



trustree.ae

I N V E S T M E N T P R O P O S A L

ROYAL ADDRESS

P R O J E C T

Salalah, Sultanate of Oman

Presented by: Seven Stars Investment Company (LLC)
Structure: International SPV Platform under Trustree (ADGM, UAE)



trustree.ae

Premium Commercial & Medical Complex

The Royal Address is a state-of-the-art complex strategically located in the heart of Salalah (Downtown), on the high-traffic Al Rubat Street next to Grand Mall. It is designed to be a specialized hub for international corporations and high-end healthcare providers.





trustree.ae

A Multi-Sector Business Ecosystem



Gold & Jewelry Center

2

Dedicated Floors



Modern Clinics &
Industry Offices

4

Floors of medical spaces
and Energy Industry
Offices (Oil & Gas)



Gastronomy Hub

Integrated Food Court &
Fine Dining Restaurants



Trade Center

Food & Pharmaceutical
commercial base



trustree.ae

Strategic Hub for Energy & Petrochemical Companies A Centralized Platform for Industry Interaction & Decision-Making

The Royal Address is designed to go beyond a conventional commercial space — it is envisioned as a central hub where energy companies converge, interact, and shape future opportunities.

This project provides a focused environment where oil, gas, and petrochemical companies can operate within a unified ecosystem, rather than being scattered across different locations.



trustree.ae

Core Advantage: Market Concentration

In emerging markets, the highest value is captured by developments that become the primary gathering point for an industry.

- * When a few key energy companies establish presence
- * Others naturally follow to stay close to partners and competitors
- * Over time, the location evolves into the recognized address of the sector
 - Royal Address is strategically positioned to capture this effect

A Platform for Strategic Interaction

This is not just a place for offices — it is a platform for business engagement and decision-making:

- Industry meetings and negotiations
- Direct interaction between suppliers and clients
- Presence of consultants, contractors, and investors in one environment
- A place where key decisions are made, not just daily operations conducted



trustree.ae

Real Market Behavior in Energy Sector

In the oil and gas industry, companies naturally cluster together because:

- * Communication becomes faster and more efficient
- * Collaboration opportunities increase
- * Deal-making accelerates
- * Operational costs are optimized. This clustering effect itself creates economic value

Investor Perspective

From an investor standpoint:

- * This is not simply a real estate asset
- * It is a strategic position within a growing flow of capital and contracts
- * As companies concentrate in one location:
 - * Demand for space increases
 - * Rental values strengthen

Asset value appreciates significantly



trustree.ae

Why Invest With Us?

The strongest advantage of this project lies in being among the first developments intentionally designed to centralize the energy sector.

- * Future projects will follow the trend.
- * Early projects capture the largest market share and long-term positioning.

Final Positioning Line

This is not just an investment — it is ownership in the point where the future of the energy industry is shaped.



trustree.ae

The Strategic Base for Energy Logistics

- * **Geopolitics:** Direct access to Indian Ocean shipping routes.
- * **Infrastructure:** Immediate connectivity to the advanced Port of Salalah.
- * **First Mover Advantage:** The first centralized networking and operational hub for Oil, Gas, and Petrochemical companies in southern Oman.



trustree.ae

Strategic Growth & Integrated Investment Opportunities To our esteemed Doctors and Investors in the Energy Sector,

The “Royal Address” project in Salalah, Oman—home to the Port of Salalah, one of the world’s major container ports—has emerged as a strategic focal point for 2026. Positioned as a gateway to major markets including Yemen (32M population) and Saudi Arabia (37M population), Salalah is rapidly transforming into a key regional hub for trade, healthcare, and energy.



trustree.ae

For Energy, Oil & Gas Investors

“Royal Address” represents the first integrated hub of its kind in Southern Oman, designed as the central operational point for regional corporate presence.

★ **The Power of the SPV Structure:** The key advantage of our Special Purpose Vehicle (SPV) is cross-sector profit sharing. Regardless of your primary sector, all shareholders benefit from the total revenue generated across healthcare, energy, and commercial retail.



