



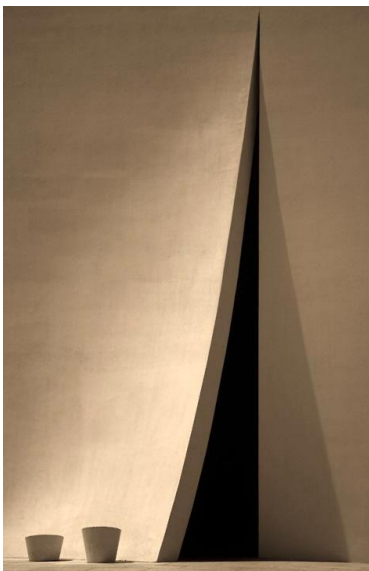
Mayadeen

M Traveler Heights

Madinah,
Saudi Arabia.
April 2026

ميادين
آفاق الرحالة





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Urban Living

Taking urban to another
dimension

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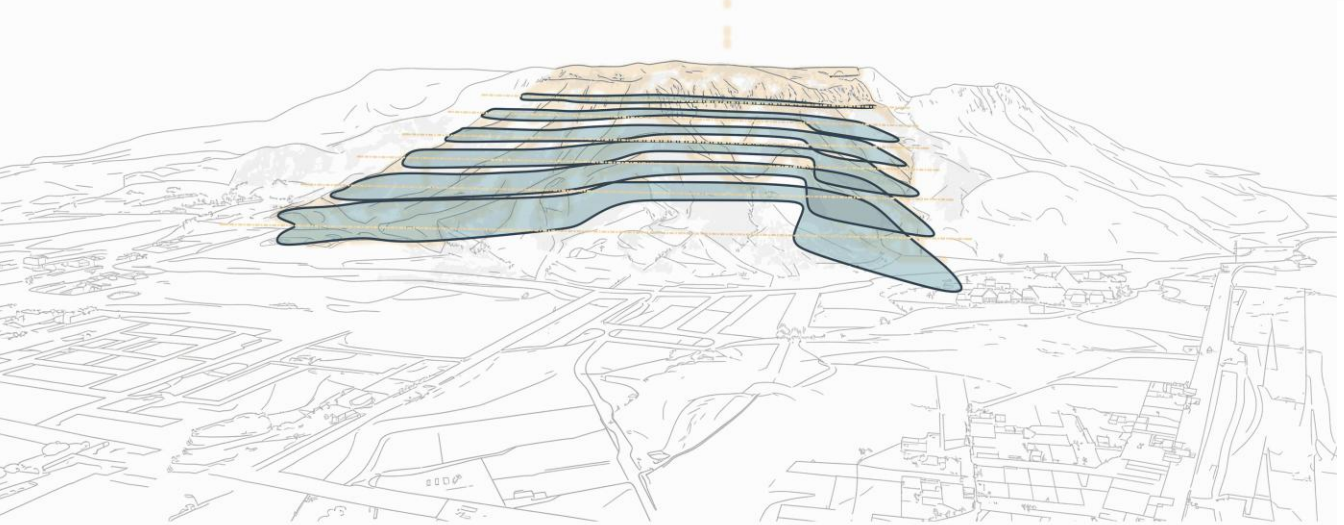
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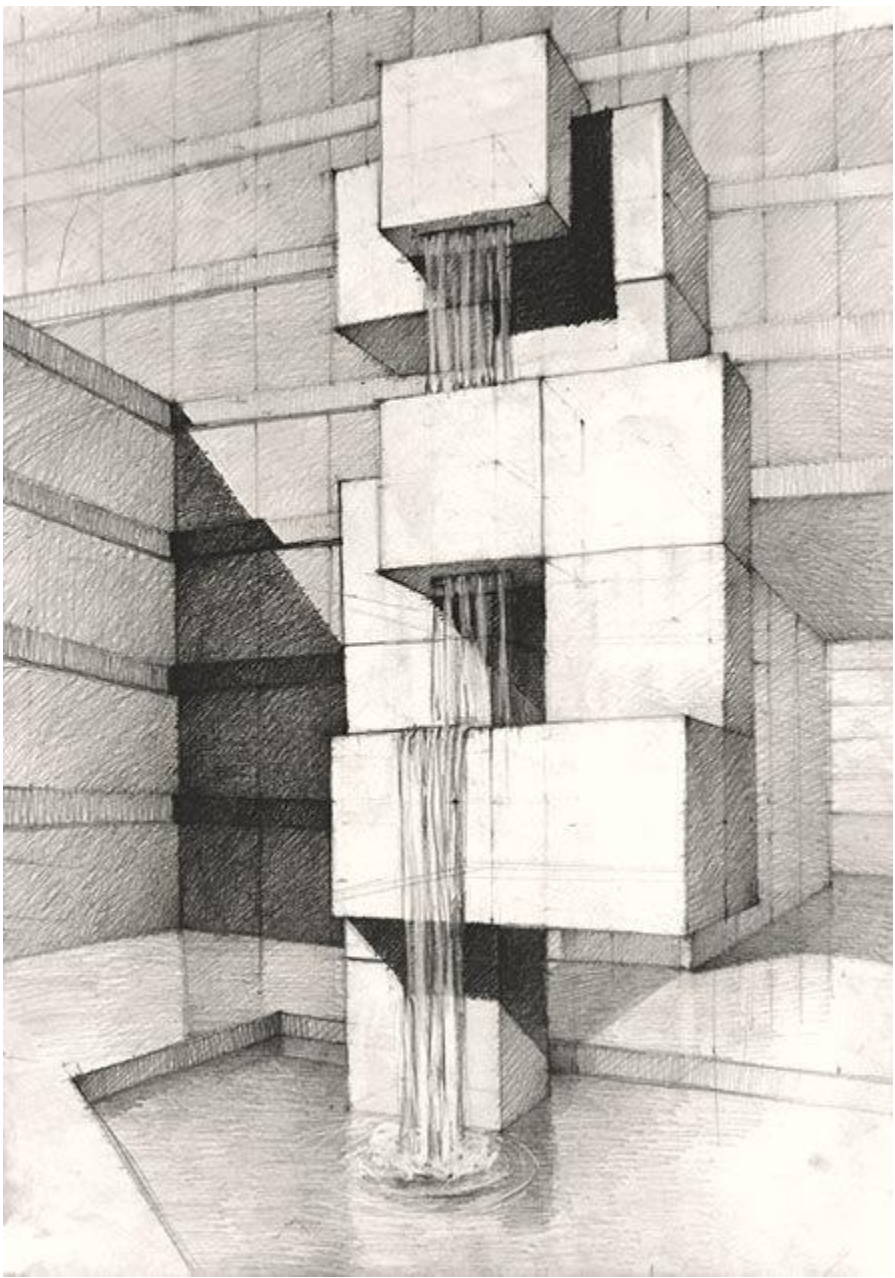
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Individualized
Privately shared within

