



العلالي للاستثمار
Alali Investment

INVESTOR PROSPECTUS
February 2026

Business Centre · Feasibility Study

AlAli CoWork Business Centre

AlHail, Muscat · Sultanate of Oman

45K

OMR INVESTMENT

57

TOTAL WORKSPACES

108%

ANNUAL ROI @ 80%

11

MONTHS PAYBACK

Alali Investment SPC

Bousher, Muscat · Sultanate of Oman

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Executive Summary

AlAli CoWork Business Centre is a premium flexible workspace facility planned for AlHail, Muscat — one of Oman's fastest-growing commercial corridors. The centre delivers a curated mix of private offices and shared workspaces, targeting SMEs, startups, freelancers, and regional corporate teams who need a professional, flexible environment without the cost of a full-time lease.

The Opportunity

Oman's Vision 2040 and the rapid growth of the SME sector have generated strong demand for flexible, affordable office solutions. AlHail is a prime location with high commercial activity, limited premium cowork supply, and a growing professional community.

45,000

OMR

TOTAL INVESTMENT

6,750

OMR / month

FULL CAPACITY REVENUE

20%

Occupancy

BREAK-EVEN POINT

11

months

PAYBACK @ 80% OCC.

Financial Scenarios at a Glance

Scenario	Occupancy	Monthly Revenue	Net Profit	Payback Period	Annual ROI
Conservative	60%	4,050 OMR	2,700 OMR	17 months	72%
Moderate	80%	5,400 OMR	4,050 OMR	12 months	108%
Optimistic	100%	6,750 OMR	5,400 OMR	9 months	144%

Key Takeaway:

Even at conservative 60% occupancy the centre generates 2,700 OMR net profit every month — recovering the 45,000 OMR investment within 17 months. At 80%, payback shortens to just **11 months** with a first-year ROI of **108%**.



Private Offices

21 offices

150 OMR / office / month

Fully enclosed, lockable private offices. Ideal for SMEs, consultants, remote corporate teams, and established freelancers needing their own space.



Shared Offices

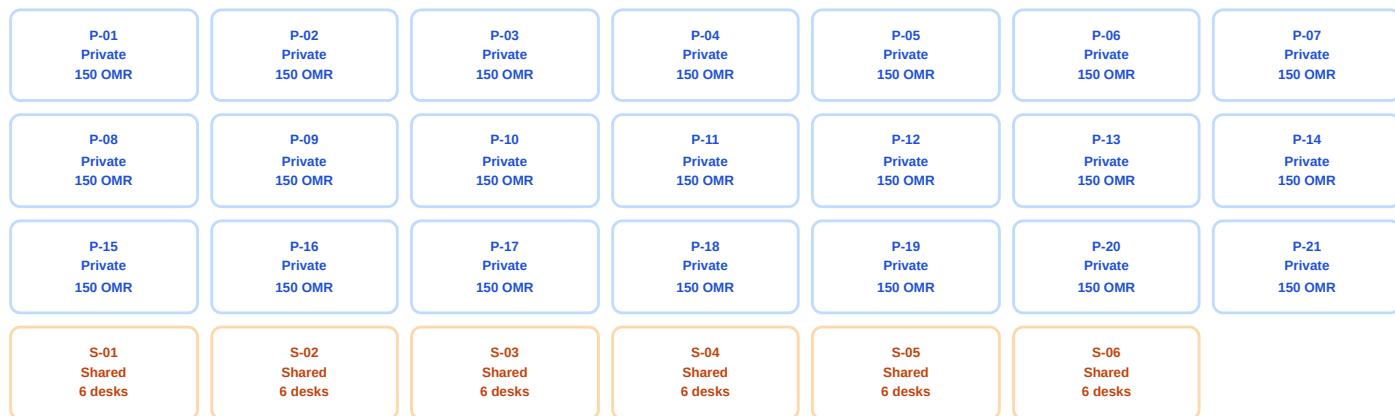
6 offices × 6 desks = 36 desks

100 OMR / desk / month

Collaborative shared offices with 6 desks each. Perfect for startups, freelancers, and professionals who value community and networking.

