



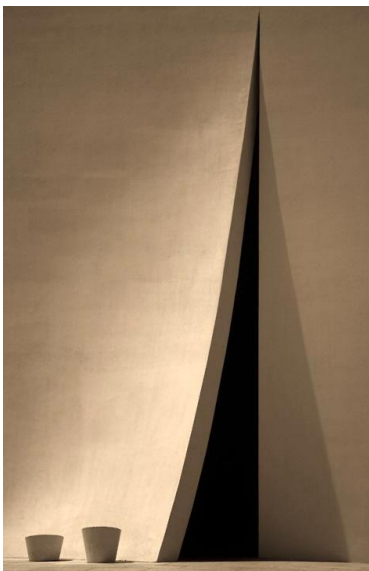
# ALMURJAN

M Traveler Cristal

Dammam,  
Saudi Arabia.  
March 2026

المرجان  
آفاق الرحالة





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# Urban Living

Taking urban to another dimension

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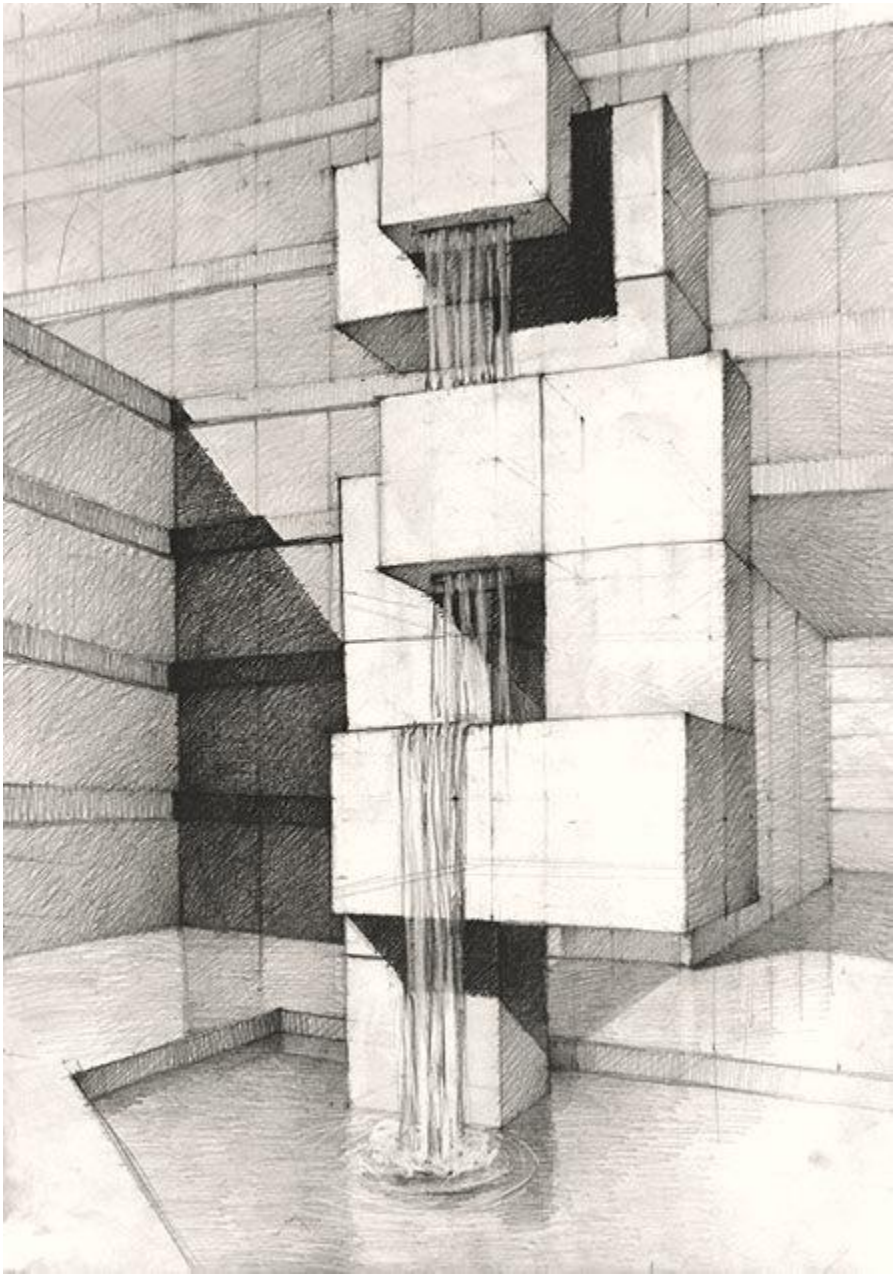
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Privately shared within