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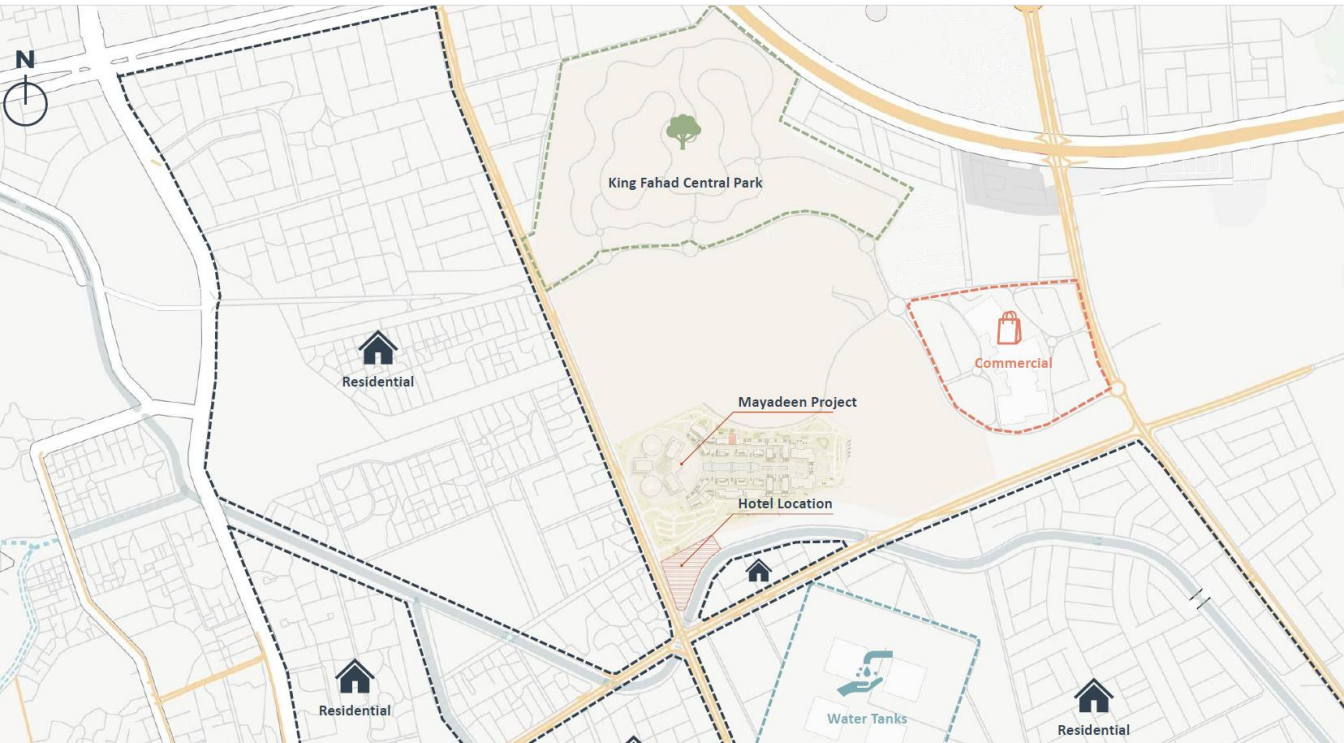
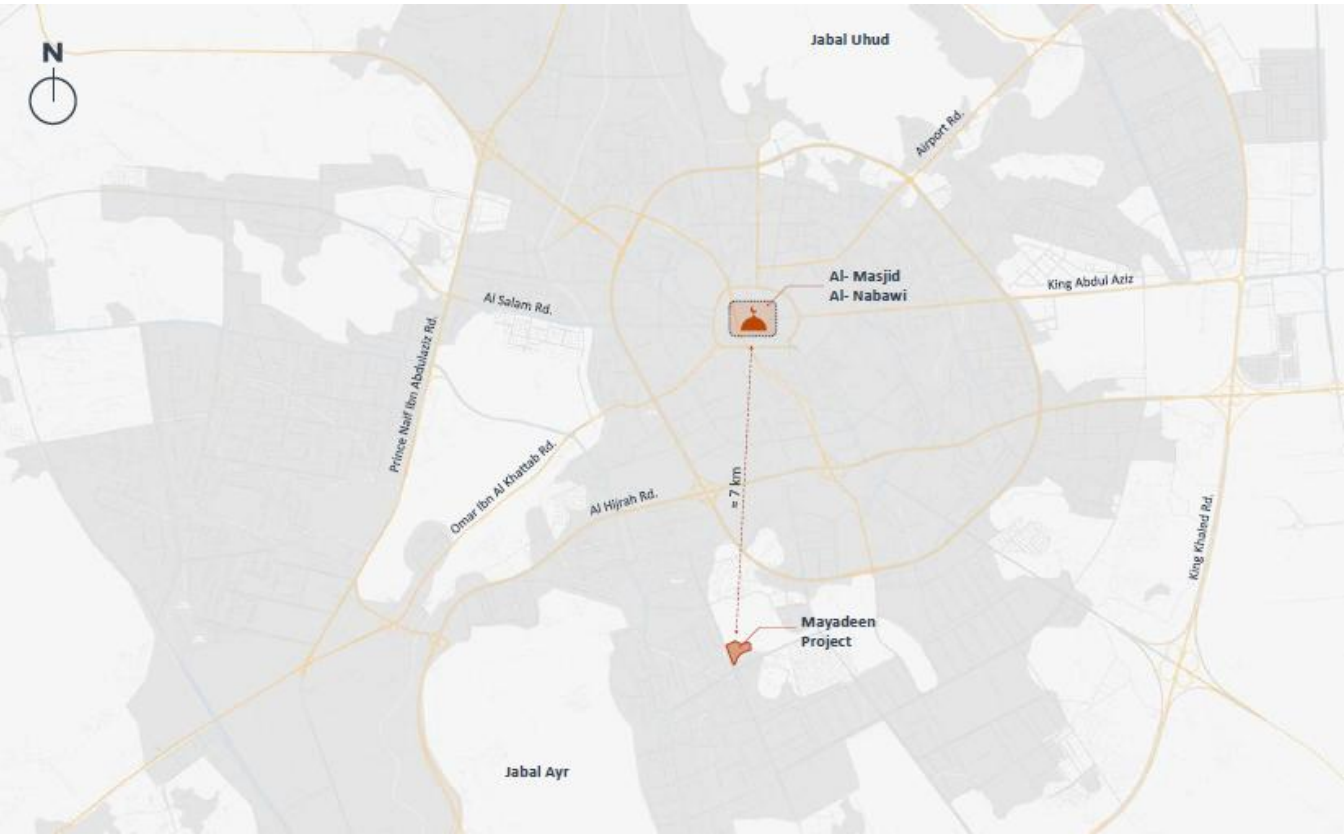
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Location

