



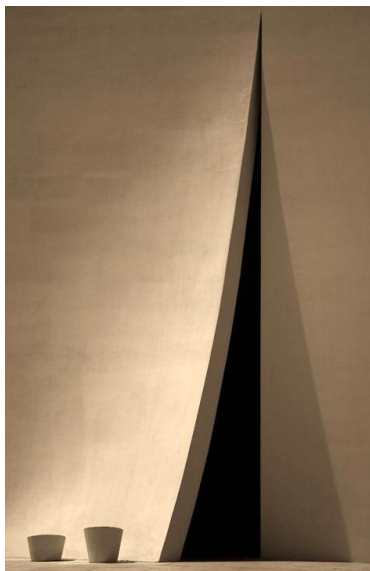
Mayadeen

M Traveler Heights

Madinah,
Saudi Arabia.
April 2026

ميادين
آفاق الرحالة





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Urban Living

Taking urban to another dimension

Mayadeen

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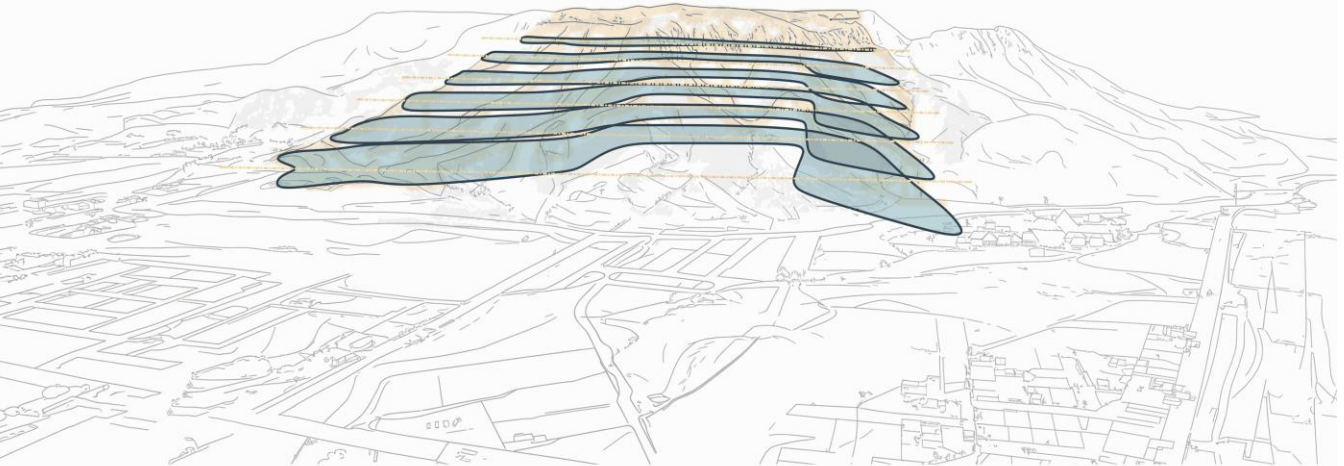
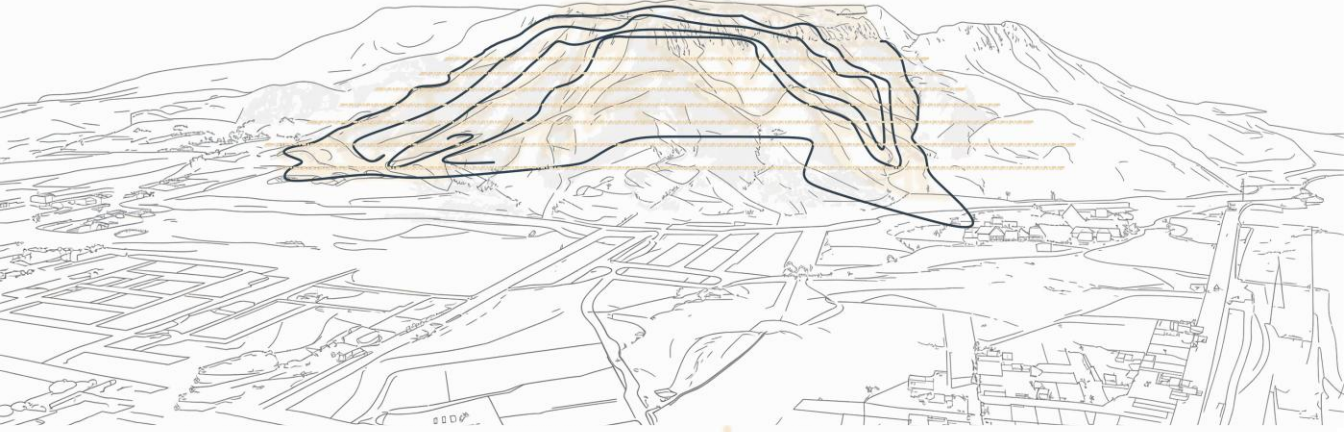
