



PHOENIX CAPITAL PARTNERS



Amran Raja

Amran has worked in the construction industry for c. 30 years, the last 15 years have been specifically focused on real estate development and interior fit-out projects; with an extensive network and relationships with all the main contractors and through the supply chain.

He is architecturally trained and transitioned into Project and Commercial Management, with a specialisation in Design Management and Process Development, to ensure both design and commercial balances are struck without compromising the client brief.

He has extensive experience of working on a range of design & build and detailed build projects, both single stage and two stage tenders. He has delivered numerous projects under both JCT and NEC-3 forms of contracts. He is trained in Alternate Dispute Resolution, developing teams and strategic project delivery plans.

He has worked for tier 1 contractors such as ISG and Mace Group and overseen the delivery of c. 12 million² ft. of commercial developments internationally to date including a 1.1 million² ft. HQ for Lehman Brothers in Canary Wharf.

Current objectives include managing the Green Hotel Fund, our pipeline of other development sites across the UK and advising on various technology investments Phoenix are making in the proptech, fintech and cleantech sectors.

PROFESSIONAL EXPERIENCE



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BGA London Limited **'BGA'** UK/ International

As Managing Director of BGA, Amran has lead projects and transactions as Operations/ Construction/ Commercial Director, with significant experience across the whole construction industry demographic, both developer side and main contractor including both new build and fit-out/ refurbishment projects across the UK and MENA Regions.

Turn-key project delivery from RFP/ Tender/ Bid through to on-site set-up, quality delivery to both programme and budget to deliver to Clients' exceptional standards. Highly experienced practitioner across sectors including luxury residential projects to commercial, retail, hospitality and leisure industries, including new build high rise projects from inception to completion in excess of £200 million, as well as scalable project for Cat. A and Cat. B corporate fit-out and refurbishment contracts.

Experienced and diligent in coordination of Civil Defence Stage 1 and Stage 2 submissions for Municipality Approvals, as well as QTA liaison.

Previously held position as Board Director for a Local Authority Housing Association with the London Borough of Islington.

Experienced practitioner in Building Information Modelling 'BIM' for a range of new build and fit-out projects, including development of BIM Execution Plans in accordance with PAS -1192.

SRE London 'SRE' London, UK

As Project Director on a development backed by a Chinese Investor, Amran lead the 200,000 sq. ft. cut & carve refurbishment with full plant replacement, including 8 new lifts, new MEPH, level 9 roof extension, along with an infill atrium over 9 floors to create an additional 40,000² ft. NIA to the scheme. Amran had full P&L responsibility reporting directly to the Board in China.

PCSA awarded and scheme developed from Stage 2 – Stage 4, including planning consent with the City of London. Fully managed all the key stakeholders including City of London/ London Borough of Tower Hamlets/ DLR/ TFL.

Second Home 'SH' London, UK/ LA, USA Lisbon, Portugal

As Development Director, Amran was the project lead for SH's corporate real estate portfolio globally, including 4 co-working offices in London, 2 in Lisbon and 2 in LA.

Amran was Operational Director of the PMO and responsible for the delivery of 47 Sites globally equating to c. 5.5 million² ft. of new co-working space and had operational oversight for new sites.

As Board Director, Amran had full P&L responsibility from the feasibility to handover to the Op. Co. to run the sites with operational oversight on 2 new sites delivered in Clerkenwell and London Fields.

CBRE – London, UK London, UK

As GWS Project Director, Amran was the Key Account Director overseeing projects for Boeing with a global turnover in excess of \$100 billion. Overseeing global property transactions and asset utilisation projects, including VTC and engineering facilities in the UK and Ireland.

Operational Director on 7 sites in UK, procured from the Ministry of Defence. From feasibility through to construction and delivery of Sheffield University's new Boeing JV Tech Campus.

Sabban Interiors LLC Doha, Qatar

As International Design Director, Amran delivered projects across the Middle East in the following areas of business including a corporate HQ, retail, hospitality and residential projects. Co-Director for 37 staff deployed across 6 offices in the MENA Region. Client Account Management with full P&L responsibilities

Previous Projects (Construction Costs)

- Tower Hill - 200,000² ft. - Cut and Carve - £60 million
- London Fields – 34,850² ft. – Cat. B Refurb - £6.25 million
- Canary Wharf – 1,100,000² ft. HQ for Lehman Bros - £265 million
- Doha – 320 Key Four Seasons Hotel – QAR 150 million
- Clerkenwell – 18,500² ft. - Cut and Carve - £5.5 million
- Lisbon Rato – 60,000² ft. Planning Approval - £8.5 million
- London – 265 Key 5* Intercontinental Hotel - Refurb - £35 million
- Daventry – 265 Key DeVere Staverton - £45 million