

Omage in talks for funding Phase 1 \$2.5bn realty project

Saturday 28th, November 2015 / 18:50 Written by **Oman Observer** in **Business, Main**



UPSCALE SCHEME: Land acquired for the project valued at \$718.6m –

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Nov 28: Omage LLC, which has signed a deal with the Omani government to develop a mixed use tourism and real estate project in Muscat Governorate, says it is currently in discussion with a Qatari bank for financing the first phase activities of this ambitious scheme.

The company's US-based majority shareholder, Omage Inc, stated in a filing to the US Securities and Exchange Commission (SEC) that it has received a term sheet from the unnamed Qatari lender setting out the terms covering the provision of \$25 million loan to finance the first phase of the design and construction of the estimated \$2.5 billion development.

Phase 1, due for execution over the next 10-12 months, includes the masterplanning, design, engineering and construction work necessary for vertical construction to begin and the administrative, financial and marketing activities necessary for the implementation of Omage LLC's business plan, it noted.

"Depending upon the availability of the necessary financing, the First Phase can begin in a few weeks. (Omage) LLC is attempting to arrange the Qatari Bank Loan to finance the First Phase. Architectural, design and engineering activities are planned to continue over the next several years spanning many follow-on phases (the second, third, fourth, etc phases) as the development and construction of the Omage Project unfolds," the company stated in its filing.

The lavish development, which will adorn the waterfront at Seeb, is proposed to feature a mix of hotels, retail shops, restaurants, office space, open air amphitheatre and stage, exhibition venues, harbour and marina, and more than 2,000 residential units. The centrepiece is a high culture theme park consisting of seven pearl-shaped buildings each with a

different theme, such as the Innovation Pearl, The Energy Pearl, and the Culture Pearl. The pearls will feature motion ride experiences, simulations, games, interactive demonstrations, and possibly a planetarium and aquarium.

In its quarterly filing, Oimage also disclosed that it had valued the land acquired for the project at \$718.6 million based on the valuations of three expert real estate valuation companies and authenticated by independent auditors. This value of the Land Rights has been booked as capital and as hard assets (inventory and land), the company said.

New York headquartered Oimage Inc has a 60 per cent shareholding in Oimage LLC, which is also owned by Royal Court Affairs of Oman (25 per cent), and two subsidiaries of Consolidated Contractors International Company SAL (15 per cent).