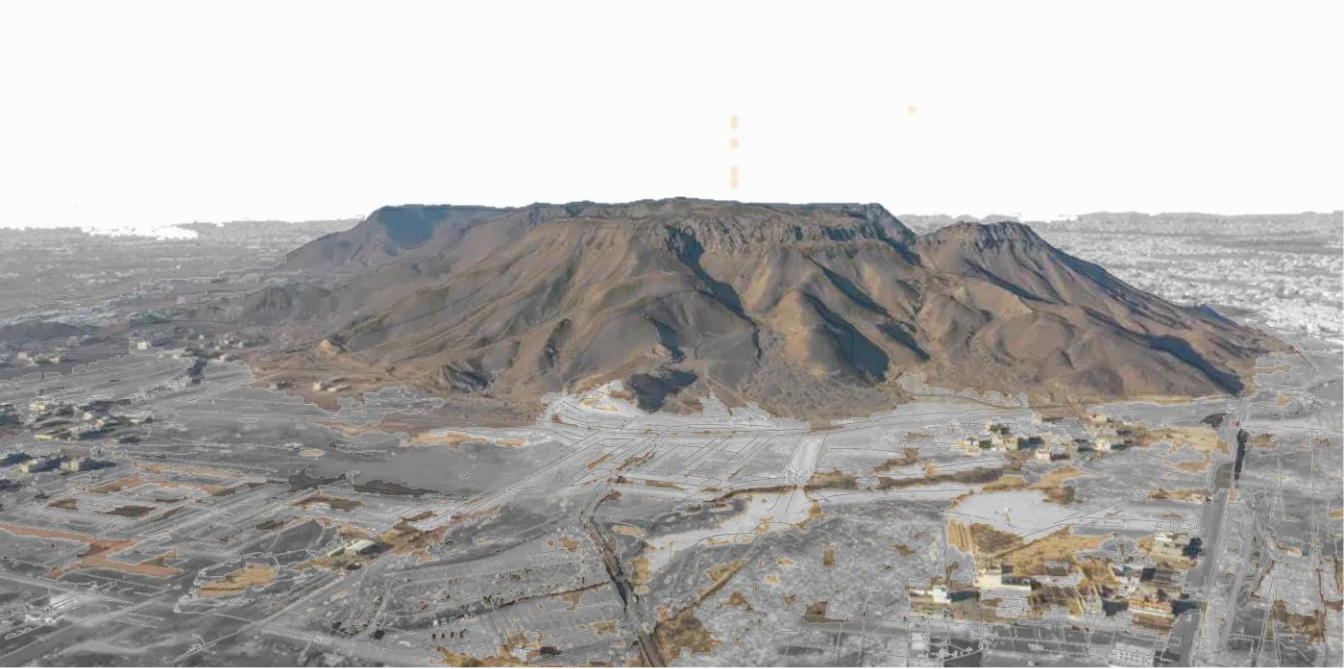
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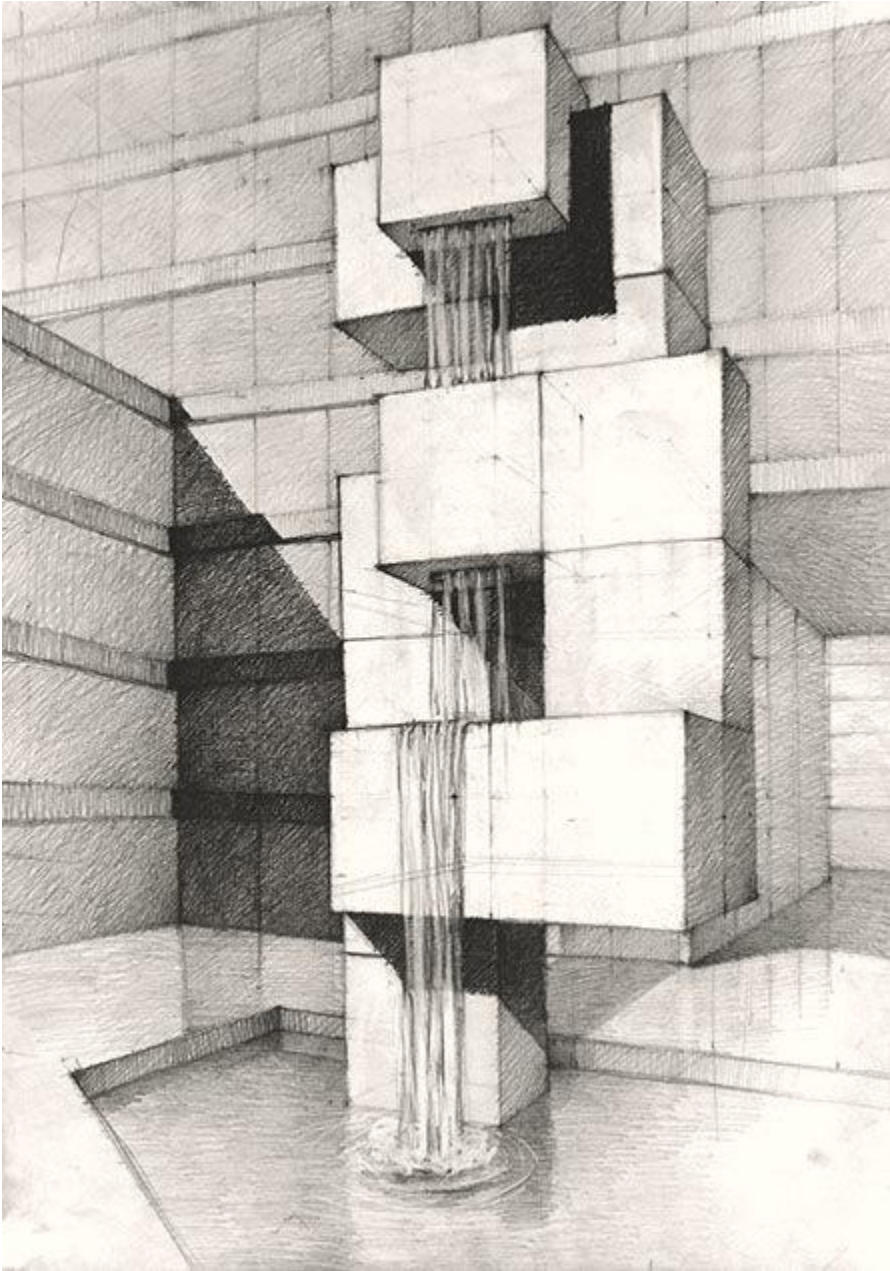
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Individualized

