMR	<b>2,700 OMR</b>
Premium Office Suite	1	220 OMR	<b>220 OMR</b>
Shared Meeting Room	1	50 OMR	<b>50 OMR</b>
<b>Total Maximum Monthly Revenue</b>			<b>2,970 OMR</b>

### INCLUDED AMENITIES

✓ High-Speed Internet	✓ Reception & Security	✓ Pantry & Coffee	✓ Print Station
✓ CCTV & Access Control	✓ AC & Maintenance	✓ Cleaning Service	✓ Meeting Room Access

### BUSINESS CENTRE FLOOR PLAN





## Financial Projections

CONSERVATIVE	★ MODERATE	OPTIMISTIC	
<b>80%</b>	<b>90%</b>	<b>100%</b>	
14 offices rented	16 offices rented	All units rented	
Revenue	<b>2,370 OMR</b>	Revenue	<b>2,670 OMR</b>
Expenses	<b>1,650 OMR</b>	Expenses	<b>1,650 OMR</b>
Net Profit	<b>720 OMR/mo</b>	Net Profit	<b>1,020 OMR/mo</b>
Payback	<b>~49 months</b>	Payback	<b>~34 months</b>

### MONTHLY PROFIT BY OCCUPANCY



### CUMULATIVE RETURNS — 5 YEAR PROJECTION (90% OCCUPANCY)

Period	Monthly Profit	Annual Profit	Cumulative Return	Investment Recovery
Year 1	1,020 OMR	12,240 OMR	12,240 OMR	35%
Year 2	1,020 OMR	12,240 OMR	24,480 OMR	70%
Year 2.9 ★	1,020 OMR	—	<b>~35,000 OMR</b>	<b>100% ✓</b>
Year 3	1,020 OMR	12,240 OMR	36,720 OMR	105%
Year 4	1,020 OMR	12,240 OMR	48,960 OMR	140%
Year 5	1,020 OMR	12,240 OMR	61,200 OMR	175%

BREAK-EVEN POINT

**10 Offices Rented**

MINIMUM OCCUPANCY REQUIRED

**56%**

## How the 35,000 OMR Will Be Used



### Construction & Fit-Out

Partitions, flooring, ceiling, electrical, plumbing, painting, and all civil works per BOQ.  
Contractor: Blue Roots LLC (KUN).

**20,000 OMR**



### Furniture & Equipment

Office desks, chairs, storage units, meeting room furniture, reception furniture, and common area furnishings.

**8,000 OMR**



### Technology & Services

High-speed internet setup, CCTV, access control, AV for meeting room, and booking/billing system.

**4,000 OMR**



### Working Capital & Launch

3-month operational runway, marketing & launch campaign, licenses, and contingency buffer.

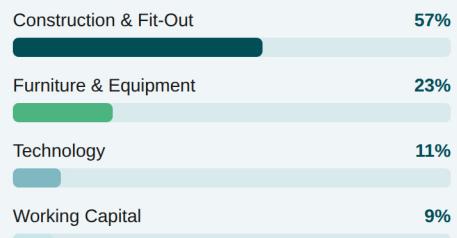
**3,000 OMR**

TOTAL INVESTMENT

**35,000**

OMR — one-time capital

### ALLOCATION BREAKDOWN



BUILD TIMELINE

**12 Weeks**

Mar 8 – May 25, 2026

## Risks & Mitigations

Every investment carries risk. We have identified the key risks for this project and have clear mitigation strategies in place for each.

### Low Occupancy in First 6 Months

MEDIUM

Below 60% occupancy in the early period may reduce initial returns and delay payback timeline.

→ **Mitigation:** Pre-launch tenant outreach, introductory pricing for first 6 months, Alali's existing business network accelerates early sign-ups.

### New Competition Entering Market

LOW

New coworking operators may enter the Muscat market as demand grows.

→ **Mitigation:** First-mover advantage, brand-new KUN fit-out, price positioning 30–45% below Regus. Established tenants create retention moat.

### Construction Delays or Cost Overruns

LOW

Fitout timeline or budget may be impacted by supply chain or contractor issues.

→ **Mitigation:** Signed contract with Blue Roots LLC (KUN). Fixed BOQ at 48,701 OMR. 12-week timeline with phased payment schedule protecting client.

### Economic Slowdown

LOW

A broader economic downturn could reduce demand for office space.

→ **Mitigation:** Coworking benefits during downturns as companies downsize from large offices. Flexible month-to-month model captures cost-conscious businesses.

### Regulatory or Licensing Changes

LOW

Changes to commercial licensing or shared workspace regulations.

→ **Mitigation:** Alali Investment SPC is a fully licensed entity with an established track record. Oman Vision 2040 actively supports flexible workspaces.

## Investment Overview

TOTAL INVESTMENT REQUIRED

**35,000 OMR**

Investor capital contribution

MONTHLY EXPENSES

**1,650 OMR**

Covered by operations revenue

FASTEST PAYBACK

**27 Months**

At 100% occupancy

### EQUITY STRUCTURE

Alali — 25%

Investors — 75%

Alali Investment retains 25% as operator & manager

75% distributed proportionally among investors

#### Investor Protection — Important Note

Please read carefully before investing

-  **Monthly losses are covered by Alali Investment.** If the business operates at a loss in any given month, the investor is NOT required to contribute additional funds. Alali Investment absorbs all operational shortfalls.
-  **Profits are shared** proportionally based on equity stake, once monthly revenue exceeds operational expenses.

### SEED INVESTOR TIERS — ENTRY OPTIONS

**5,000 OMR**

SEED — TIER 1

Equity	10.7%
At 90% occupancy	<b>~109 OMR/mo</b>
At 100% occupancy	<b>~141 OMR/mo</b>
Payback	<b>~46 months</b>

**10,000 OMR**

SEED — TIER 2

Equity	21.4%
At 90% occupancy	<b>~218 OMR/mo</b>
At 100% occupancy	<b>~283 OMR/mo</b>
Payback	<b>~46 months</b>

**15,000 OMR**

SEED — TIER 3

Equity	32.1%
At 90% occupancy	<b>~327 OMR/mo</b>
At 100% occupancy	<b>~424 OMR/mo</b>
Payback	<b>~46 months</b>

#### Zero Monthly Liability

Investor never pays for monthly losses — Alali covers all shortfalls.

#### Fully Managed

No day-to-day involvement required. Alali handles all operations.

#### Low Break-Even

Only 56% occupancy needed — achievable even in slow market conditions.

#### Growing Market

Oman's SME ecosystem is expanding, driving demand for flexible workspace.

#### Interested in Investing?

Contact Alali Investment to discuss terms and secure your stake.

GET IN TOUCH

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