Site Map and surrounding

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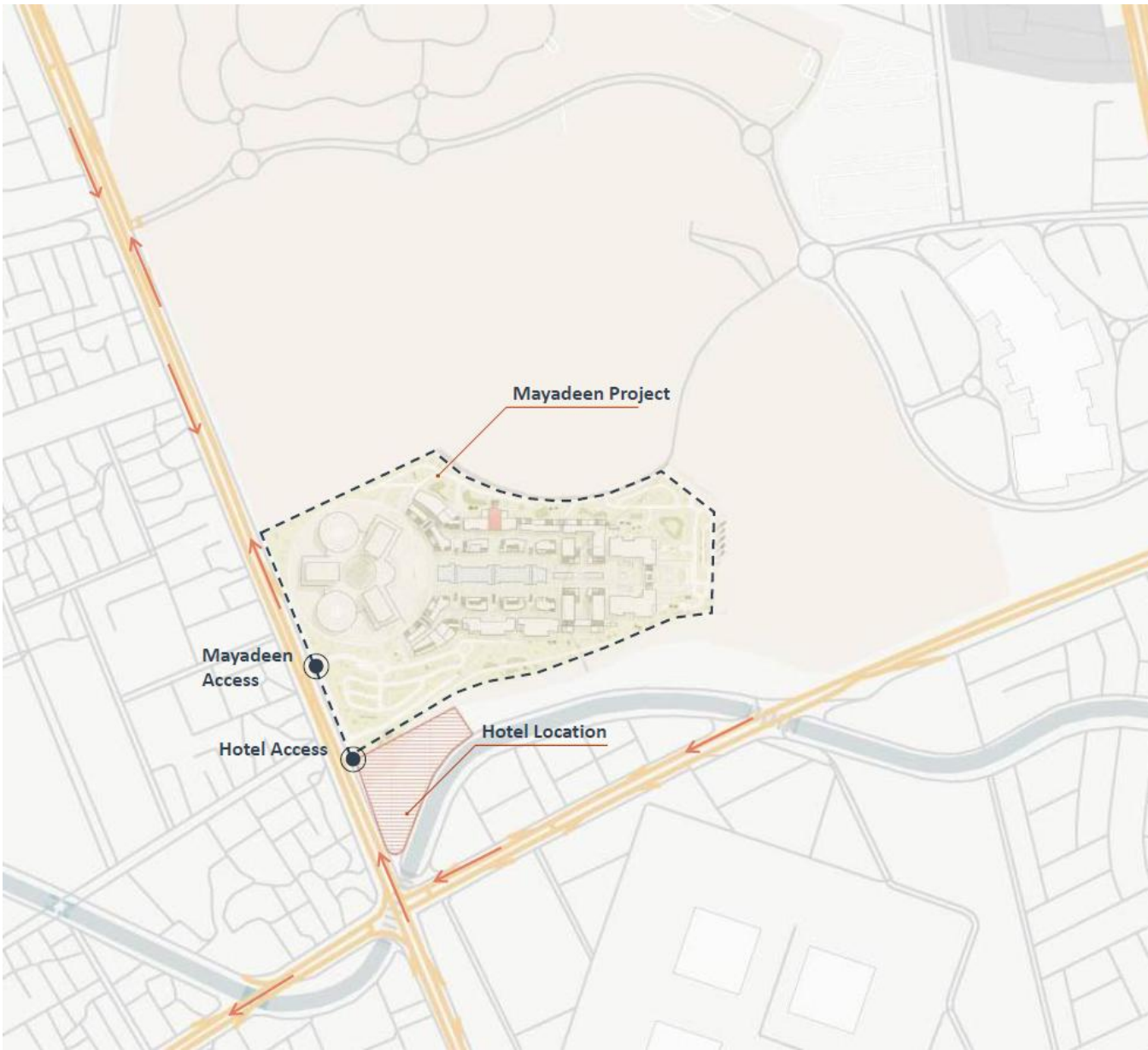
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Location