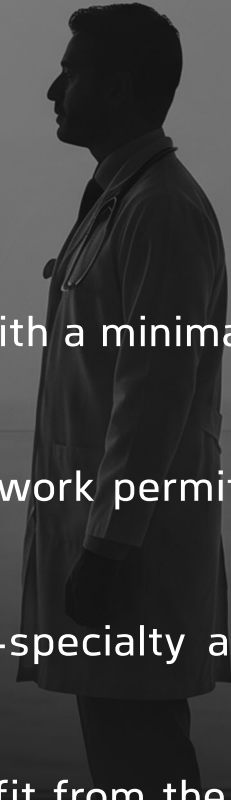
trustree.ae

For Medical Professionals

By participating in this high-growth medical ecosystem, even with a minimal shareholding, you unlock exclusive benefits:

- * **Work Permit & Residency:** Eligibility for Oman residency and work permits for you and your family.
- * **Advanced Infrastructure:** Access to a fully integrated, multi-specialty and super-specialty medical complex.

Diversified Returns: Beyond medical sector growth, you benefit from the total profits of the entire project, including the Gold & Jewelry zones, Energy offices, and the Gastronomy hub.





trustree.ae

ONAL HEALTH CENTER
INTERNATIONAL HEALTH CLINIC

مقام هحتنلى امصسى
National Scales on Day

| | |
|-----------------------|----------------|
| فكرال عورجر | DR. SHAN |
| Examination Rooms | DR. KHEN |
| Consultation for Sips | CONSULTATION 2 |

NOW CALLING:
N12 ROOM 4
DR. AKBARI
CONSULTATION :

EXAMINATION
ROOM 1

EXAMINATION
ROOM 2

EXAMINATION
ROOM 3

Elevating Healthcare in Oman

Addressing the rapidly growing demand for quality healthcare in Salalah:

- ★ Specialized & Super-Specialized Clinics
- ★ Advanced Diagnostic & Laboratory Centers
- ★ Premium Doctors' Offices & Consulting Rooms
- ★ Stable, recurring income potential through high-demand medical leasing.



trustree.ae

Medical Center & Specialized Clinics

The Royal Address Project represents a unique investment opportunity in the healthcare and medical services sector in Salalah, Oman. Designed with a modern vision and in alignment with international standards, this project is planned as a comprehensive medical center and specialized clinic facility aimed at meeting the rapidly growing demand for high-quality healthcare services in the region.



trustree.ae

Project Concept & Usage

Royal Address is a commercial-administrative development with a strong focus on medical services, including:

- * Specialized and super-specialized clinics
- * Diagnostic and laboratory centers
- * Doctors' offices and healthcare consultants
- * Medical support and service facilities





trustree.ae

Investment Structure (SPV)

The project is structured under a Special Purpose Vehicle (SPV) in ADGM, Abu Dhabi, ensuring investment security, financial transparency, and accessibility for international investors. All official investment communications and representation are handled through Trustree Investments (UAE).



trustree.ae

Investment Advantages

Located within one of the fastest-growing healthcare markets in Oman

- * Increasing demand for high-quality medical services in Salalah
- * Stable and recurring income potential through leasing medical units
- * Modern design aligned with international standards
- * Prime commercial location with strong capital appreciation potential



trustree.ae

The Royal Address Project offers an exceptional opportunity for investors seeking entry into the stable and growing healthcare sector in the Gulf region. With its strategic location, specialized medical focus, and international investment structure, it provides a secure and highly promising investment platform.



trustree.ae



Presented by: Seven Stars Investment Company (LLC)
Structure: International SPV Platform under Trustree (ADGM, UAE)



trustree.ae

Project Timeline

Construction Period & Operational Launch: 3 Years

The Royal Address Project is progressing according to its planned development schedule and is expected to be fully completed and ready for operation within 3 years. After the 3-year development period, the project will officially reach its operational launch stage.



trustree.ae

Transparent Legal Framework

The project is offered through a Special Purpose Vehicle (SPV) registered in ADGM (Abu Dhabi) under the Trustree platform.



Security

Full legal ownership
for investors



Transparency

Audited financial
compliance.