Privately shared within

Mayadeen

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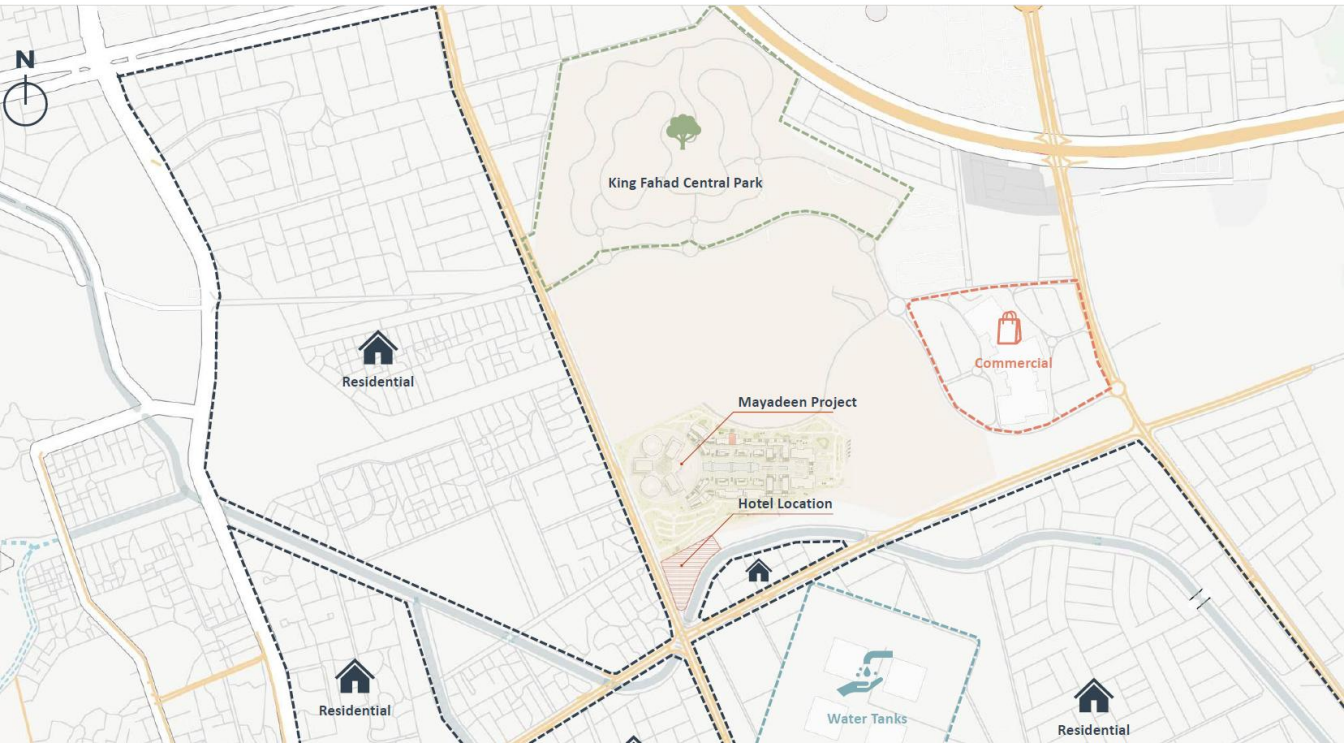
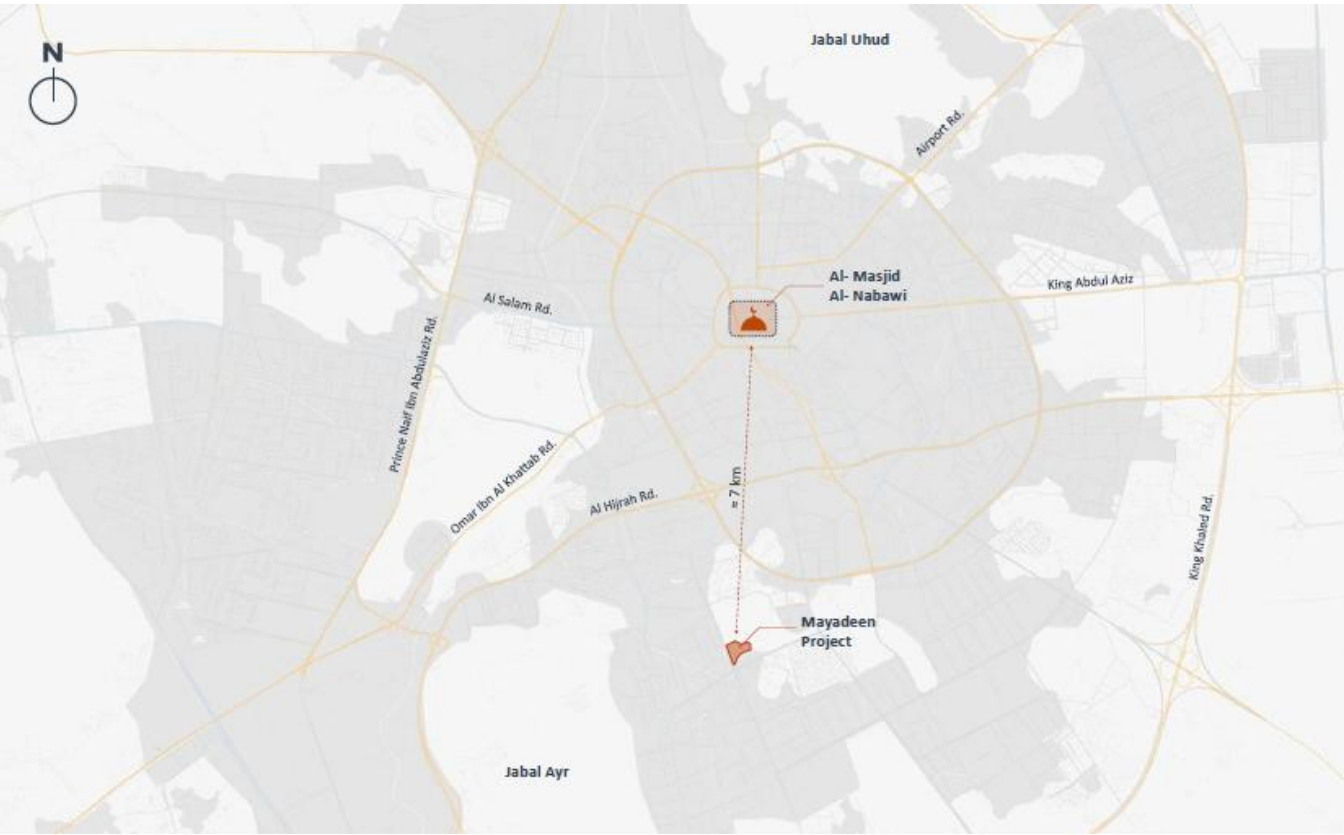
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Location

