

# Wujha Group: Redefining the Living Experience of Oman

*Master planning Sustainable Communities. Unlocking Cross-Border Investment.*



## AN INTEGRATED DEVELOPMENT VISION ANCHORED IN INNOVATION

In just over a decade, Wujha Group has positioned itself as one of Oman's foremost real estate developers, delivering a diverse pipeline of residential, commercial, and mixed-use assets. With a forward-looking development model centered on sustainability, placemaking, and urban livability, Wujha is creating next-generation environments that seamlessly integrate global urban standards with Omani cultural identity.

From mid-rise housing clusters to Tier 1 commercial buildings, each project is designed with long-term value creation, asset performance, and investor returns in mind.

## LOCAL DEVELOPER. GLOBAL PERSPECTIVE.

Since its inception in 2010, Wujha has built a solid track record of delivery, tenant retention, and community engagement. With a keen focus on urban regeneration, ESG compliance, and smart infrastructure, the Group moves beyond traditional construction to create future-ready real estate ecosystems.

Under the leadership of CEO Ali Sultan Al Hashmi, Wujha aligns its strategic direction with Oman Vision 2040, reinforcing its role as a key private-sector contributor to the nation's urban and economic transformation.

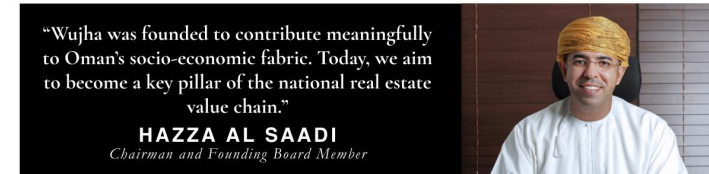
## FLAGSHIP ASSETS UNDER DEVELOPMENT

- **Uptown Muscat:** A multi-phase, mid-density residential development comprising units across its phases comprising Fully furnished apartment units, landscaped communal areas, and resident-focused amenities. Designed for lifestyle buyers and mid-income occupiers, the project supports Oman's growing demand for high-quality, affordable housing stock.
- **Central 7:** Oman's first Tier I smart commercial asset, designed to achieve LEED Gold Certification. Featuring coworking zones, energy-efficient MEP systems, and smart mobility integration, Central 7 caters to blue-chip tenants, startups, and multinational occupiers seeking sustainable workspace environments.

Both assets are structured to accommodate foreign direct investment (FDI) and offer freehold title and residency pathways, in line with Oman's evolving real estate framework—an increasingly attractive proposition akin to Golden Visa jurisdictions.

## MARKET ADVANTAGE: CEPA-ENABLED GROWTH

The proposed India-Oman Comprehensive Economic Partnership Agreement (CEPA)



is expected to be a catalyst for cost optimization and capital inflow. By reducing tariffs on core construction inputs (steel, MEP equipment, façade materials), CEPA could yield up to 10% reduction in development costs, significantly improving project IRRs.

The CEPA framework is forecast to mobilize \$3–5 billion in bilateral infrastructure investment over five years and create 75,000+ jobs across real estate, engineering, and construction verticals—solidifying Oman's role as a logistics and development hub for Indian developers.

## EXPANDING THE INDIA-OMAN REAL ESTATE CORRIDOR

Wujha is set to launch a permanent representative office in Mumbai, a strategic initiative to facilitate investment marketing, institutional engagement, and developer alliances. The Group is actively exploring

JV structures and co-development opportunities in India across smart urban housing and low-carbon infrastructure verticals.

## MUSCAT: A MARKET READY FOR INSTITUTIONAL CAPITAL

Oman's real estate fundamentals remain solid underpinned by political stability, rising tourism flows, and a strong pipeline of infrastructure spending. With over \$5.9 billion in committed investments across hospitality, transport, and urban redevelopment, Muscat offers attractive yields, low entry costs, and growing end-user demand.

Wujha's development expertise, regulatory insight, and CEPA-linked value chain makes it a preferred local partner for Indian developers seeking a scalable GCC market entry.

