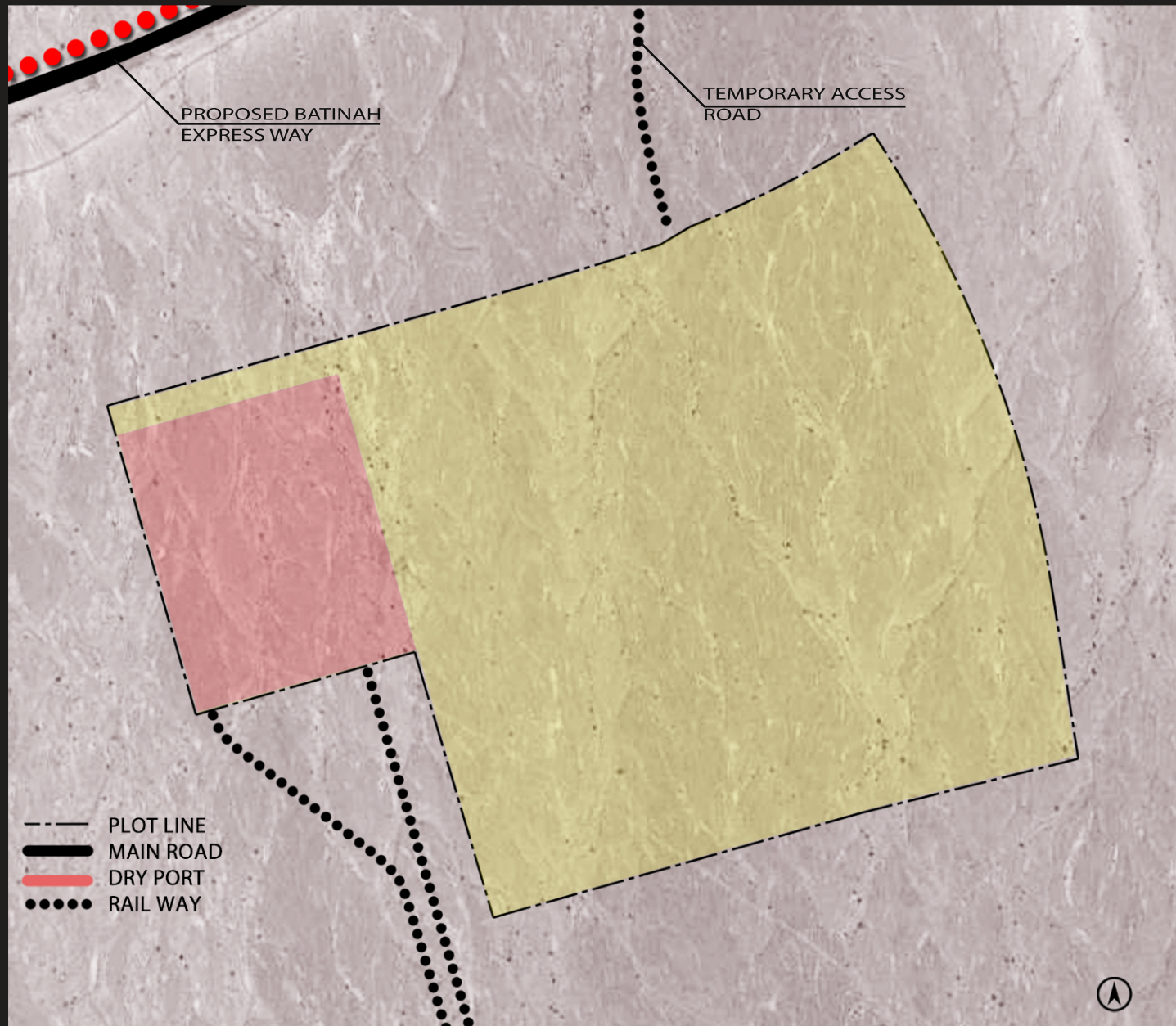