Site Map and surrounding

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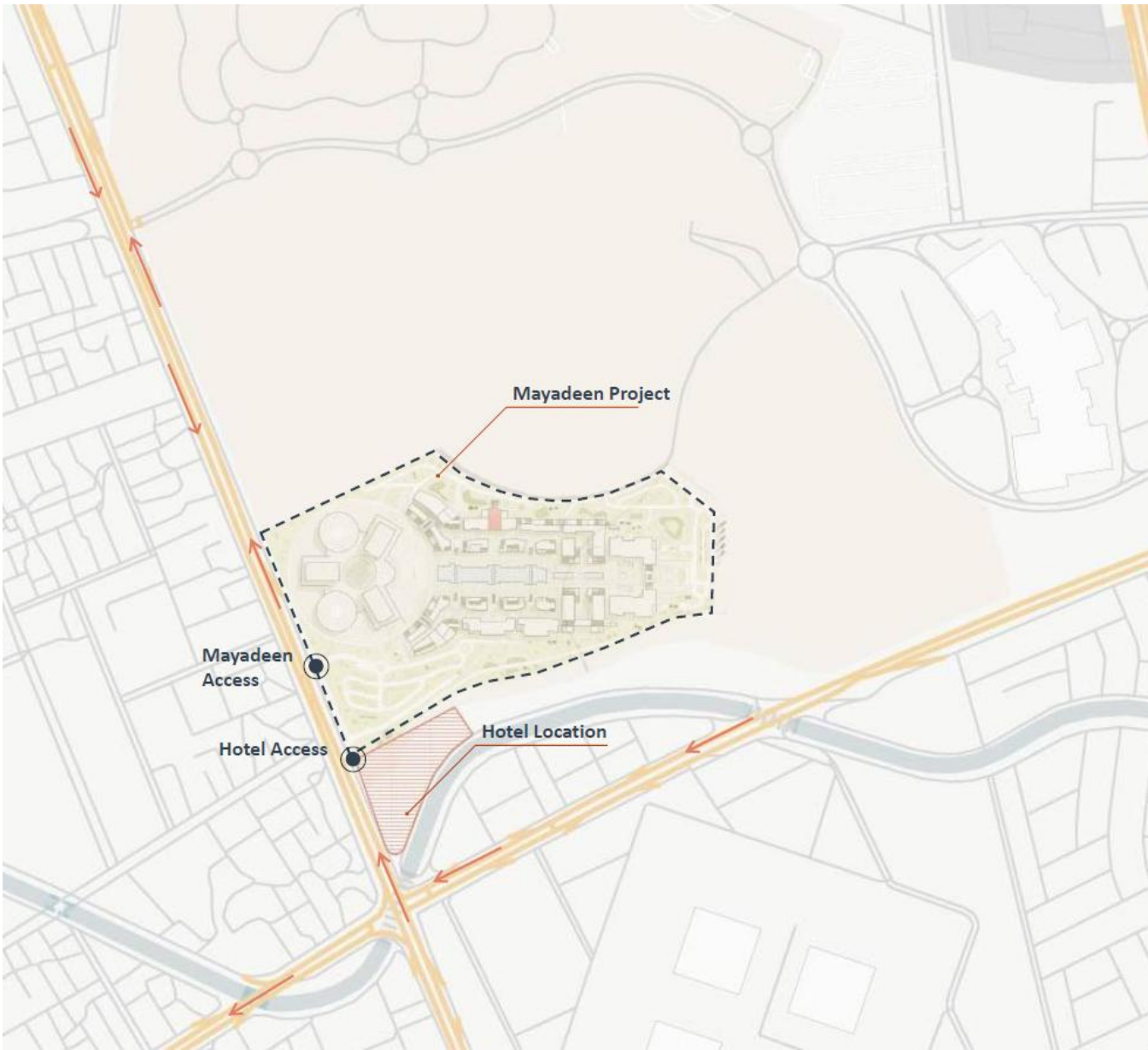
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Location