Global Standards:

Governed by international
investment laws.



trustree.ae

SPV

SPV Structure Definition & Investor Ownership Framework

A Special Purpose Vehicle (SPV) is a legally independent entity established exclusively for the development and management of a specific project. Within this structure, all project assets, permits, contracts, and financial flows are managed separately and transparently from any other business activities.

In this project, a dedicated SPV has been officially established, holding full ownership of the project (including land, construction, and operations). This ensures that the investment is structured within a fully professional, transparent, and internationally recognized framework.



trustree.ae

SPV

Investor Entry & Share Transfer Mechanism

Investors participate in the project through acquiring shares in the SPV, which provides significant legal and financial advantages:

- * Allocation of a specific percentage of SPV shares proportional to the investment amount
- * Official registration of shares under the investor's name within the company structure
- * Granting real ownership rights over the project assets
- * The option for transfer, sale, or assignment of shares in accordance with company regulations

Under this model, the investor is not merely part of a contractual agreement but is recognized as an official shareholder and partial owner of the project.



trustree.ae

SPV

Investment Security within the SPV Structure

The SPV structure is considered one of the safest investment models in international projects because:

- * Project assets are independently and transparently held within the SPV
- * Investor funds are directly utilized within the project itself
- * External risks unrelated to the project do not affect the investment
- * Legal protection and monitoring mechanisms are available to shareholders

This framework provides a high level of confidence and security for investors.



trustree.ae

Profit Participation & Value Growth

Upon project completion and commencement of operations:

- * Investors will share in the net profits proportional to their ownership
- * Revenues generated from operations (leasing, sales, or management) are distributed among shareholders
- * As the project value increases, share value appreciates, allowing profitable exit opportunities

This framework provides a high level of confidence and security for investors.

SPV



trustree.ae

SPV

The SPV structure enables investors to enter the project with maximum transparency, security, and a clearly defined legal framework, becoming official shareholders with direct ownership and profit participation. This model represents a globally recognized professional standard and serves as an ideal platform for attracting serious investors.



trustree.ae

ROYAL ADDRESS ITC
INTERNATIONAL TRADING CENTER

Presented by: Seven Stars Investment Company (LLC)
Structure: International SPV Platform under Trustree (ADGM, UAE)



trustree.ae

Investment Metrics



Total Shares

1,000,000



Total Project Value

AED 360,000,000

(~USD 98,000,000)



Value per Share

AED 360

(~USD 98)



Total Investors Cap 200 Investors



Investment per Investor 5,000 Shares = AED 1,800,000 (~USD 490,000)



trustree.ae

Return on Investment (ROI) & Financial Projections

Based on current market analysis and the project's projected revenue capacity, the capital payback period is estimated at approximately 5 to 7 years from the commencement of full operations. By participating in this project, investors will acquire equity ownership in a premium development. Upon completion and operational launch, the Company targets an estimated annual Net ROI ranging between 12% and 15%, subject to the total investment quantum and prevailing market conditions.

Disclaimer: These figures are based on internal financial models and forecasts. Actual returns are not guaranteed and may vary depending on operational performance, occupancy levels, and broader market dynamics within ADGM and the regional real estate sector. Investors are encouraged to conduct their own due diligence.



trustree.ae

Investor Exit Framework Under ADGM Standard Investment Structure

Investors participate in the project through ownership of shares in the SPV (the "Company") and shall exercise their rights as shareholders in accordance with the Company's Articles of Association and applicable ADGM Companies Regulations.



trustree.ae

Main Investor Exit Options

1. Share Buyback by the Company

The Company may, at its sole discretion and subject to statutory solvency tests required under ADGM regulations, offer to repurchase shares. Any buyback is contingent upon available liquidity, Board approval, and compliance with legal capital maintenance requirements.

