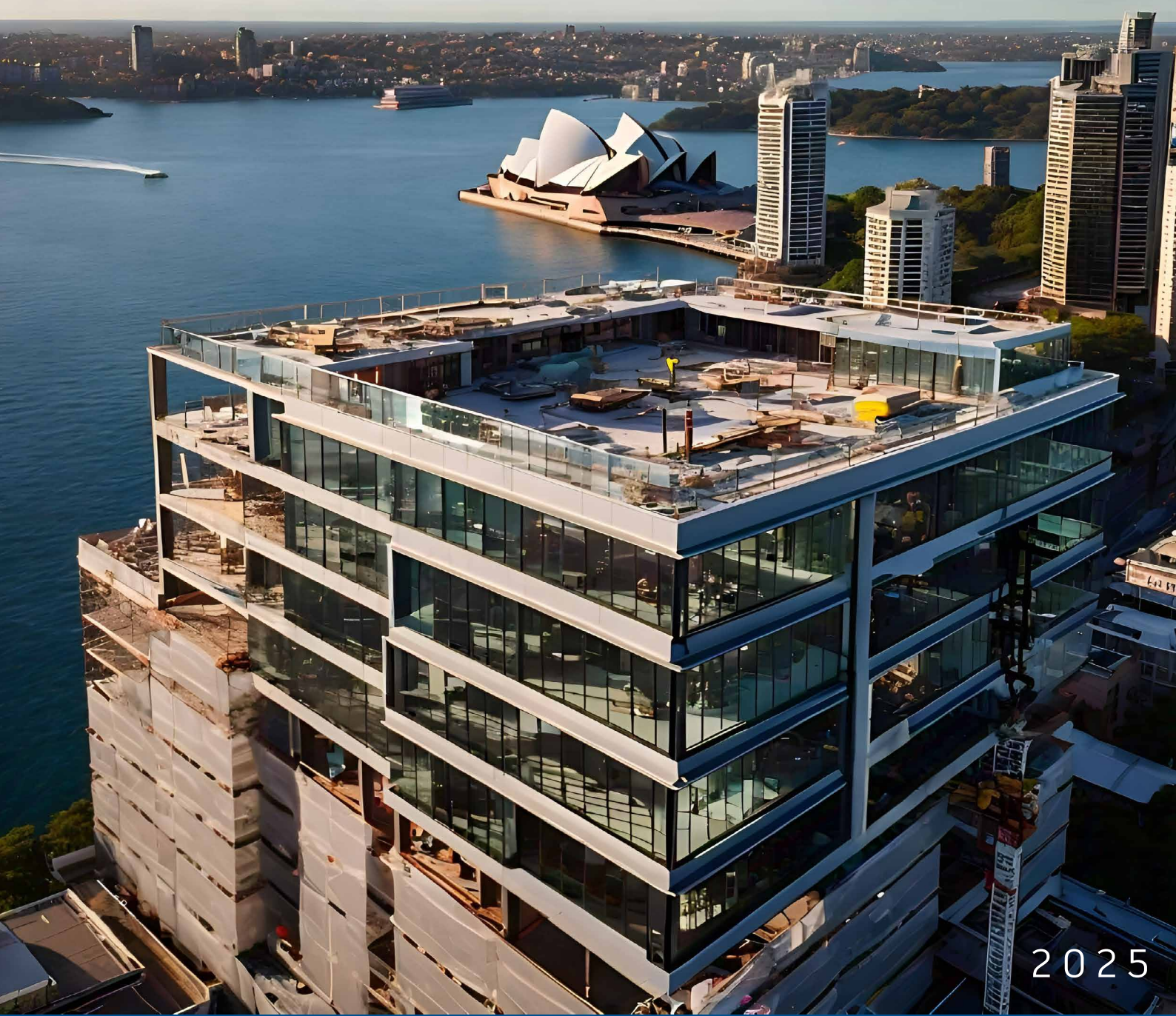




STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة



COMPANY PROFILE

**BUILDING FOR
THE FUTURE.**



STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة



وزارة الاستثمار
Ministry of Investment

COMPANY NAME:	STONEHENGE LIMITED (شركة ستونهنج المحدودة)
INVESTMENT COMPANY ID:	60115787
LICENSE NUMBER:	102064502223828
LICENSE TYPE:	SERVICES INVESTMENT LICENSE
SHAREHOLDER NAME:	STONEHENGE CONSTRUCTIONS
SHAREHOLDER ID:	60115788100
PERCENTAGE:	100
NATIONALITY:	AUSTRALIA - FOREIGN ENTITY
CAPITAL:	SAR 100,000,000
LICENSE ISSUE DATE:	31/08/2023



