

ALALI BUSINESS CENTRE

CoWork Office Space

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

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

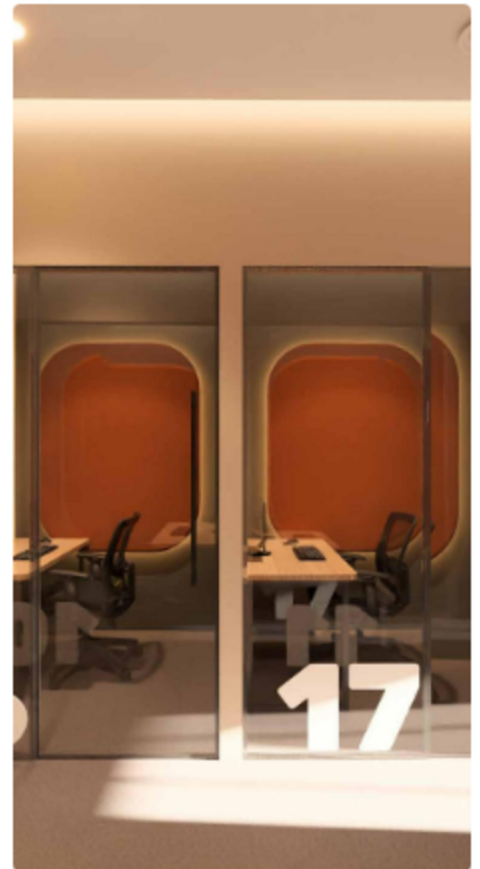
19 rentable units across private offices and shared spaces, fully fitted and furnished.

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.



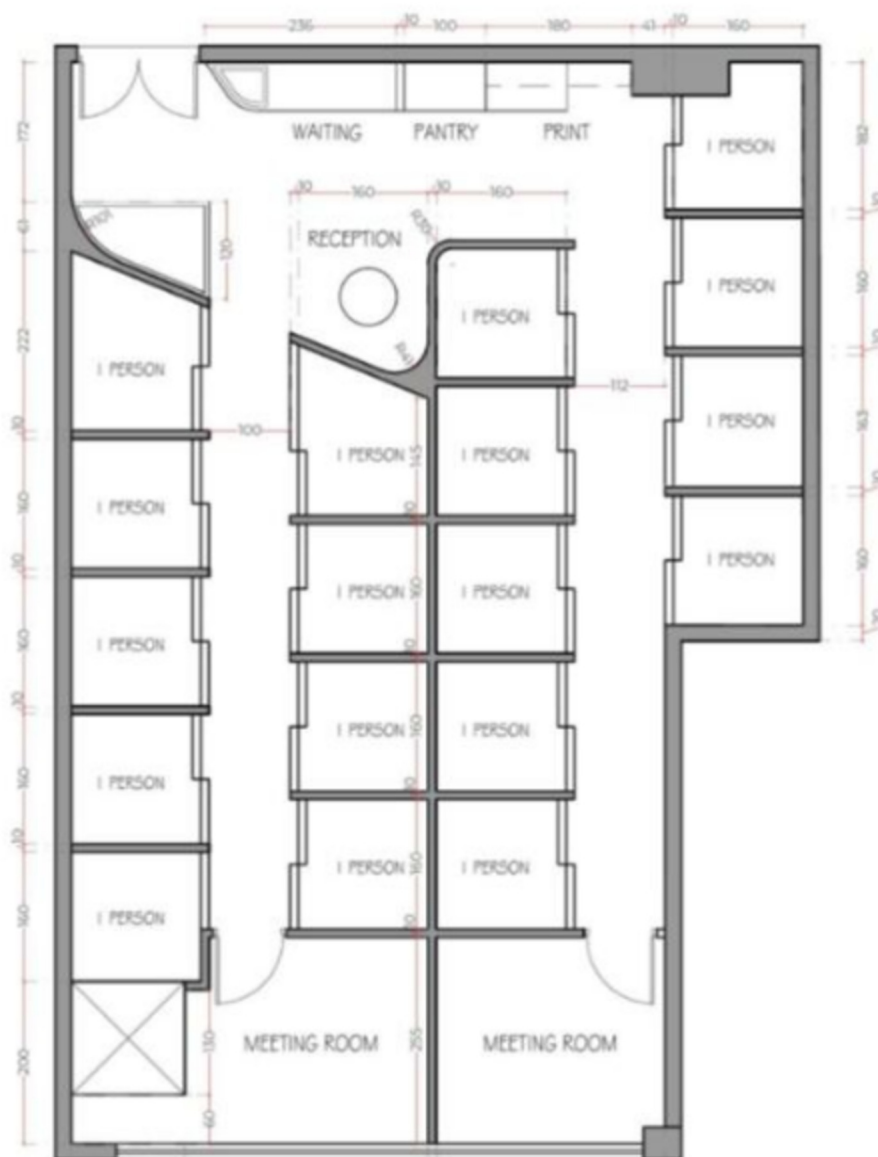
Space Layout & Pricing

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

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





Office Corridor



Private Offices



Office Pods



Collaborative Zone



Work Lounge



Pantry & Common Area

Financial Projections

CONSERVATIVE		★ MODERATE		OPTIMISTIC	
80%		90%		100%	
14 offices rented		16 offices rented		All units rented	
Revenue	2,370 OMR	Revenue	2,670 OMR	Revenue	2,970 OMR
Expenses	1,650 OMR	Expenses	1,650 OMR	Expenses	1,650 OMR
Net Profit	720 OMR/mo	Net Profit	1,020 OMR/mo	Net Profit	1,320 OMR/mo
Payback	~49 months	Payback	~34 months	Payback	~27 months

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	—	~35,000 OMR	100% ✓
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%

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	~109 OMR/mo
At 100% occupancy	~141 OMR/mo
Payback	~46 months

10,000 OMR

SEED — TIER 2

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

15,000 OMR

SEED — TIER 3

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

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

info@alali.om
+968 99532326