Floor Plan Overview

Private Office x21 (150 OMR/mo) Shared Office x6 (6 desks x 100 OMR/mo)

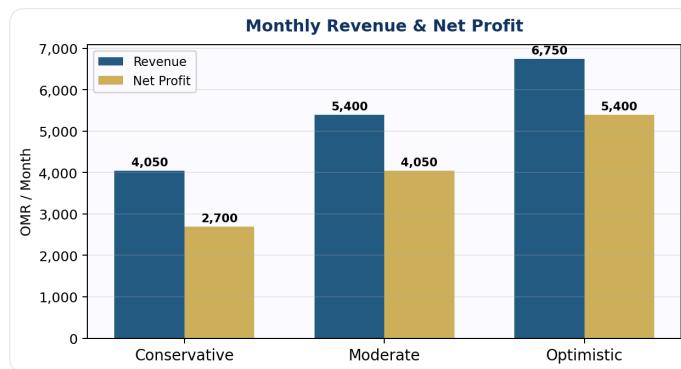


Revenue Summary

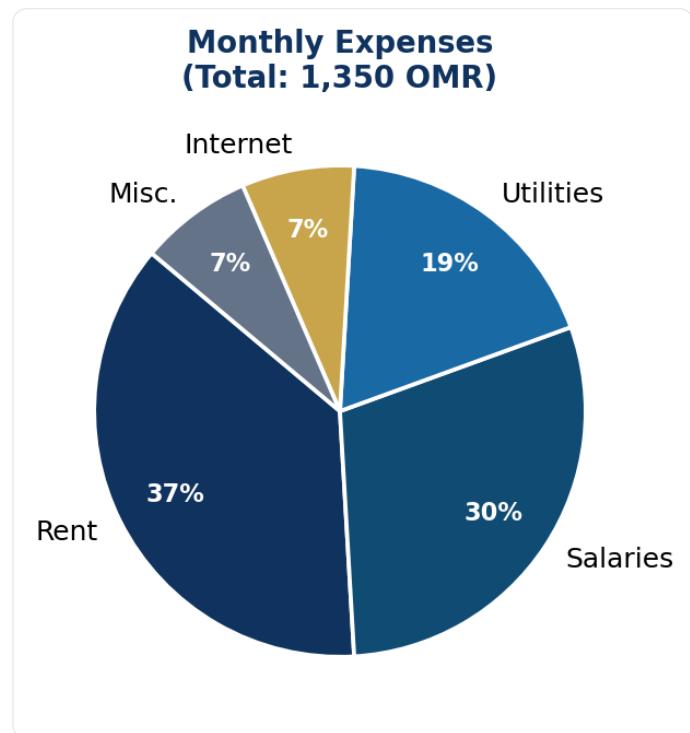
Type	Units	Capacity	Rate	Full Monthly Revenue
Private Offices	21 offices	21 tenants	150 OMR / office	3,150 OMR
Shared Offices	6 offices	36 desks	100 OMR / desk	3,600 OMR
Total at Full Occupancy				6,750 OMR / month