وزارة التجارة
Ministry of Commerce

COMPANY NAME:	STONEHENGE LIMITED (شركة ستونهنج المحدودة)
COMMERCIAL REGISTRATION NUM:	1010938003
COMPANY UNIFIED NUM:	7037002628
COMPANY TYPE:	LIMITED LIABILITY COMPANY
COMPANY OWNERSHIP:	STONEHENGE CONSTRUCTIONS (AUSTRALIA)
ACTIVITIES:	
	410010 الإنشاءات العامة للمباني السكنية
	410021 الإنشاءات العامة للمباني غير السكنية مثل المدارس والمستشفيات والفنادق الخ
	410022 إنشاء المطارات ومرافقها
	410023 الإنشاءات العامة للمباني الحكومية
	410030 إنشاءات المباني الجاهزة في المواقع
	620113 تقنيات الذكاء الاصطناعي
	721002 البحث والتطوير في مجال الهندسة والتكنولوجيا



CONTENTS

COMMERCIAL LICENSES	1
EXECUTIVE SUMMARY	3
OUR OPERATIONS	5
LEADERSHIP TEAM	17
OUR PROJECTS	19
WORKPLACE, HEALTH, SAFETY, ENVIRONMENT AND QUALITY	32

RIYADH, KSA

King Khalid Br Rd, Ar Rihab, Diriyah 13717

SYDNEY, AUSTRALIA

Suite 6.10, 55 Miller Street, Pyrmont NSW 2009

QUEENSLAND, AUSTRALIA

Level 19, 239 George Street, Brisbane QLD 4000

VICTORIA, AUSTRALIA

2/83 Stevedore Street, Williamstown VIC 3016

WWW.STONEHENGEKSA.COM
[E: INFO@STONEHENGEKSA.COM](mailto:INFO@STONEHENGEKSA.COM)

T: +966 53 53 74 889



STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة



EXECUTIVE SUMMARY

Stonehenge KSA's strategic growth is underpinned by a strong balance sheet and extensive in-house capabilities, guided by a team of respected industry leaders.



Stonehenge is a company group with global reach who tailor construction solutions to provide clients with certainty and confidence in the building sectors in which we operate.

Our people operate seamlessly and innovatively in creating safe workplaces whilst applying our solutions focused approach to delivering desired outcomes.

Stonehenge comprises of five core operational areas – engineering services, formwork systems equipment hire, formwork systems construction, infrastructure works and our design and build division.

Together, the Group's in-house capabilities provide our clients with considerable advantages in design, cost, and delivery timeframes, and this is our strength and our difference. We work closely with our clients, and our specialist in-house divisions, to tailor solutions that bring each project's vision to life.

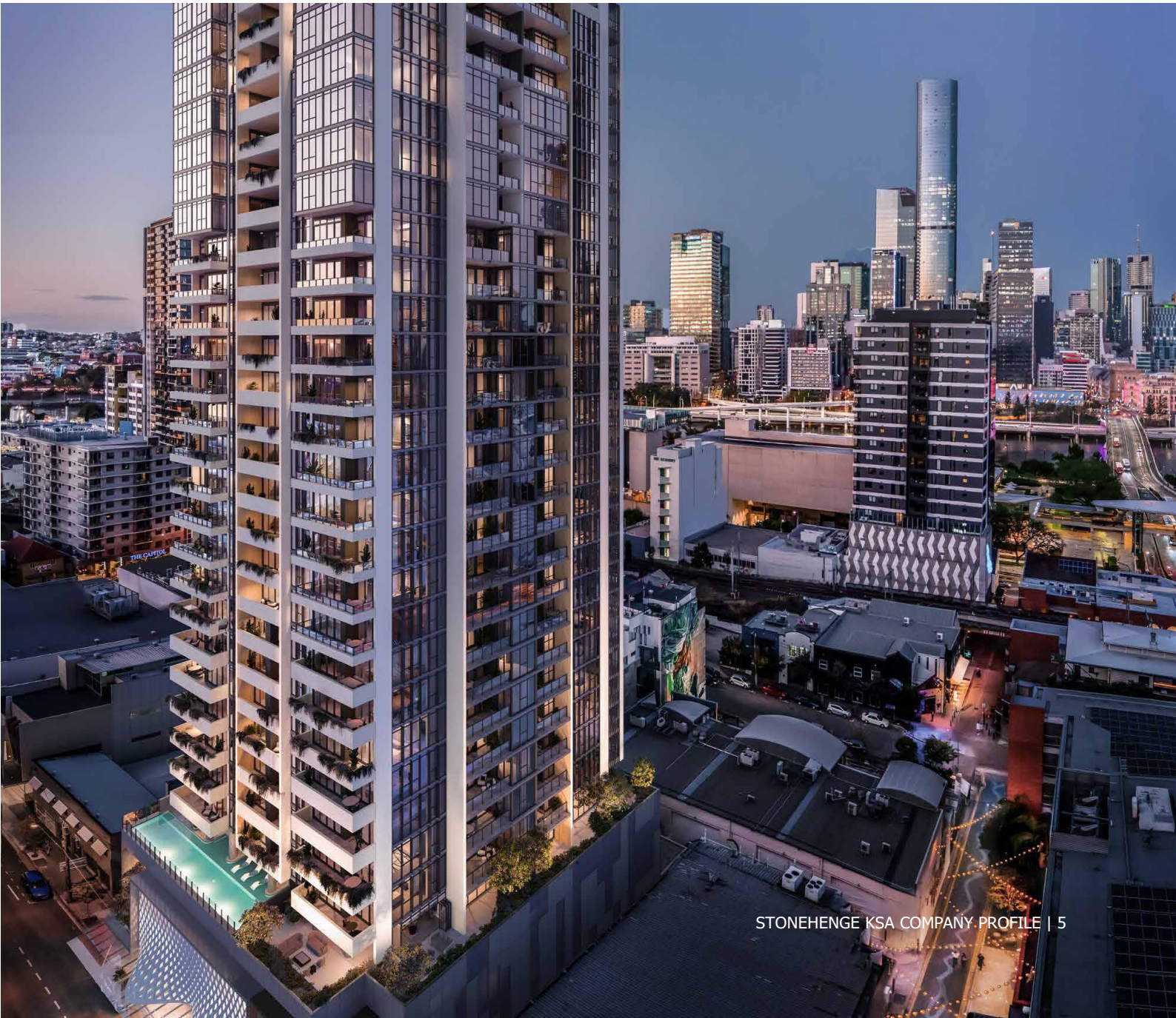
The diversified nature of our group – by project, sector, service, and geographic location – is by design. This approach gives us a full view of the market and enables the business to grow sustainably, with complementary operations and income streams, and a stable project pipeline.