Site Map and surrounding

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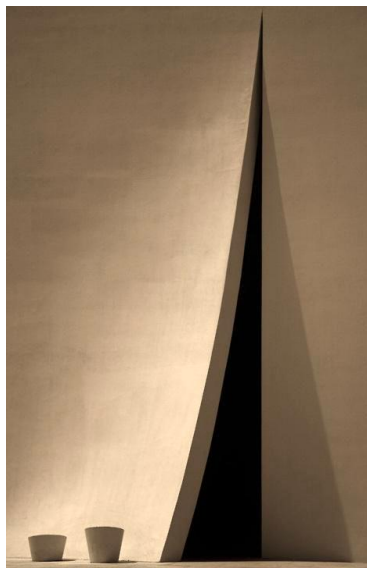
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Financial Base Scenario

Land Value Injection



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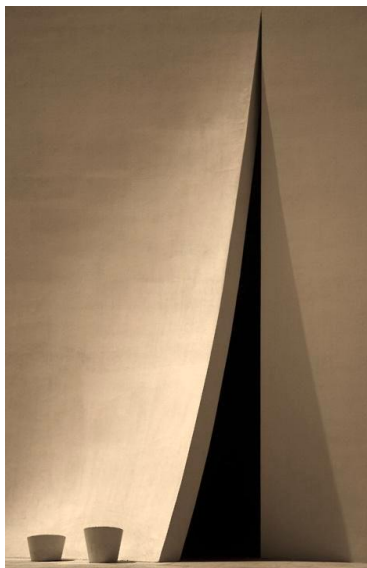
Finance Structure