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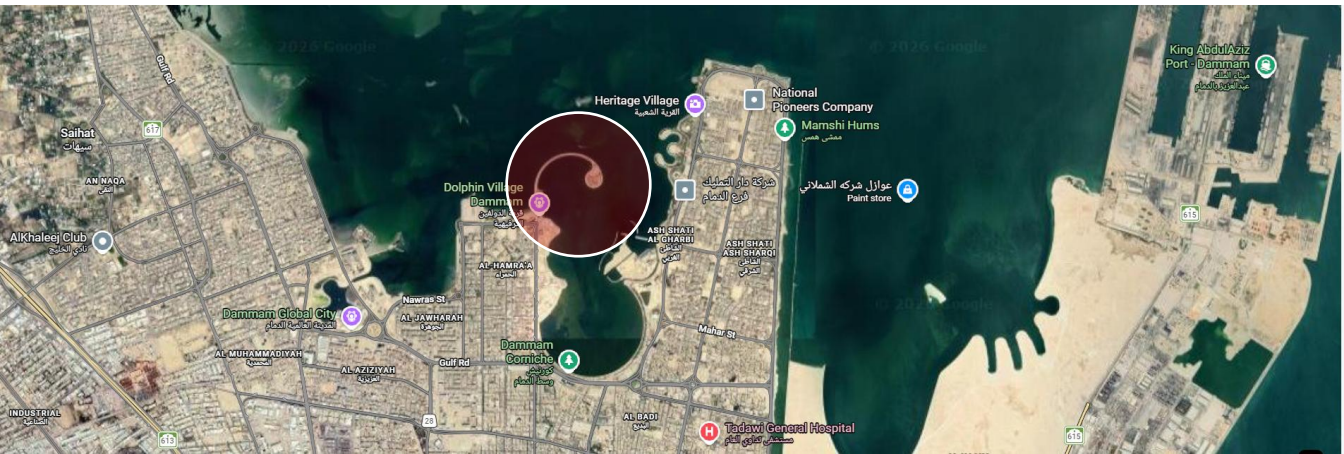
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# Location