“Our Point of Difference is in the way our teams analyse each project individually to determine what methodology and technology is most suited to optimise time and cost construction efficiencies. This approach is unique in the industry and only possible through the seamless coordination between our integrated divisions with the Group. By building value and relationships, we are building for the future.”

AKIN TOWER

LOCATION: SOUTH BRISBANE, QLD

COMPLETION: 2025





OUR OPERATIONS

Stonehenge KSA's core operational divisions deliver integrated design, construction and structures contracting services, supported by our in-house engineering business.



Stonehenge KSA's construction and engineering divisions provide expert analysis and advisory services across the company contracting arms.

These specialist services enable us to provide clients with a full engineering analysis of:

- PRELIMINARY DESIGNS, FROM STRUCTURE RATIONALISATION TO FULL REDESIGN;
- FORMWORK SYSTEMS;
- SCREEN AND JUMP FORM PROPOSALS;
- CRANES AND HOISTS;
- STAGING PLANS; AND
- DETAILED STRUCTURE PROGRAMMING, WITH A STRONG FOCUS ON CYCLE EFFICIENCIES AND TIME CERTAINTY.

This in-house capability provides considerable advantages in design, cost, and delivery timeframes and seamless collaboration integration with project teams.



STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة



BUILDING & CONSTRUCTION

Our senior leadership and project teams possess extensive experience across the entire development spectrum, from complex major infrastructure projects to residential, hotel, commercial, retail, health, and industrial projects. Their passion for the industry is reflected in their solutions-focused approach to client service – listening and collaborating with all project partners to provide a construction experience that delivers on each client's vision.

Stonehenge KSA's divisions work seamlessly together to deliver centralised procurement and design coordination. This holistic approach enables us to proactively and competitively assess multiple design solutions, and client-driven design changes, as part of one continuous, integrated process.

Safety, above all else, is our absolute priority and our systems and processes reflect our commitment to ensuring the wellbeing of our employees, contractors, consultants, and communities.





STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة

OUR OPERATIONS



BUILDING FOR THE FUTURE.

STONEHENGE KSA COMPANY PROFILE | 10



STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة

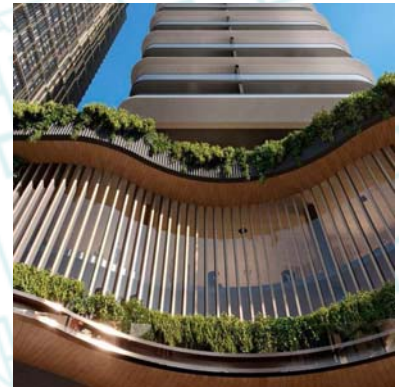
VISION رؤية
2030
المملكة العربية السعودية
KINGDOM OF SAUDI ARABIA

ENGINEERING & STRUCTURES

Our engineering and formwork divisions offer a full turn-key solution, including complete concrete structures, traditional formwork systems, prefabricated modules, and custom designed and manufactured full-building wrap systems for any type of project.

In recent years we have supplied and erected millions of square metres of formwork.