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MAYADEEN				 M & B Y O N D	
R1	11/4/2026				
M&Beyond					
plot	AREA	4000 m²	Land Value	SAR 75,000,000	
	SQM PRICE	SAR 18,750	VAT & COMM	SAR 5,910,000	
	5.2 FAR	20,800.00	Foot Print	40%	
TOTAL				SAR	80,910,000
CONSTRUCTION					
Item	Cost per SQM	Total AREA	% of Total	TOTAL	
Studio	SAR 7,500	5040 m²	17%	SAR	37,800,000
1BED	SAR 7,500	8768 m²	30%	SAR	65,760,000
2BED	SAR 7,500	2944 m²	10%	SAR	22,080,000
3BED	SAR 7,500	2025 m²	7%	SAR	15,187,500
Other Facilities	SAR 7,500	3755 m²	13%	SAR	28,162,500
Out door and parking	SAR 2,500	6620 m²	23%	SAR	7,000,000
Enabling & Permits Contingency	SAR 250	0 m²	0%	SAR	1,000,000
TOTAL		29152 m²	100%	SAR	176,990,000
SOFT COST+DEVELOPER FEES+PRE OPENING					
Design & operation plan			10.0%	SAR	17,699,000
	Surveys & Urban Analysis		0.25%	SAR	442,475
	Technical studies (Traffic, Environment, FM, Wayfinding)		1.50%	SAR	2,654,850
	Community design		4.50%	SAR	7,964,550
	Architect of record		1.50%	SAR	2,654,850
	Development and Operation Plans		2.25%	SAR	3,982,275
Developer fees - 4 years			15.0%	SAR	26,548,500
Marketing and Sales			10.0%	SAR	17,699,000
	Branding, Model, Brochure & Collaterals		1.0%	SAR	1,769,900
	Structuring & Fund Rasing incentives		4.0%	SAR	7,079,600
	Pre Opening Digital Marketing & Social Media		5.0%	SAR	8,849,500
TOTAL			35.0%	SAR	61,946,500
TOTAL				SAR	319,846,500
Leasing Baseline					
Item	No of units	Area m2	Leasing price/Unit	Average Occupancy	Lease Value/ year
Studio	120	45	SAR 450	68%	SAR 13,402,800
1BED	137	64	SAR 750	68%	SAR 25,502,550
2BED	32	92	SAR 950	68%	SAR 7,545,280
3BED	15	135	SAR 1,250	68%	SAR 4,653,750
Other Facilities	20%				SAR 10,220,876
Utility Fees	5%				SAR (3,066,263)
Opex	35%				SAR (21,463,840)
TOTAL				SAR	36,795,154

Financial Base Scenario

Land Value Lease



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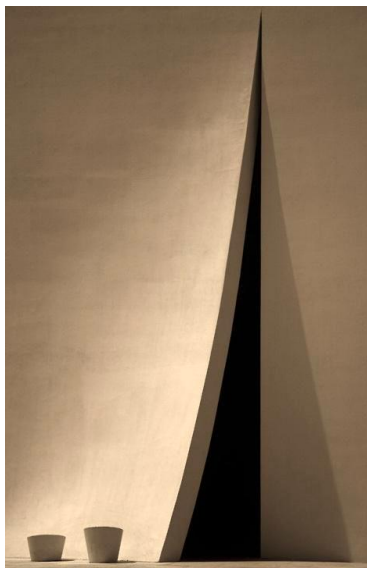
Finance Structure

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MAYADEEN			 M & B E Y O N D[®]		
R1	11/4/2026				
M&Beyond					
plot	AREA	4000 m²	Lease cost per year	SAR 1,000,000	
	SQM PRICE per year	SAR 250	VAT & COMM	SAR 1,376,505	
	5.2 FAR	20,800.00	Foot Print	40%	
TOTAL				SAR	2,376,505
CONSTRUCTION					
Item	Cost per SQM	Total AREA	% of Total	TOTAL	
Studio	SAR 7,500	5040 m²	17%	SAR	37,800,000
1BED	SAR 7,500	8768 m²	30%	SAR	65,760,000
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TOTAL		29152 m²	100%	SAR	176,990,000
SOFT COST+DEVELOPER FEES+PRE OPENING					
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	Surveys & Urban Analysis		0.25%	SAR	442,475
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	Structuring & Fund Rasing incentives		4.0%	SAR	7,079,600
	Pre Opening Digital Marketing & Social Media		5.0%	SAR	8,849,500
TOTAL			35.0%	SAR	61,946,500
TOTAL				SAR	238,936,500
Leasing Baseline					
Item	No of units	Area m2	Leasing price/Unit	Average Occupancy	Lease Value/ year
Studio	120	45	SAR 450	68%	SAR 13,402,800
1BED	137	64	SAR 750	68%	SAR 25,502,550
2BED	32	92	SAR 950	68%	SAR 7,545,280
3BED	15	135	SAR 1,250	68%	SAR 4,653,750
Other Facilities	20%				SAR 10,220,876
Lease+Utility Fees	5%				SAR (5,442,768)
Opex	35%				SAR (21,463,840)
TOTAL				SAR	34,418,648