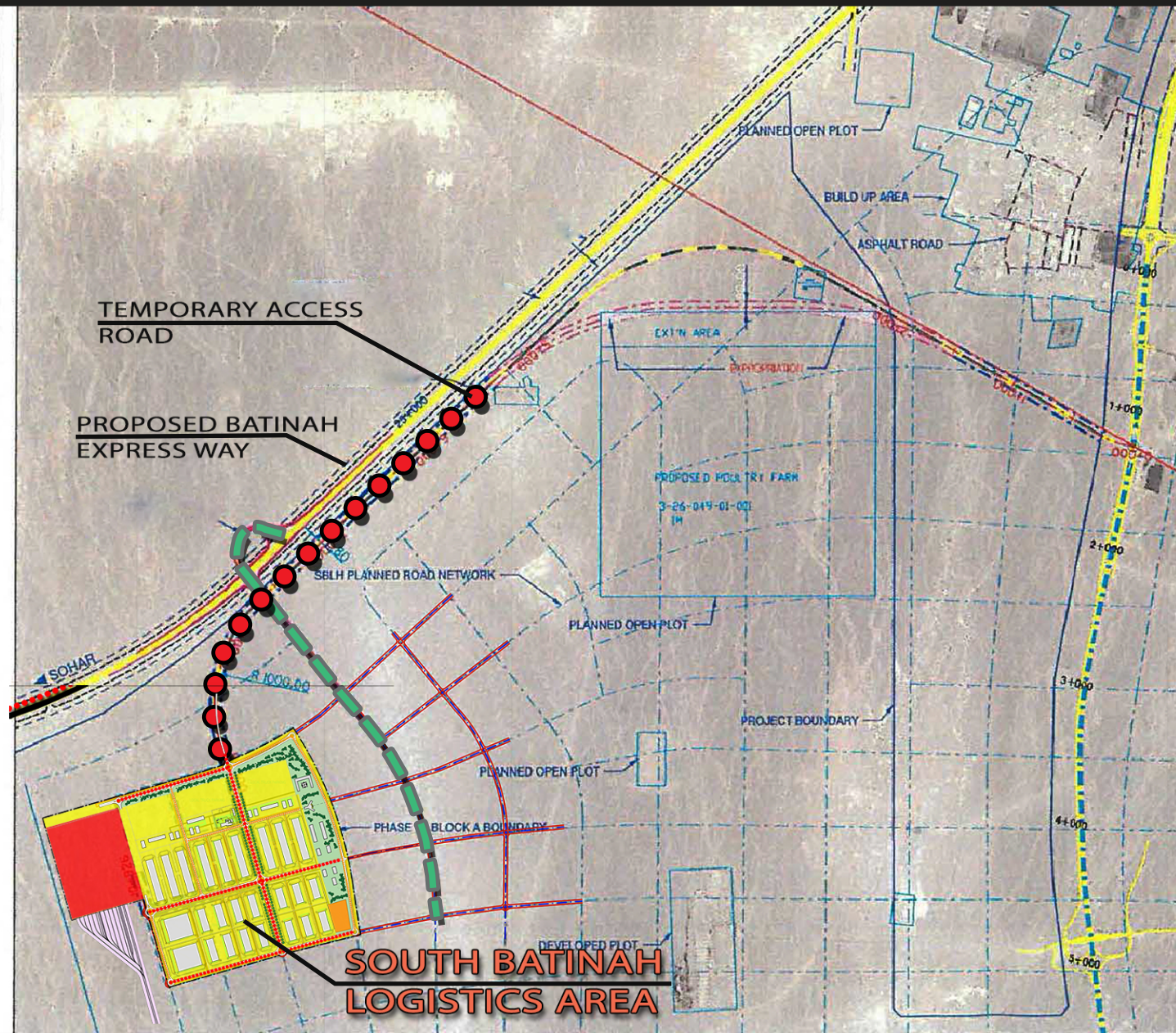