Our structures team includes technical design engineers and estimators who analyse construction methodologies and design coordination, examine structure designs to select best-for-project solutions, and provide timely technical and cost advice to achieve early and tangible program benefits.



Integrated Delivery



Best for Project Teams



Genuine Collaboration

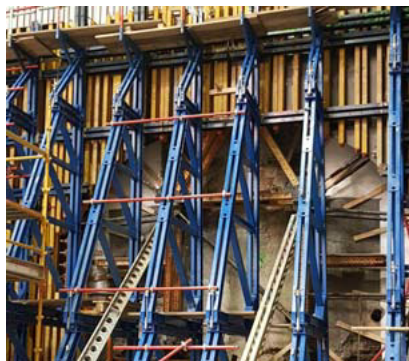
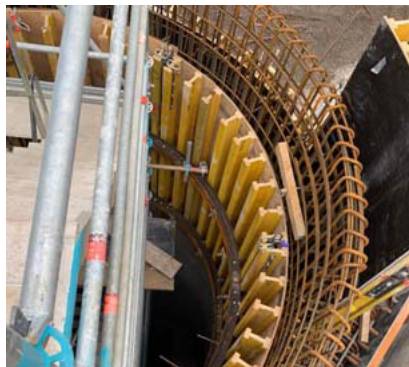
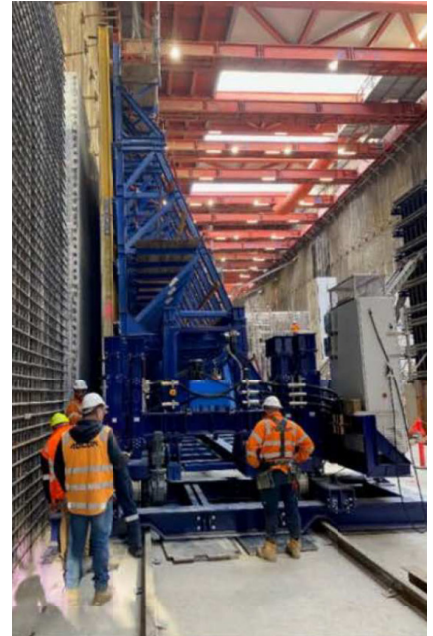
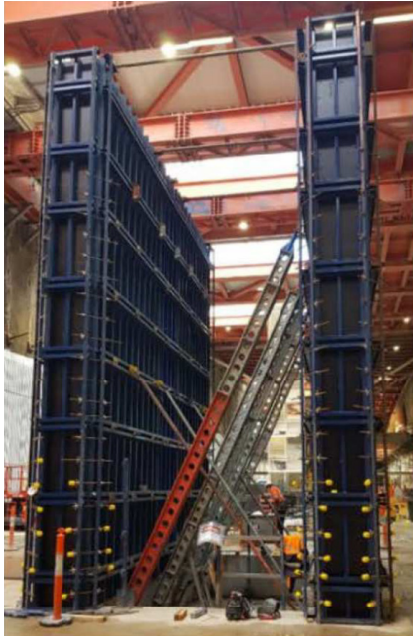