2. Controlled Transfer to New Investors

- ✦ Shareholders may transfer their shares to third-party investors subject to:
 - Compliance with Pre-emption Rights as per the Articles of Association.
- ✦ Formal approval of the transferee by the Board of Directors.
- ✦ Successful completion of KYC and AML screenings.
- ✦ Official update of the Register of Members within the ADGM jurisdiction.



trustree.ae

3. Project Liquidation or Asset Sale

Upon project completion or a "Liquidity Event", the SPV may be liquidated, and proceeds distributed to shareholders pro-rata after settling all preferential liabilities.

4. Long-Term Yield & Capital Appreciation

Investors may elect to retain their holding to benefit from periodic dividend distributions and potential long-term capital appreciation of the underlying project assets.



trustree.ae

Proposed Exit Terms & Liquidity Schedule

Within First 6 Months: Subject to a 5% Early Exit Fee to cover administrative, legal, and structuring costs.

* **After 1 Year:** Principal + 2.5% Preferred Return (subject to liquidity and board approval).

* **After 2 Years:** Principal + 5% Preferred Return (subject to financial position).

* **After 3 Years (Launch):** Principal + 10% Total Term Return (Non-annualized). This represents the final exit priority upon operational launch.



trustree.ae

Legal Principles

Regulatory Compliance: All exits are governed by the ADGM Companies Regulations 2020.

- * Solvency Requirement: No buyback shall be executed without a Solvency Statement by the Directors.
- * Administrative Validity: Transfers are legally binding only once updated in the official Register of Members.
- * Discretionary Nature: Early buybacks remain at the Board's discretion to ensure project stability.



trustree.ae



How to Purchase Shares from Trustree with **Maximum Security & Transparency**



trustree.ae

Share Subscription Agreement - ADGM Compliant

1. Access the Official Platform

Investors access the secure official Trustree platform and select the exact number of shares they intend to purchase.



trustree.ae

2. Agreement Execution & Investment Terms Definition

Upon selection, investors digitally sign a legally binding Share Subscription Agreement, fully compliant with Abu Dhabi Global Market (ADGM) regulations. This agreement clearly defines all key terms, including share allocation, ownership rights, and investment duration, which is selected by the investor at this stage.



trustree.ae

3. Secure & Traceable Payment

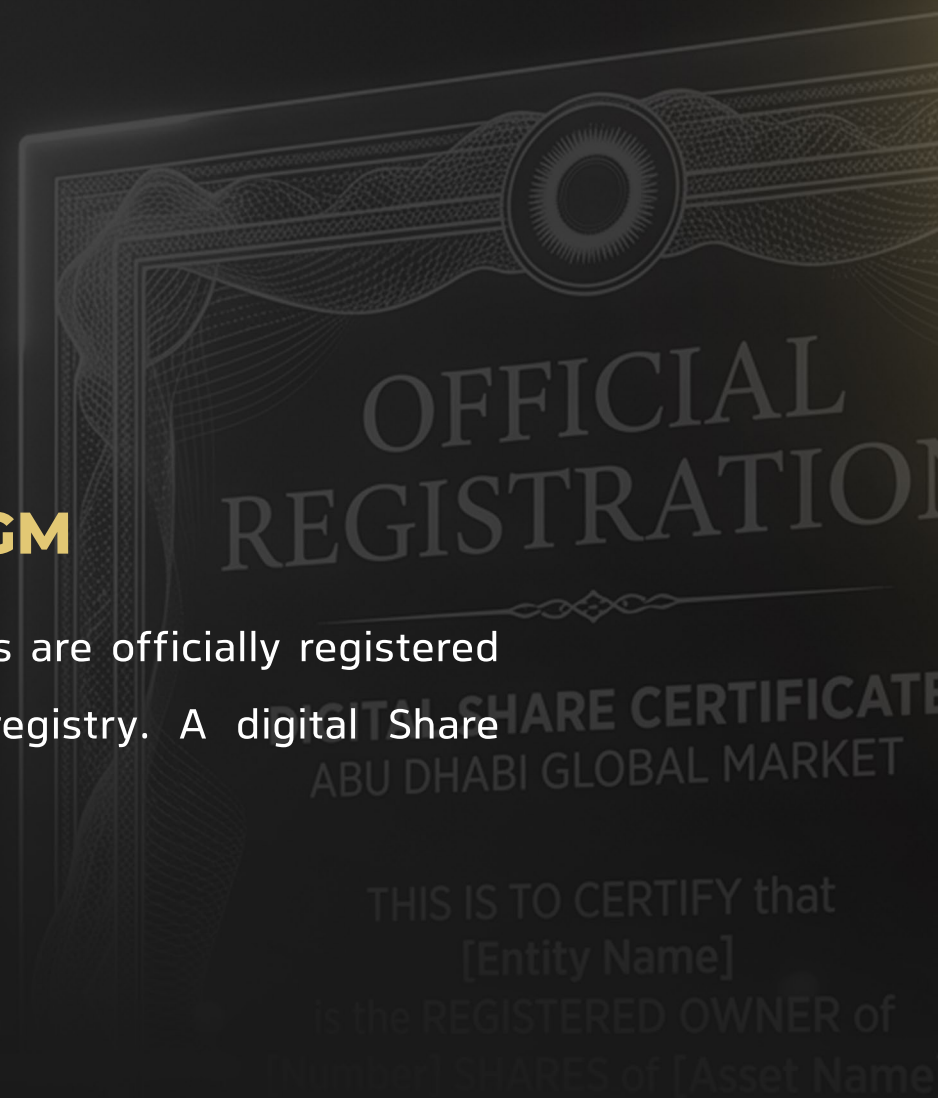
Payments are processed via an international banking gateway or a secure crypto payment gateway. An official and verifiable receipt is issued immediately upon completion.