ANALYSIS



REGIONAL ANALYSIS

The Batinah Logistic Area is part of a large development zone 70km west of Muscat. It is located in a relatively empty area, with only a few built structures and vegetation. It is a priority as the initial development for the whole area. Its development would be key the future investments in the areas around it. Multiple light industry, food processing, textile, electronics manufacturing are among the projected market that the logistics area. The commercial areas and business areas are also another target market.

SWOT ANALYSIS

Strengths

- The area is located on flat land with no existing structures and minimal vegetation.
- The area is easily accessible by car
- The proposed site is well connected with the surrounding areas by rail and road network
- It is part of a larger development zone

Weakness

- Expansions will likely be needed for water supply, electricity, gas and telecommunications.
- The close proximity to residential and commercial areas
- The lack of a natural green landscape
- The lack of a natural water source
- the road and rail networks have not been constructed yet

Opportunities

- The planned future development
- The development of the transportation networks such as the highway, and high-speed rail
- The lack of competitive logistics center within the region
- close proximity to Muscat
- The area is well positioned to tap into a stable and growing industrial area.
- developing industrial and commercial sites around the area.
- The proposed site will be connected to the Oman rail network.

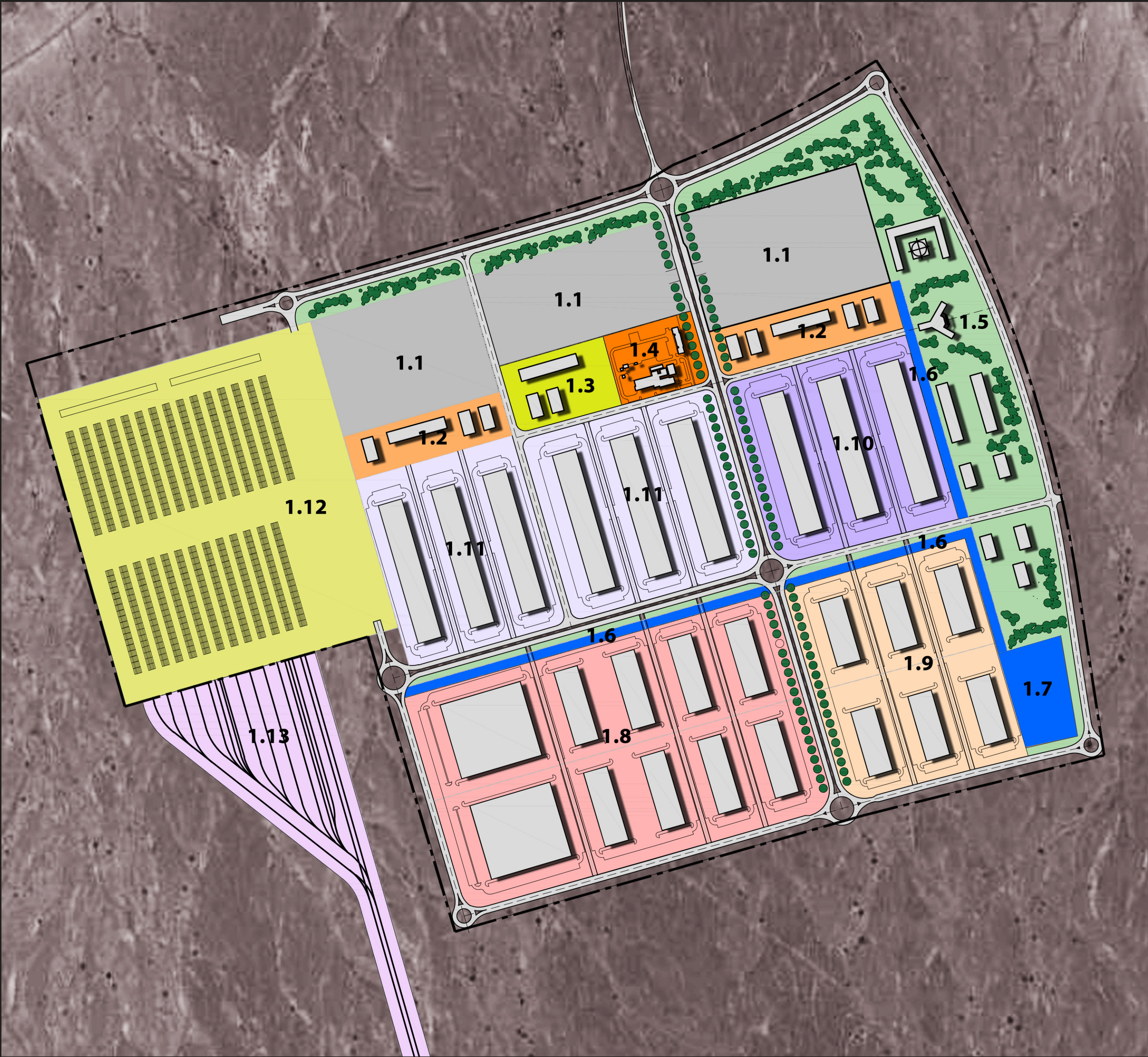
Threats

- Environmental impact of the overall development
- Water management for a developing land
- Site security
- Waste management
- Water management
- Chemical and gas leakages during operation, along with possible hazardous waste from other sites

DEVELOPMENT STRATEGIES

- a. Minimal development
- b. Integrated road network
- c. Consider public transportation to connect different areas
- d. Consider design for ease of access of vehicles
- e. Plan expansion of technical service, gas, power, Telecom
- f. Enhance connections to other industries
- g. Phasing of project
- h.Sustainable water management
- i. Sustainable alternative forms of energy
- k. Plan for future developments
- l. Connections to future transportation links
- m. Create livable workable environment

CONCEPT PLAN



LEGEND:

1.1	TRUCK PARKING	268.00 sqm	1.7	MAIN SERVICE AREA	26.000 sqm
1.2	TRUCK DRIVERS SUPPORT FACILITIES	71.400 sqm	1.8	GENERAL WAREHOUSING	374.000 sqm
1.3	CUSTOMS SERVICE AREA	33.000 sqm	1.9	COOL STORAGE	185.000 sqm
1.4	CIVIL DEFENSE AREA	30.000 sqm	1.10	LIGHT INDUSTRY	156.000 sqm
1.5	ADMINISTRATION CENTER AND SUPPORT FACILITIES	162.000 sqm	1.11	RENTABLE WAREHOUSING	302.000 sqm
1.6	SERVICE CORRIDOR	39.000 sqm	1.12	DRY PORT	300.000 sqm
			1.13	TRAIN DEPOT	