



Al Murjan Island Fund

THE DESTINATION FOR INVESTMENT

A unique opportunity for investors and developers
in the heart of Dammam Beach, Saudi Arabia.

Al Murjan Island Fund

Al Murjan Island Fund, one of Koushan Projects (Koushan), is responsible for the construction and operation of Al Murjan Island Fund (MIF) project.

MIF will work alongside investors and developers to facilitate and support their participation in one of Saudi Arabia's most transformative urban regeneration projects.





We are offering investors and developers an immediate opportunity to share in the tremendous growth of Saudi Arabia's ever-expanding economy by joining us in the development of large, mixed-use real estate projects in Dammam Beach.

Al Murjan Island Fund, belonging to one of Vision 2030's most ambitious initiatives, is on track to become the attractive commercial and tourism hub of Dammam Coast.

Located just 40 minutes from King Fahd International Airport, 20 minutes from Dammam Railway Station, 30 minutes from King Abdulaziz Seaport, and 20 minutes from King Fahd Causeway, it will span nearly 66,000 square meters and include 74 floating chalets, 20,000 m² of F&B and entertainment space, redefining entertainment at a car-free island. We invite you to learn more about Al Murjan Island Fund and the investment opportunities it presents by contacting us.

Thank you for your consideration.

Al Murjan Island Fund is the ideal market-entry point to establish a platform for growth or the location to expand your existing presence in Saudi Arabia

- Al Murjan is a legacy project that carries the face of Dammam City.
- International companies are flocking to KSA to establish business operations, expand the economy, and share in its growth.
- Construction momentum is accelerating with the completion of our Visitor Pavilion and various works, and substantial progress is being made towards our initial opening.
- Over 70% of our construction packages are under contract, thereby reducing budget risk.

Al Murjan Island
Fund,
An Investment in the
Future

Al Murjan Island

A project that fulfills key elements of Vision 2030 in Dammam City.

Enhanced Quality of life

A symbol for the city, Al Murjan Island is symbolic of Saudi Arabia's national transformation and boldly captures the aspirations of its people. The project is centrally located, 40 minutes away from the airport and connected to Dammam Railway Station, 30 minutes from King Abdulaziz Seaport, and 20 minutes from King Fahd Causeway.