Site Map and surrounding

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# Integrated

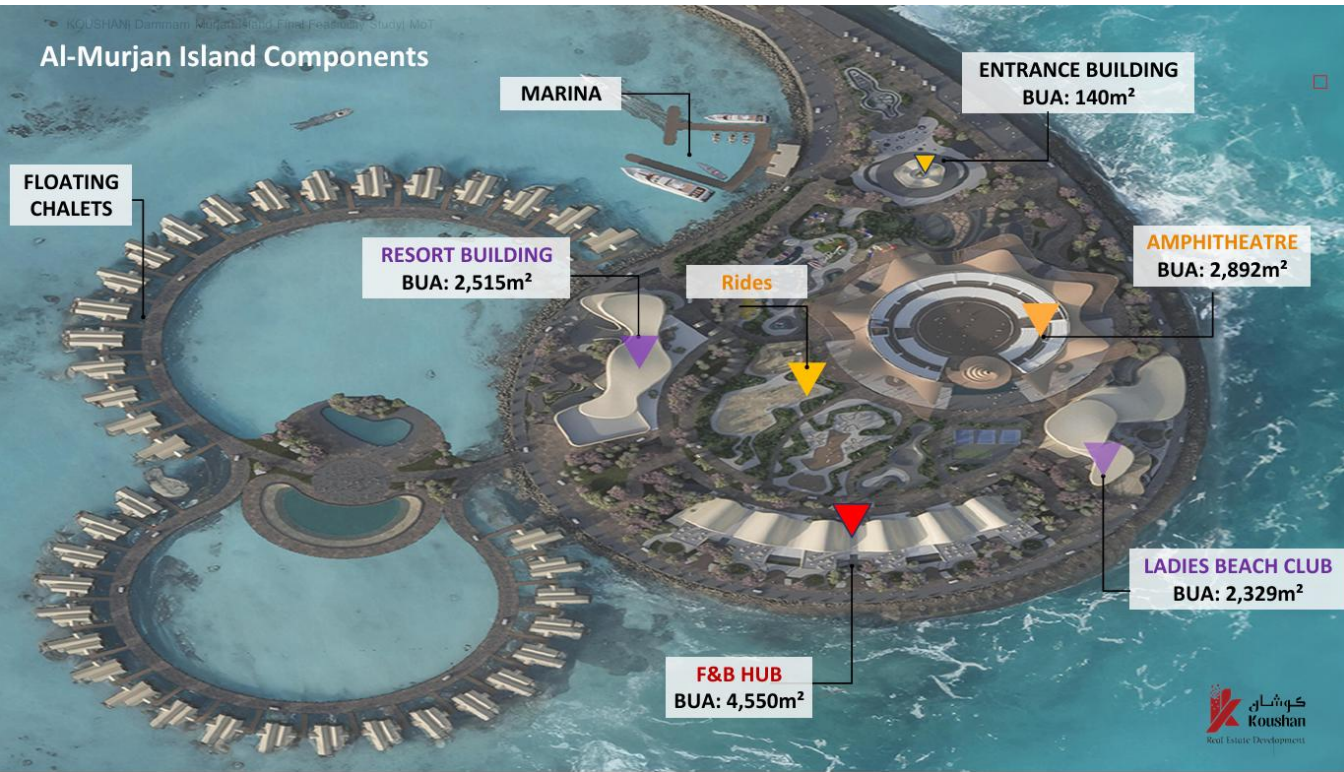
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KOUSHAN Damman Murjan Island Feasibility Study MoT  
**Al-Murjan Island Components**



# Authenticity

An art gallery from our roots

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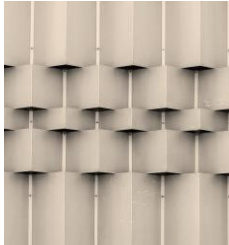
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# Sustainability