trustree.ae

4. Share Registration & Issuance in ADGM

Within a maximum of 14 working days, the purchased shares are officially registered under the investor's name within the ADGM corporate registry. A digital Share Certificate is securely issued and delivered.





trustree.ae

5. Legal Ownership & Full Transparency

Following registration, the investor becomes a legally recognized shareholder within the SPV structure, holding ownership in the underlying project. All documents, including agreements and share certificates, are accessible via a dedicated investor dashboard.



trustee.ae



Investor Security Assurance

This process is fully aligned with ADGM regulations, international financial transparency standards, and global legal frameworks, ensuring maximum security, clarity, and confidence for all investors.



trustree.ae

Exclusive Privileges (For $\geq 5\%$ Shareholders)

- * **Residency:** 2-Year Oman Residency (covers investor & family).
- * **Banking Access:** Official corporate/personal bank account opening in Oman.
- * **Business Expansion:** Priority access to regional commercial & networking opportunities.



trustree.ae

ROYAL ADDRESS ITC

INTERNATIONAL TRADING CENTER

Presented by: Seven Stars Investment Company (LLC)
Structure: International SPV Platform under Trustree (ADGM, UAE)



trustree.ae

Corporate Presence Official Addresses



trustree.ae

UAE Office

(Investor Relations & Corporate Structure)

Trustree Investments – FZCO

Unit 69294 - 001, IFZA Business Park Dubai Digital Park (DDP), Dubai Silicon Oasis Dubai, United Arab Emirates

Makani No: A1 - 3641379065

Email: info@trustree.ae

Phone: +971 403 5302

Registered UAE Entity | Investor Relations & SPV Structuring | International Financial Coordination



trustee.ae

OmanOffice

(Project Owner & Development Entity)

Seven Star Investment Company (LLC)

Salalah Boulevard (M2), Al Rubat Road - Saadah – Salalah, Sultanate of Oman - P.O. Box: 729, Code: 215

Website: www.7starinvestment.com Telephone: 80000777 Mobile | WhatsApp: 0096898110777

Official Land Owner & Developer | Licensed Omani Company | Direct Project Execution & Asset Control



trustree.ae

Investor Assurance Statement

All investor relations, financial structuring, and share allocations are conducted through our UAE-registered entity (Trustree Investments – FZCO), while full project ownership and execution are secured under our Oman-based development company (Seven Star Investment Company LLC).

Your Gateway to Regional Growth

The Royal Address is more than real estate; it is an early-entry gateway into a highly strategic, fast-growing ecosystem spanning healthcare, trade, and energy.

site: trustree.ae



trustree.ae