Investment Structure

Land Value Lease



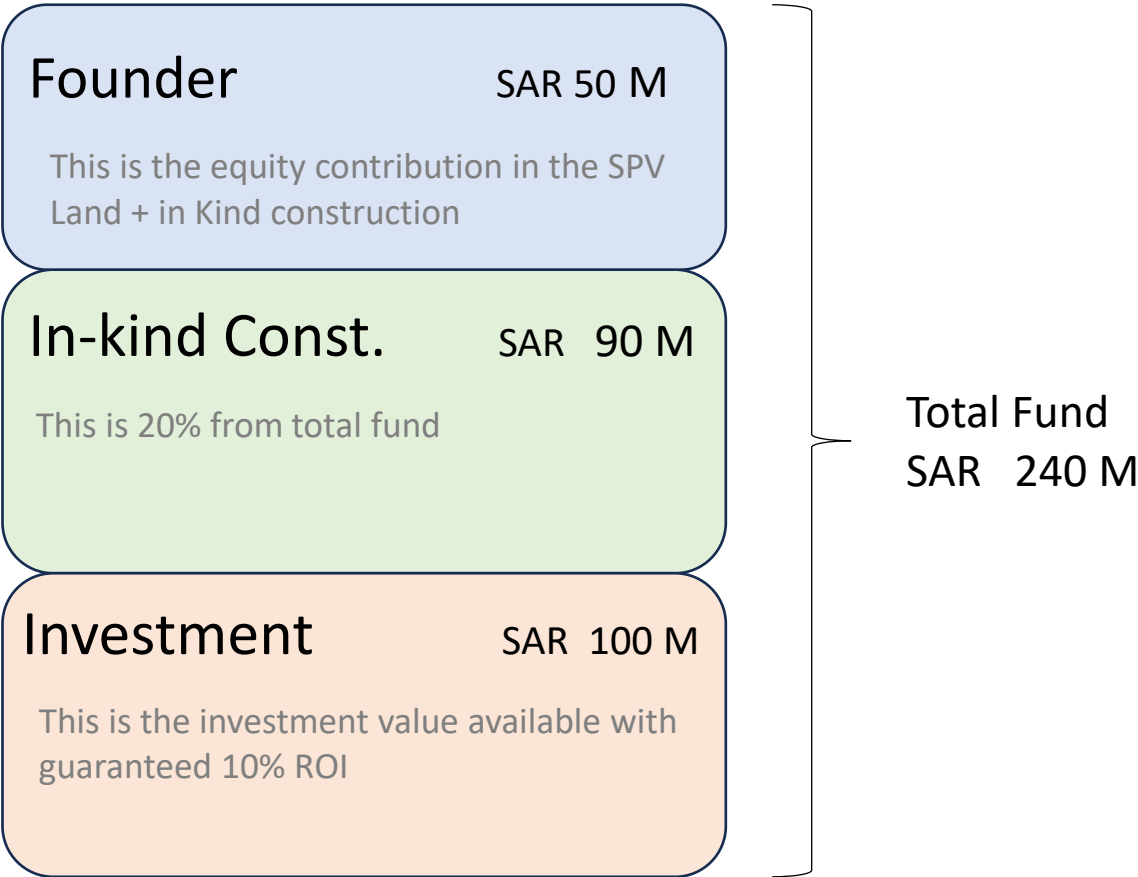
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Land Fees Pre Opening	SAR 00 M
This lease cost is omitted, at SAR 1 M Pre- opening.	
Construction	SAR 177 M
This is the hard cost @ 6,000 / sqm	
Soft Cost	SAR 35 M
This design and marketing and pre-opening	
Developer Cost	SAR 27 M
This is for the Master Developer	
Total Cost	SAR 239 M

Total Net Lease	SAR 34 M
The net lease value is SAR 34 -41 M expected to deliver 14% - 17% by 5years	

Project Conservative ROI is14%.

Project Potential ROI is17%.



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.



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