Site Map and surrounding

Mayadeen

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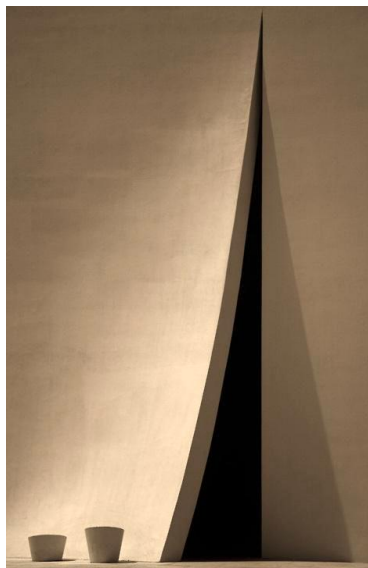
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Financial Base Scenario

Land Value Injection



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Finance Structure

Mayadeen M Traveler



MAYADEEN		11/4/2026		
R1				
M&Beyond				

plot	AREA	240000 m ²	Land Value	SAR 225,000,000
	SQM PRICE	SAR 938	VAT & COMM	SAR 17,730,000
	0.75 FAR	180,000.00	Foot Print	40%

TOTAL			SAR	242,730,000
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CONSTRUCTION

Item	Cost per SQM	Total AREA	% of Total	TOTAL
F&B	SAR 2,800	30000 m ²	17%	SAR 84,000,000
Marchandising	SAR 2,800	21000 m ²	12%	SAR 58,800,000
The Walk	SAR 2,200	35000 m ²	20%	SAR 77,000,000
Experience Center	SAR 2,800	18000 m ²	10%	SAR 50,400,000
Admin. And Other Facilities	SAR 2,800	5200 m ²	3%	SAR 14,560,000
Out door and parking	SAR 2,000	67000 m ²	38%	SAR 134,000,000
Enabling & Permits Contingency	SAR 250	0 m ²	0%	SAR 15,000,000
TOTAL		176200 m²	100%	SAR 433,760,000

SOFT COST+DEVELOPER FEES+PRE OPENING

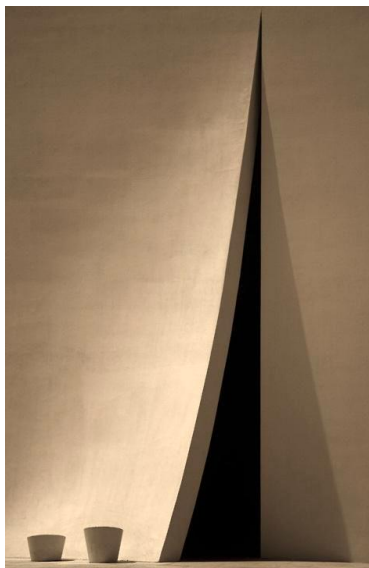
Design & operation plan		7.0%	SAR	30,363,200
<ul style="list-style-type: none"> Surveys & Urban Analysis Technical studies (Traffic, Environment, FM, Wayfinding) Community design Architect of record Development and Operation Plans 		0.25%	SAR	1,084,400
		1.50%	SAR	6,506,400
		2.50%	SAR	10,844,000
		1.50%	SAR	6,506,400
		1.25%	SAR	5,422,000
Developer fees - 4 years		15.0%	SAR	65,064,000
Marketing and Sales		8.0%	SAR	34,700,800
<ul style="list-style-type: none"> Branding, Model, Brochure & Collaterals Structuring & Fund Rasing incentives Pre Opening Digital Marketing & Social Media 		1.0%	SAR	4,337,600
		4.0%	SAR	17,350,400
		3.0%	SAR	13,012,800
TOTAL			30.0%	SAR 130,128,000
TOTAL				SAR 806,618,000