Material selection and  
lighting solutions

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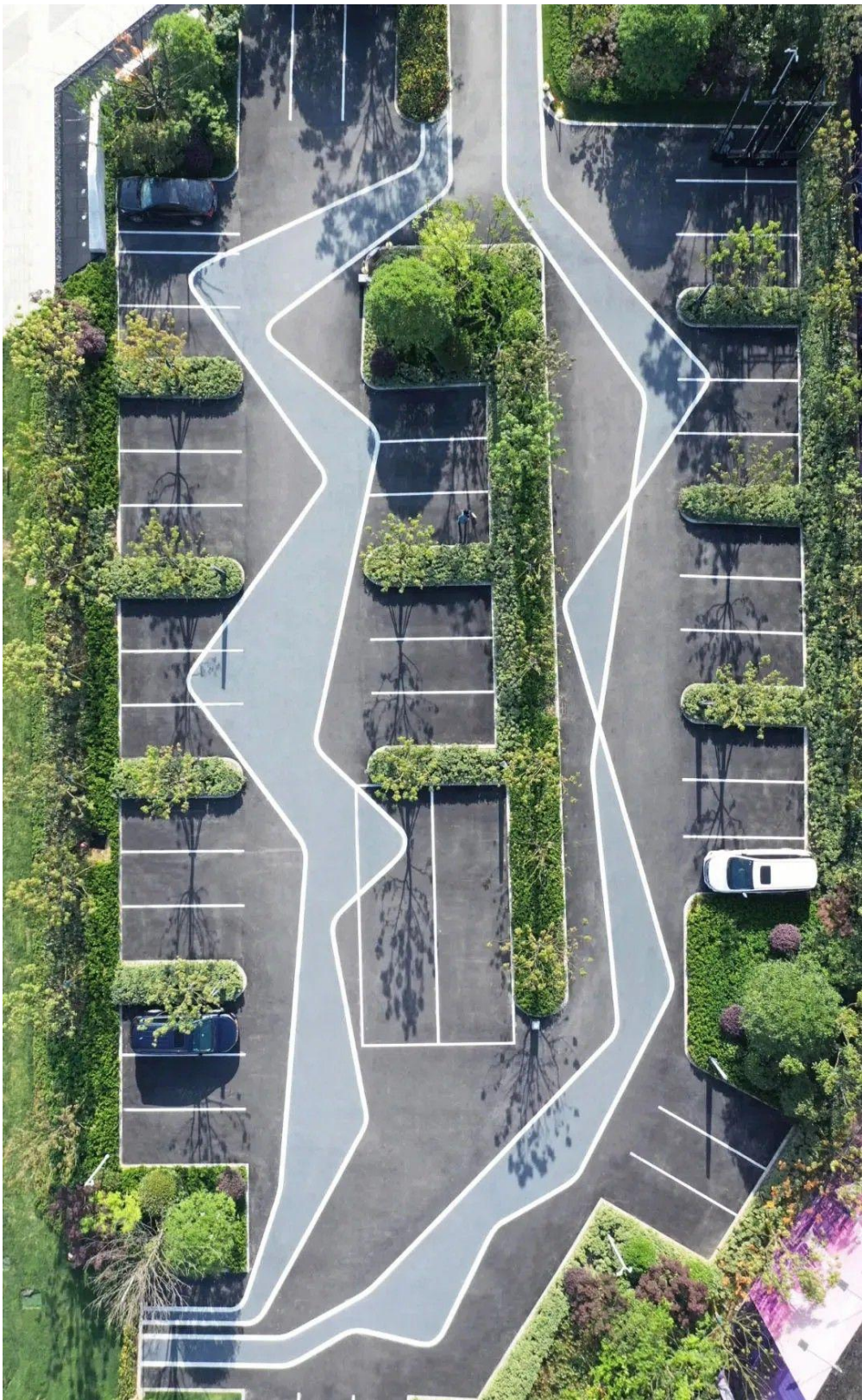
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|                                |                                                          |            |                    |                                                                                                                           |                   |
|--------------------------------|----------------------------------------------------------|------------|--------------------|---------------------------------------------------------------------------------------------------------------------------|-------------------|
| ALMURJAN                       |                                                          |            |                    | <div></div> <div>M &amp; BEYOND'</div> |                   |
| R1                             | 3/3/2026                                                 |            |                    |                                                                                                                           |                   |
| M&Beyond                       |                                                          |            |                    |                                                                                                                           |                   |
|                                |                                                          |            |                    |                                                                                                                           |                   |
| plot                           | AREA                                                     | 66000 m²   | Lease cost         | SAR 2,500,000                                                                                                             |                   |
|                                | SQM PRICE                                                | SAR 38     | VAT & COMM         | SAR 197,000                                                                                                               |                   |
|                                | 0.55 FAR                                                 | 36300 m²   | Foot Print         | 60%                                                                                                                       |                   |
| TOTAL                          |                                                          |            |                    | SAR                                                                                                                       | -                 |
| CONSTRUCTION                   |                                                          |            |                    |                                                                                                                           |                   |
| Item                           | Cost per SQM                                             | Total AREA | % of Total         | TOTAL                                                                                                                     |                   |
| Bungalow                       | SAR 6,400                                                | 6222 m²    | 9%                 | SAR                                                                                                                       | 39,820,800        |
| Resturent and Retail           | SAR 2,300                                                | 4600 m²    | 7%                 | SAR                                                                                                                       | 10,580,000        |
| Beach Club                     | SAR 4,200                                                | 4458 m²    | 7%                 | SAR                                                                                                                       | 18,723,600        |
| Amphitheater Weak              | SAR 2,100                                                | 7110 m²    | 11%                | SAR                                                                                                                       | 14,931,000        |
| Other income                   | SAR 2,000                                                | 720 m²     | 1%                 | SAR                                                                                                                       | 1,440,000         |
| Out door and parking           | SAR 1,200                                                | 42890 m²   | 65%                | SAR                                                                                                                       | 55,440,000        |
| Enabling & Permits Contingency | SAR 137                                                  | 0 m²       | 0%                 | SAR                                                                                                                       | 9,042,000         |
| TOTAL                          |                                                          | 66000 m²   | 100%               | SAR                                                                                                                       | 149,977,400       |
|                                |                                                          |            |                    |                                                                                                                           |                   |
| SOFT COST                      |                                                          |            |                    |                                                                                                                           |                   |
| Design & operation plan        |                                                          |            | 10.0%              | SAR                                                                                                                       | 14,997,740        |