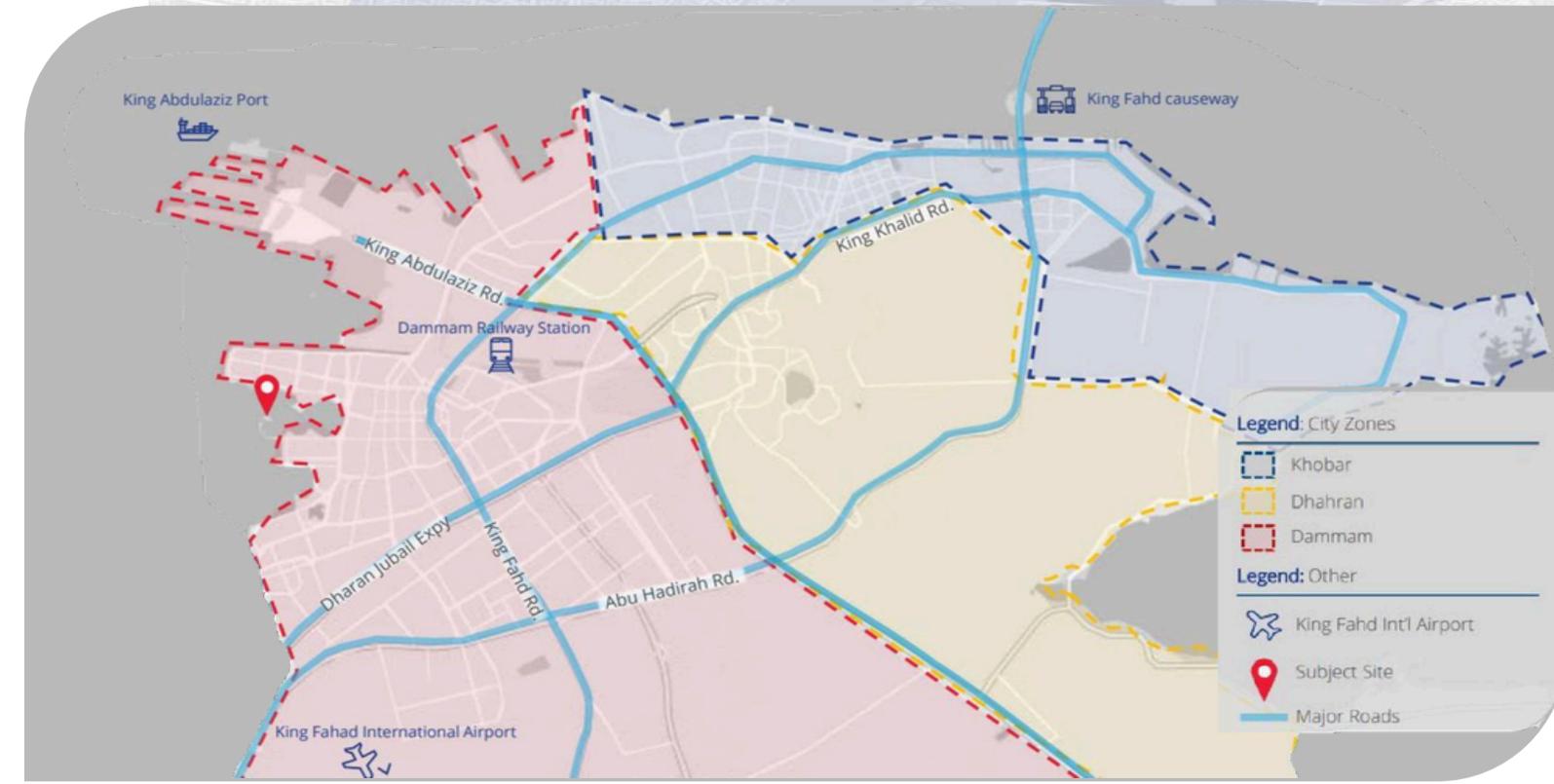
New Concept for Entertainment

Al Murjan Island Fund will feature a modern and unique design. The iconic architectural features of the Island blend with the natural topography, celebrating the Arabian Gulf waves and the floating chalets, and offering immersive experiences at every turn.

The island will set a new benchmark for cultural destinations and will become the new center of activity in Dammam City with over 150 attractions featuring ever-changing 24/7 programming that encourages repeat visitation.

A New Kind of Urban Living

Offering an unprecedented pedestrian-friendly community and direct access to nature with breathtaking views of the island and the city, visitors of Al Murjan Island will have access to all basic needs within a convenient 10-minute radius.



Visit. Enjoy. Play.

A world-class, two-staged development on Dammam Corniche, blending luxury hospitality, curated retail, and unique entertainment into a single high-impact investment opportunity.

Financial Snapshot

Key Metrics

- Expected Total Project Cost: **153.7 M**
- IRR: 13.45%
- ROI: 228.06%
- Annual Return: 15.20%
- Breakeven: ~3 years (Investor distribution will start in 3rd year)

Year	Expected Annual Return (%)	Year	Expected Annual Return (%)
3	7.00	7	10.24
4	8.04	8	23.43
5	9.08	9	24.94
6	9.70	10	24.46

The fund is expected to continue generating income annually until exit in year 15 or before

Retail, Food & Beverage

Locals and tourists alike love to shop and eat. Al Murjan Island will provide exciting options for both, conveniently spread across Island sections. We will seek to offer the world's most prominent retail names as well as emerging local and regional brands. We also aspire to be known as Dammam's Kitchen by providing an exciting and diverse range of F&B options, spanning all price points, ethnic categories, and experiences. Whenever you're hungry, we'll have a table for you.

Arts & Culture

A top feature of our initial opening will be the Island Complex. It will serve as an anchor attraction of our Arts & Culture, by providing a diverse platform for performance arts and serving as an incubator for participation in the arts and creative expression.

Entertainment

Al Murjan Island will offer a variety of indoor and outdoor entertainment venues. This will be highly programmed with a busy schedule of recurring and one-off events that will attract audiences of all ages and interests.

Development Plan

Core Destination (2025–2026)

1. Infrastructure, parking, public realm
2. Beach Club
3. 2,200-seat amphitheater
4. Retail & F&B units (Savills tenant mix)
5. Mosque & entrance building





Al Murjan Island Fund Facts and Figures

66 Thousands
SQM of land & Sea

150+
entertainment, and
arts & culture events

2200 seat
Amphitheatre

12 Unit
Bays

4 thousand
SQM retail Areas

200
total plant species

100
new plant species

Top5
Eastern Province facility





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