Leasing Baseline

Item	No of units	Area m2	Leasing price per sqm	Average Occupancy	Lease Value/ year
F&B		30,000	SAR 1,600	95%	SAR 45,600,000
Marchandising		21,000	SAR 1,200	95%	SAR 23,940,000
The Walk		35,000	SAR 400	95%	SAR 13,300,000
Experience Center		18,000	SAR 1,000	100%	SAR 18,000,000
Admin. And Other Facilities	20%	5,200			SAR -
Utility Fees	5%				SAR (5,042,000)
Opex	20%				SAR (20,168,000)
TOTAL					SAR 75,630,000

Financial Base Scenario

Land Value Lease



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Finance Structure

Mayadeen M Traveler



MAYADEEN

R1

11/4/2026

M&Beyond

plot

AREA

240000 m²

Land Value

SAR 3,000,000

SQM PRICE

SAR 13

VAT & COMM

SAR 2,466,800

0.75 FAR

180,000.00

Foot Print

40%

TOTAL

SAR 5,466,800

CONSTRUCTION

Item

Cost per SQM

Total AREA

% of Total

TOTAL

F&B

SAR 2,800

30000 m²

17%

SAR 84,000,000

Marchandising

SAR 2,800

21000 m²

12%

SAR 58,800,000

The Walk

SAR 2,200

35000 m²

20%

SAR 77,000,000

Experience Center

SAR 2,800

18000 m²

10%

SAR 50,400,000

Admin. And Other Facilities

SAR 2,800

5200 m²

3%

SAR 14,560,000

Out door and parking

SAR 2,000

67000 m²

38%

SAR 134,000,000

Enabling & Permits Contingency

SAR 250

0 m²

0%

SAR 15,000,000

TOTAL

176200 m²

100%

SAR 433,760,000

SOFT COST+DEVELOPER FEES+PRE OPENING

Design & operation plan

7.0%

SAR 30,363,200

Surveys & Urban Analysis

0.25%

SAR 1,084,400

Technical studies (Traffic, Environment, FM, Wayfinding)

1.50%

SAR 6,506,400

Community design

2.50%

SAR 10,844,000

Architect of record

1.50%

SAR 6,506,400

Development and Operation Plans

1.25%

SAR 5,422,000

Developer fees - 4 years

15.0%

SAR 65,064,000

Marketing and Sales

8.0%

SAR 34,700,800

Branding, Model, Brochure & Collaterals

1.0%

SAR 4,337,600

Structuring & Fund Rasing incentives

4.0%

SAR 17,350,400

Pre Opening Digital Marketing & Social Media

3.0%

SAR 13,012,800

TOTAL

30.0%

SAR 130,128,000

TOTAL

SAR 563,888,000

Leasing Baseline

Item

No of units

Area m2

Leasing price per sqm

Average Occupancy

Lease Value/ year

F&B

30,000

SAR 1,600

95%

SAR 45,600,000

Marchandising

21,000

SAR 1,200

95%

SAR 23,940,000

The Walk

35,000

SAR 400

95%

SAR 13,300,000

Experience Center

18,000

SAR 1,000

100%

SAR 18,000,000

Admin. And Other Facilities

20%

5,200

SAR -

Lease+Utility Fees

5%

SAR (10,508,800)

Opex

20%

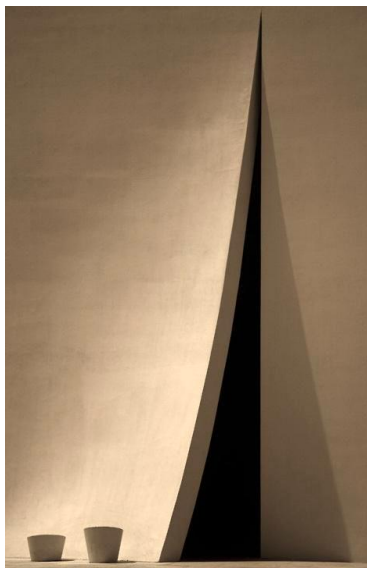
SAR (20,168,000)

TOTAL

SAR 70,163,200

Investment Structure

Land Value Lease



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Finance Structure

Finance and Equity Structure

Project

M Traveler

Land Fees Pre Opening

SAR 00 M

This lease cost is omitted, at SAR 3 M Pre- opening.