Safety and Quality



STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة

OUR OPERATIONS





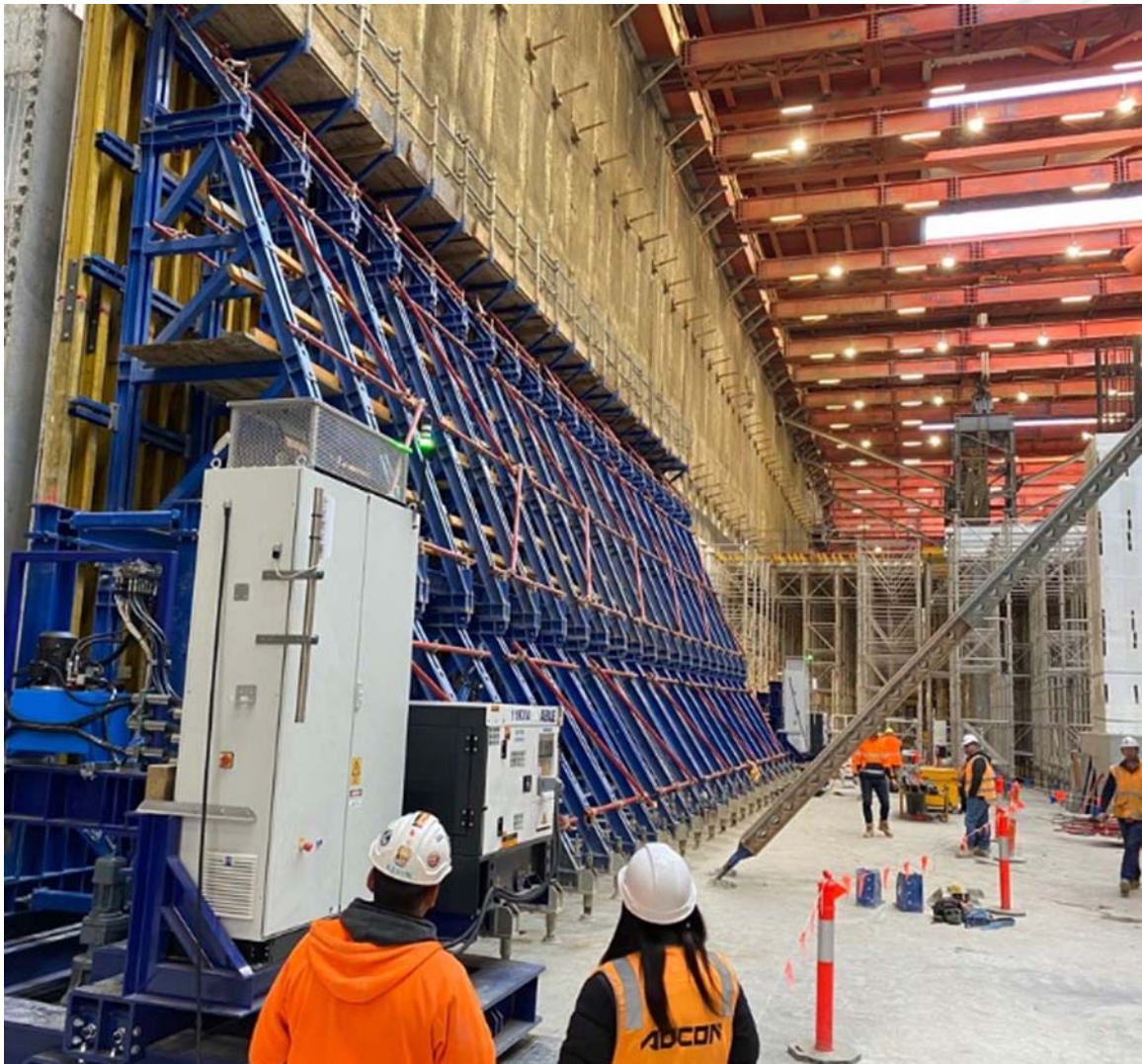
STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة

رؤية
VISION 2030
المملكة العربية السعودية
KINGDOM OF SAUDI ARABIA

EXPERTISE

ENGINEERING
BUILDING
INFRASTRUCTURE

Our clients and projects benefit from the expertise of three specialised divisions of **Stonehenge**: SH Engineering has decades of global experience managing the group's commercial, residential and civil engineering requirements; SH Infrastructure delivers large-scale civil projects from stations and bridges to water treatment plants and tunnels; SH Structures understands programme, site requirements and construction methodologies to deliver the most complex jobs in a timely manner.





PLANNING & DEVELOPMENT

COST-PLANNING
EARLY CONTRACTOR INVOLVEMENT
PROGRAMMING

We can form budgets and control costs through the design and procurement processes and the construction phases. We can engage contractors or construction managers early to better manage preliminaries, profit and overheads. And we offer construction programming and planning services to help our clients understand how long a project will take to build and how to get there.





STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة

VISION رؤية
2030
المملكة العربية السعودية
KINGDOM OF SAUDI ARABIA

END-TO-END SOLUTIONS

GROUP DEVELOPMENTS
FULL TURNKEY SOLUTIONS

We always engage with consultants, subcontractors and suppliers with a long-term view of delivering end to end solutions for the property and construction market. We can build systems that integrate with your current business process, designed to fulfil manufacturing (in part or whole), billing, training or content management with an affordable and simple turnkey solution that allows business activities to commence.





STREAMLINED SIMPLICITY

PROJECT DELIVERY

We can define how the parties involved in your project are related to each other contractually and adapt their roles and responsibilities to meet the project's objectives throughout its progress. By contracting with only one entity, the payment process is simplified and the designer and contractor can work together coherently and shorten the overall project schedule.





STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة



OUR LEADERSHIP

Stonehenge KSA
is guided by an
experienced and highly-
respected leadership
team, with local and
international experience
delivering major projects
and landmark commercial
and residential precincts.