|                                | Surveys & Urban Analysis                                 |            | 0.25%              | SAR                                                                                                                       | 374,944           |
|                                | Technical studies (Traffic, Environment, FM, Wayfinding) |            | 1.50%              | SAR                                                                                                                       | 2,249,661         |
|                                | Community design                                         |            | 4.50%              | SAR                                                                                                                       | 6,748,983         |
|                                | Architect of record                                      |            | 1.50%              | SAR                                                                                                                       | 2,249,661         |
|                                | Development and Operation Plans                          |            | 2.25%              | SAR                                                                                                                       | 3,374,492         |
| Developer fees - 4 years       |                                                          |            | 13.5%              | SAR                                                                                                                       | 20,246,949        |
| Marketing and Sales            |                                                          |            | 10.0%              | SAR                                                                                                                       | 14,997,740        |
|                                | Branding, Model, Brochure & Collaterals                  |            | 1.0%               | SAR                                                                                                                       | 1,499,774         |
|                                | Structuring & Fund Rasing incentives                     |            | 4.0%               | SAR                                                                                                                       | 5,999,096         |
|                                | Pre Opening Digital Marketing & Social Media             |            | 5.0%               | SAR                                                                                                                       | 7,498,870         |
| TOTAL                          |                                                          |            | 33.5%              | SAR                                                                                                                       | 50,242,429        |
| TOTAL                          |                                                          |            |                    | SAR                                                                                                                       | 200,219,829       |
|                                |                                                          |            |                    |                                                                                                                           |                   |
| Leasing Baseline               |                                                          |            |                    |                                                                                                                           |                   |
| Item                           | No of units                                              | Area m2    | Leasing price/Unit | Average Occupancy                                                                                                         | Lease Value/ year |
| Bungalow                       | 78                                                       | 11,700     | SAR 1,500          | 55%                                                                                                                       | SAR 23,487,750    |
| Resturent and Retail           | 20                                                       | 4,000      | SAR 1,750          | 95%                                                                                                                       | SAR 6,650,000     |
| Beach Club                     | 1,500                                                    | 10,000     | SAR 15,000         | 95%                                                                                                                       | SAR 21,375,000    |
| Amphitheater Weak              | 20                                                       | 3,200      | SAR 25,000         | 95%                                                                                                                       | SAR 475,000       |
| Other income                   | 5%                                                       |            |                    |                                                                                                                           | SAR 2,599,388     |
| Utility Fees                   | 10%                                                      |            |                    |                                                                                                                           | SAR (5,458,714)   |
| Opex                           | 35%                                                      |            |                    |                                                                                                                           | SAR (19,105,498)  |
| TOTAL                          |                                                          |            |                    | SAR                                                                                                                       | 30,022,926        |