Construction

SAR 434 M

This is the hard cost @ 2500 / sqm

Soft Cost

SAR 65 M

This design and marketing and pre-opening

Developer Cost

SAR 65 M

This is for the Master Developer

Total Cost

SAR 564 M

Total Net Lease

SAR 70 M

The net lease value is SAR 70 -80 M
expected to deliver 12% - 14% by 5years

Project Conservative ROI is

12%.

Project Potential ROI is

14%.



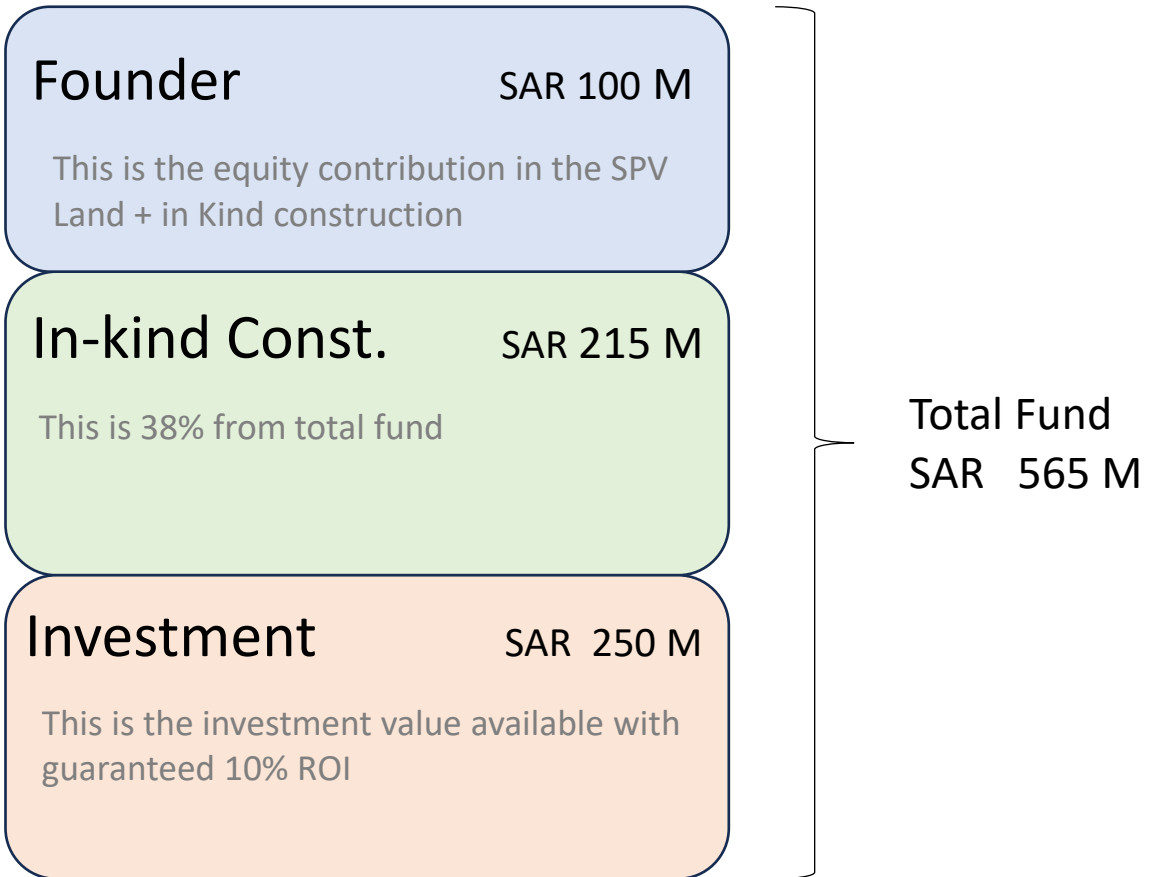
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Finance Structure

Finance and Equity Structure

Project

M Traveler Cristal



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

- End of Year 1: 25M
- End of Year 2: 25M
- End of Year 3: 25M
- End of Year 4: 25M
- End of Year 5: 25M +312M

Starting with SAR 250M exit at 437M in 5 years.



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