Financial Projections

Revenue & Profit by Scenario



Monthly Expenses Breakdown

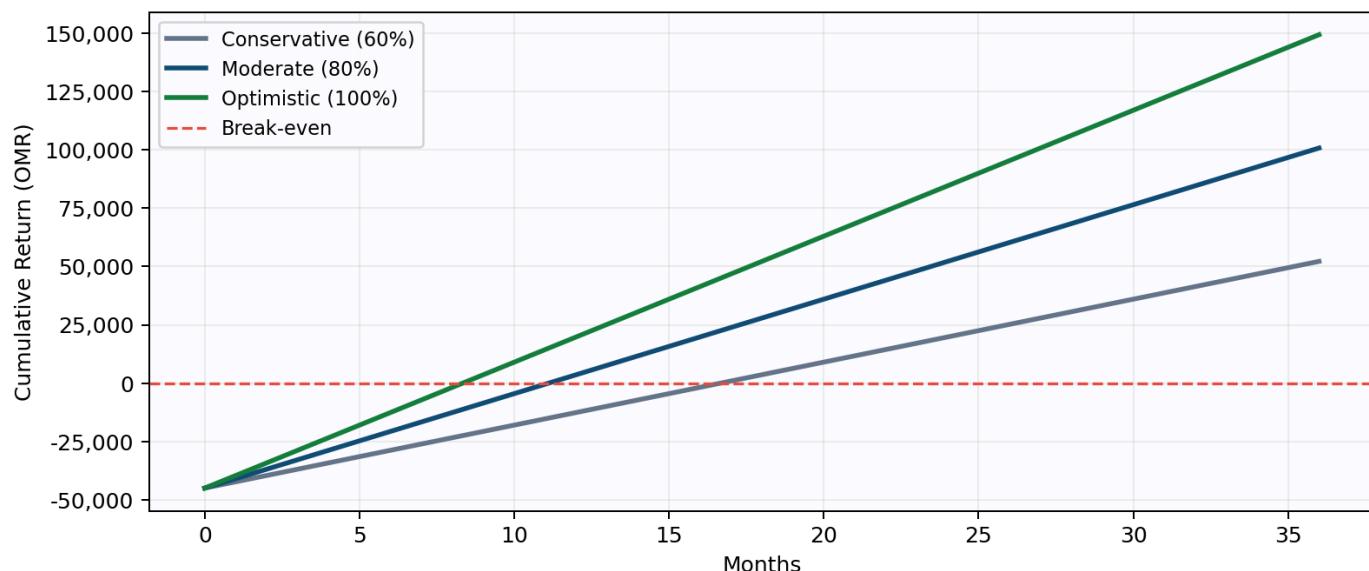


Monthly Operating Expenses — 1,350 OMR / Month

Item	Monthly (OMR)	Annual (OMR)	Share
Rent	500	6,000	37%
Salaries (Reception + Maintenance)	400	4,800	30%
Utilities (Electricity & Water)	250	3,000	19%
High-Speed Internet (Fibre)	100	1,200	7%
Miscellaneous & Maintenance	100	1,200	7%
Total	1,350	16,200	100%

Cumulative Return Over 36 Months

Investment Recovery Timeline



17

months payback

CONSERVATIVE · 60%

Revenue: 4,050 OMR/mo
Net Profit: 2,700 OMR/mo
Annual ROI: 72%

12

months payback

MODERATE · 80%

Revenue: 5,400 OMR/mo
Net Profit: 4,050 OMR/mo
Annual ROI: 108%

9

months payback

OPTIMISTIC · 100%

Revenue: 6,750 OMR/mo
Net Profit: 5,400 OMR/mo
Annual ROI: 144%

Break-even Analysis:

The centre reaches break-even at just **20% occupancy** — only 4–5 private offices need to be rented to cover all monthly expenses. This ultra-low threshold means the investment is protected even during the initial ramp-up phase.

Market Opportunity

- Oman Vision 2040 actively drives SME growth & entrepreneurship
- Rising demand for flexible workspaces across Muscat
- AlHail is one of Muscat's fastest-growing commercial corridors
- Limited premium coworking supply in the AlHail area
- Growing professional community & rising remote work culture
- Monthly contracts = predictable, recurring revenue stream

Competitive Advantages

- **Prime location** — AlHail high-traffic commercial zone
- **Dual offering** — private & shared for all budgets
- **Ultra-low break-even** — just 20% occupancy
- **Established operator** — Alali Investment SPC
- **Scalable model** — expandable to more floors/locations

5-Year Financial Outlook

Year	Occupancy	Annual Profit	Cumulative Net
Year 1	60%	32,400 OMR	-12,600 OMR
Year 2	75%	44,550 OMR	+31,950 OMR
Year 3	85%	52,650 OMR	+84,600 OMR
Year 4	90%	56,700 OMR	+141,300 OMR
Year 5	95%	60,750 OMR	+202,050 OMR

Risk Mitigation

- Two revenue streams reduce single-source dependency
- Monthly contracts limit long-term vacancy exposure
- Low overhead keeps operating costs predictable
- Break-even at 20% creates a wide safety margin
- Established commercial zone with proven demand

Partner With Us

Join Alali Investment SPC in building Oman's next-generation flexible workspace. A proven concept, conservative financials, and a prime Muscat location.

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