**Investment Opportunity**  
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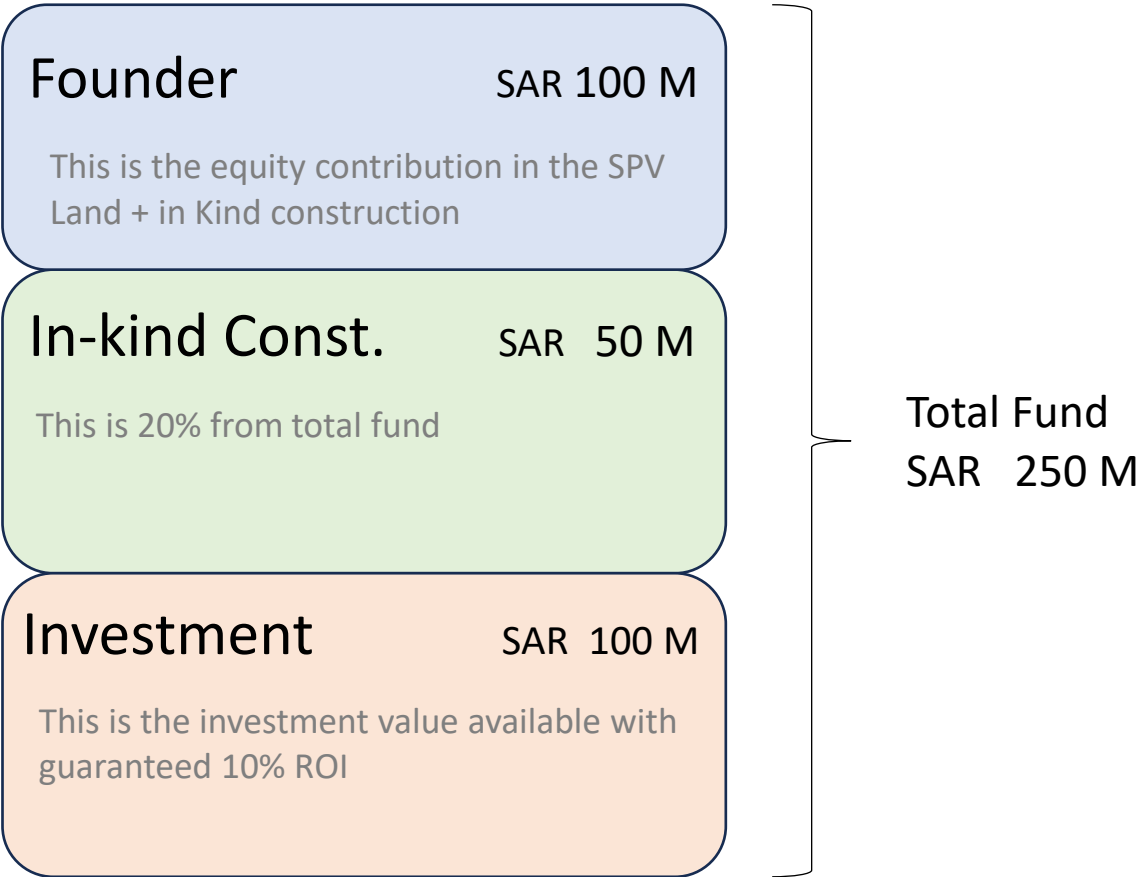
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|                                                   |           |
|---------------------------------------------------|-----------|
| Land (Free Lease 7 years)                         | SAR 00 M  |
| This lease cost is omitted, at SAR 2.5 M post Y7. |           |
| Construction                                      | SAR 200 M |
| This is the hard cost @ 4,100 / sqm               |           |
| Soft Cost                                         | SAR 30 M  |
| This design and marketing and pre-opening         |           |
| Developer Cost                                    | SAR 20 M  |
| This is for the Master Developer                  |           |
| Total Cost                                        | SAR 250 M |

|                                                                                  |          |
|----------------------------------------------------------------------------------|----------|
| Total Net Lease                                                                  | SAR 30 M |
| The net lease value is SAR 30 -45 M<br>expected to deliver 15% - 22.5% by year 7 |          |

Project Conservative ROI is15%.

Project Potential ROI is22%.



The investors will get 10% guaranteed return for 5 years + 25% capital gain year 5.

- End of Year 1: 10M
- End of Year 2: 10M
- End of Year 3: 10M
- End of Year 4: 10M
- End of Year 5: 10M +125M

Starting with SAR 100M exit at 175M in 5 years.

Pessimistic Scenario

| Leasing Baseline  |             |         |                    |        |                   |                   |
|-------------------|-------------|---------|--------------------|--------|-------------------|-------------------|
| Item              | No of units | Area m2 | Leasing price/Unit |        | Average Occupancy | Lease Value/ year |
| Bungalow          | 78          | 11,700  | SAR                | 1,500  | 55%               | SAR 23,487,750    |
| Retail            | 20          | 4,000   | SAR                | 1,750  | 95%               | SAR 6,650,000     |
| Ladies beach club | 1,500       | 10,000  | SAR                | 15,000 | 95%               | SAR 21,375,000    |
| Amphitheater Weak | 20          | 3,200   | SAR                | 25,000 | 95%               | SAR 475,000       |
| Other income      | 5%          |         |                    |        |                   | SAR 2,599,388     |
| Utility Fees      | 10%         |         |                    |        |                   | SAR (5,458,714)   |
| Opex              | 35%         |         |                    |        |                   | SAR (19,105,498)  |
| TOTAL             |             |         |                    |        |                   | SAR 30,022,926    |

Conservative Scenario

| Leasing Baseline  |             |         |                    |        |                   |                   |
|-------------------|-------------|---------|--------------------|--------|-------------------|-------------------|
| Item              | No of units | Area m2 | Leasing price/Unit |        | Average Occupancy | Lease Value/ year |
| Bungalow          | 78          | 11,700  | SAR                | 1,800  | 55%               | SAR 28,185,300    |
| Retail            | 20          | 4,000   | SAR                | 1,750  | 95%               | SAR 6,650,000     |
| Ladies beach club | 1,500       | 10,000  | SAR                | 25,000 | 95%               | SAR 35,625,000    |
| Amphitheater Weak | 20          | 3,200   | SAR                | 25,000 | 95%               | SAR 475,000       |
| Other income      | 5%          |         |                    |        |                   | SAR 3,546,765     |
| Utility Fees      | 10%         |         |                    |        |                   | SAR (7,448,207)   |
| Opex              | 35%         |         |                    |        |                   | SAR (26,068,723)  |
| TOTAL             |             |         |                    |        |                   | SAR 40,965,136    |

Optimal Scenario

| Leasing Baseline  |             |         |                    |        |                   |                   |
|-------------------|-------------|---------|--------------------|--------|-------------------|-------------------|
| Item              | No of units | Area m2 | Leasing price/Unit |        | Average Occupancy | Lease Value/ year |
| Bungalow          | 78          | 11,700  | SAR                | 2,300  | 55%               | SAR 36,014,550    |
| Retail            | 20          | 4,000   | SAR                | 1,750  | 95%               | SAR 6,650,000     |
| Ladies beach club | 1,500       | 10,000  | SAR                | 25,000 | 95%               | SAR 35,625,000    |
| Amphitheater Weak | 20          | 3,200   | SAR                | 25,000 | 95%               | SAR 475,000       |
| Other income      | 5%          |         |                    |        |                   | SAR 3,938,228     |
| Utility Fees      | 10%         |         |                    |        |                   | SAR (8,270,278)   |
| Opex              | 35%         |         |                    |        |                   | SAR (28,945,972)  |
| TOTAL             |             |         |                    |        |                   | SAR 45,486,528    |

The revenue in the pessimistic scenario is SAR 30M and the optimal plan is SAR 45M

This reflects 15% minimum yielded





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