**INTEGRATED
DELIVERY**



**BEST FOR PROJECT
TEAMS**

STONEHENGE KSA

LEADERSHIP



DIAA KARAALI
GENERAL MANAGER

BE (UNSW), MENG (UTS)

Senior Engineer, SAUDI COUNCIL OF ENGINEERS

CPEng (Chartered Professional Engineer),

INSTITUTION OF ENGINEERS AUSTRALIA

NPER (National Professional Engineers Registry) AUS/UK

SENIOR CIVIL-ENVIRONMENTAL-STRUCTURAL ENGINEER



DR ELIYAH KARAI
CHIEF EXECUTIVE OFFICER

BE (UNSW), MBIOMEDE (UNSW)

Senior Engineer, SAUDI COUNCIL OF ENGINEERS

Professional Engineer,

INSTITUTION OF ENGINEERS AUSTRALIA

Member, AUSTRALIAN CONSTRUCTORS ASSOCIATION

Member, CHARTERED INSTITUTE OF BUILDING (CIOB)

MANAGEMENT



ABDUL KARAALI
CHIEF OPERATING
OFFICER



ADAM KARAALI
CONSTRUCTION
DIRECTOR



ALI BAROUDI
GLOBAL EXECUTIVE
MANAGER



GREGORY SNEEDEN
HEAD OF ENGINEERING



BACHAR DIB
HEAD OF PROCUREMENT



PETE ZEEMAN
HEAD OF CONTRACTS



GENUINE
COLLABORATION



SAFETY AND
QUALITY



STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة

OUR PROJECTS

BRISBANE RESIDENTIAL



AKIN RESIDENCES

SYDNEY RESIDENTIAL & MIXED - USE



ORCHARDVIEW



THE MATRAVILLE RESIDENCE



ALEXANDRIA GROVE



METROLAND CENTRE

MELBOURNE RESIDENTIAL



OAKWOOD HOTEL



STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة

OUR PROJECTS

Our project pipeline presents a diverse portfolio of premium residential, hotel, retail, mixed-use and commercial developments along Australia's eastern seaboard.

400+

WORKFORCE

\$150M+

WORK IN HAND

5+

STATES + COUNTRIES



STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة

GARDENVIEW APARTMENTS

LOCATION: MASCOT, NSW

SIZE: 7,820M2

COMPLETION: JUNE 2025

CLIENT: AKPC PTY LTD

VALUE: \$62 MILLION

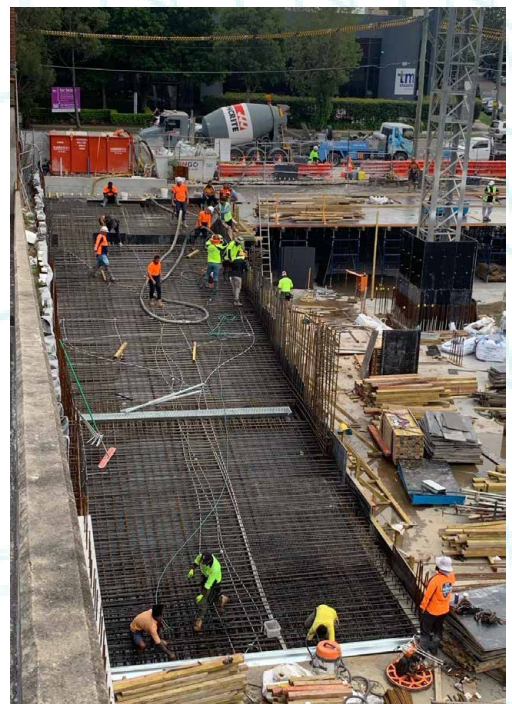


This landmark project on 593 Gardeners Rd, Mascot, NSW, is an 8-storey mixed-use building featuring double basement levels and premium retail space. Located in the bustling heart of Mascot, this development highlights our commitment to delivering versatile and high-quality structures that cater to both residential and commercial needs. Positioned in a thriving area with dynamic growth, this development stands as a testament to our expertise in constructing modern, sustainable, and strategically located properties.



STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة

OUR PROJECTS





STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة

OUR PROJECTS

MASCOT RESIDENCES

LOCATION: MASCOT, NSW

SIZE: 7,100M2

COMPLETED: JAN 2024

CLIENT: AKPC PTY LTD

VALUE: \$57 MILLION



Situated in the bustling hub of Mascot, at 563 Gardeners Rd, this 8-storey building with a basement and retail space was completed with an Occupation Certificate (OC) issued in early 2024. The property benefits from its strategic location close to public transport links, major roads, and Sydney Airport. This project exemplifies our commitment to excellence in construction and design providing a versatile environment for both residential and commercial use. Our strategic approach to this development ensured the project was completed with exceptional quality and within the agreed timeframe underscoring our efficiency and reliability as a leading construction company.



STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة

AKIN TOWER

LOCATION: BRISBANE QLD
SIZE: 20,180M2 GBA
COMPLETION: AUGUST 2025
CLIENT: WESTERNVIEW LIVING
VALUE: \$80-\$100 MILLION



We are proudly completing Akin Tower, a landmark 30-storey residential development in Brisbane's most sought-after precinct. The tower features a collection of elegantly designed 1, 2, and 3-bedroom residences, along with luxurious sub-penthouses and penthouses. Each home boasts world-class design and seamlessly integrated smart home functionality. The design prioritizes maximizing living space and capturing stunning views of the river and the city. With generous interiors and exceptional craftsmanship, Akin Tower embodies an ultra-chic urban resort aesthetic, offering future-forward living in one of Brisbane's premier locations.



STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة

OAKWOOD HOTEL

LOCATION: SOUTHBANK VIC
SIZE: 18,500M2
COMPLETED: MAY 2020
CLIENT: YARRA HOTEL GROUP
VALUE: \$75 MILLION



We successfully completed the 25-storey Oakwood Hotel at 202 Normanby Rd Southbank, a luxury development that pays homage to the rich history of its location. Combining modern elegance with superior design, the hotel offers premium accommodations and facilities tailored to deliver a world-class guest experience. This iconic structure stands as a testament to our expertise in delivering high-rise projects that blend architectural excellence with cultural significance.



STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة

ORCHARDVIEW GLADESVILLE

LOCATION: GLADESVILLE , NSW

SIZE: 6,317M2

COMPLETION: DEC 2019

CLIENT: METROLAND AUSTRALIA PTY LTD

VALUE: \$26.5 MILLION



Located on 428-434 Victoria Rd Gladesville, NSW, this mixed-use development features 40 modern residential units, a spacious ground-floor shop, and a 3-level underground basement for parking and storage. Designed with a focus on functionality and aesthetics, the residential units offered a mix of 1, 2, and 3-bedroom layouts, boasting premium finishes, energy-efficient features, and open-plan living spaces. The basement included ample parking, EV charging stations, and advanced safety systems. Constructed using reinforced concrete and steel framing, the project incorporated sustainable design elements such as double glazing and landscaping. Completed within 18 months, this development balanced urban convenience with contemporary living in one of Sydney's thriving suburbs.



STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة

PARKVILLE STATION – MEP

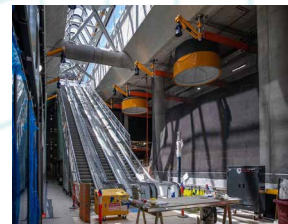
LOCATION: MELBOURNE METRO TUNNEL VIC

SIZE: 3,500M2

COMPLETED: MID 2022

CLIENT: MELBOURNE METRO

VALUE: \$32.5 MILLION



Parkville Station is strategically located at the doorstep of Victoria's world-renowned education, health, and research precinct. This MEP project involves the design, installation, and commissioning of mechanical, electrical, and plumbing systems to support the station's infrastructure. The project aims to enhance connectivity to key institutions, ensuring sustainable and efficient systems that align with the high standards of the surrounding precinct.

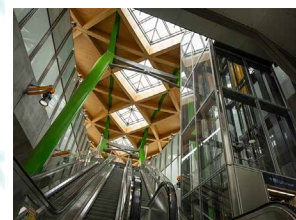


STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة

OUR PROJECTS

DOMAIN – MEP

LOCATION: MELBOURNE METRO TUNNEL VIC
SIZE: 3,500M2
COMPLETED: MID 2022
CLIENT: MELBOURNE METRO
VALUE: \$40.2 MILLION



Anzac Station is designed as a 'pavilion in the park,' serving as an integrated public building and landmark that connects seamlessly with the surrounding parklands. This MEP project includes the development and installation of advanced mechanical, electrical, and plumbing systems to ensure optimal functionality and sustainability, supporting the station's role as both a transportation hub and a civic space. The design emphasizes environmental harmony, ensuring that all systems complement the natural surroundings while meeting the station's operational needs.



STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة

ALEXANDRIA GROVE

LOCATION: ALEXANDRIA NSW
SIZE: 6,850M2 GBA
COMPLETED: AUG 2017
VALUE: \$27.2 MILLION



Stonehenge Constructions successfully completed a residential project in Alexandria, NSW, featuring 24 modern units and 8 stylish townhouses, totalling 32 dwellings. Designed with contemporary living in mind, the development combined urban functionality with architectural elegance. Situated in a vibrant and sought-after area, it provided residents with convenient access to local amenities, public transport, and Alexandria's dynamic lifestyle, showcasing our commitment to quality and innovation in construction.



STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة

OUR PROJECTS

MATRAVILLE RESIDENCES

LOCATION: MATRAVILLE NSW

SIZE: 2,780M2 GBA

COMPLETED: JUNE 2015

CLIENT: NEWCASTLE DEVELOPERS

VALUE: \$18.5 MILLION



We proudly delivered a 7-storey mixed-use development on Bunnerong Rd, Matraville NSW, located near the beach. The project featured 18 modern residential units, a ground-floor shop, and a basement level for parking and storage. Designed to complement its coastal surroundings, the building combined contemporary architecture with functionality. Its prime location offered residents and businesses easy access to local amenities, public transport, and the nearby beachfront, exemplifying our commitment to creating high-quality, strategically positioned developments.



STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة

CHESTER HILL HOMES

LOCATION: CHESTER HILL NSW
SIZE: 2,785M2 GBA
COMPLETED: AUG 2017
VALUE: \$15.2 MILLION



This residential project on the was successfully completed on a corner block of Woodville Rd Chester Hill, NSW, featuring 13 thoughtfully designed units. The development primarily consisted of spacious 3-bedroom apartments, along with a selection of 2-bedroom and 1-bedroom units. Strategically located in a convenient and well-connected area, the project delivered modern, functional living spaces while meeting the growing demand for versatile residential options. This achievement highlights our expertise in constructing high-quality developments tailored to diverse urban needs.



STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة

METROLAND CENTRE

LOCATION: WETHERILL PARK NSW
SIZE: 10,080M2 GBA
COMPLETED: MAR 2014
CLIENT: METROLAND AUSTRALIA
VALUE: \$22.7 MILLION



We delivered this large-scale commercial project spanning four hectares in Wetherill Park, NSW, corner of Horsley Drive and Elizabeth St. The development featured underground storage warehouses and parking facilities, with additional ground-level parking and warehouses constructed on a suspended transfer slab. The complex also included a gym and childcare center on the first floor, providing added convenience and amenities for users. Two prominent office towers were strategically positioned at opposite corners of the site, enhancing its commercial appeal. This project highlights our capability to execute large, multifunctional developments that integrate modern functionality, and community-orientation.



STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة

MURRAY ST PYRMONT

LOCATION: PYRMONT NSW
SIZE: 1,690M2
COMPLETED: FEB 2014
CLIENT: METROLAND AUSTRALIA
VALUE: \$11.2 MILLION



We completed an extension project on a seven-storey commercial building overlooking Sydney Harbour in Pyrmont, NSW. The scope included the addition of two extra levels, enhancing the building's functionality and value in its prime location near Sydney's major attractions. The construction utilized a mix of reinforced concrete beams and slabs, composite steel/timber, and composite concrete/steel systems, ensuring durability and efficiency. The upgrade also incorporated a new lift shaft, staircases, and a structural transition from brick piers to steel columns at the upper levels. The project was executed to showcase our ability to deliver high-quality solutions tailored to complex urban environments.





STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة

Safety

WORKPLACE, HEALTH, SAFETY, ENVIRONMENT AND QUALITY

The safety of our people,
contractors, clients and
communities is an absolute
priority.



STONEHENGE
LTD. SAUDI
شركة ستونهنج المحدودة



INTEGRATED MANAGEMENT SYSTEM

At **Stonehenge**, we put the safety of our people, contractors, clients, and communities first.

Our management systems comply with ISO 45001: 2018 (Safety Management System), ISO 14001: 2015 (Environmental Management System) and ISO 9001: 2015 (Quality Management Systems) accreditation levels showcasing our commitment to meeting the highest international standards in our industry on every project.

We partner with subcontractors who share our commitment to safety and quality and operate with the same objective of “getting it right the first time”. This approach enables our projects to achieve their quality benchmarks, ensuring client satisfaction and delivering buildings efficiently and to our contractual obligations.

This is matched by a culture of quality, safety and environmental (QSE) excellence that exceeds industry benchmarks. This is achieved through best-practice systems and procedures and instilling a strong safety culture within our own project teams and our subcontractors.



Our services are underpinned by values and goals for delivering excellence in Quality Assurance and Workplace Health and Safety, along with minimal impact on the environment and community.

Stonehenge operates an integrated QSE Management System focused on delivering best practice service to our stakeholders and interested parties, and

we undertake this to provide confidence in our business operations, products, and services.

The Group's QSE system is regularly reviewed and improved and has been developed in consultation with Innovative's leadership team and stakeholders including clients, subcontractors, suppliers, and consultants that we regularly deal with in the provision of our services and product to clients.

The integrated system comprises a QSE manual that is underpinned by various plans and procedures for compliance concerning Quality, Safety and Environment. Such documents, procedures and forms establish the methodology for managing Workplace Health and Safety, Quality Assurance and the Environment within the projects and the surrounding community.

The system also meets the statutory and regulatory requirements that apply to the Group and aims to achieve standards well above the minimum legislative standards currently set by the KSA Government.





STONEHENGE
LTD. SAUDI

شركة ستونهنج المحدودة

BUILDING FOR THE FUTURE.

RIYADH, KSA

King Khalid Br Rd, Ar Rihab, Diriyah 13717

SYDNEY, AUSTRALIA

Suite6.10, 55 Miller Street, Pyrmont NSW 2009

QUEENSLAND, AUSTRALIA

Level 19, 239 George Street, Brisbane QLD 4000

VICTORIA, AUSTRALIA

2/83 Stevedore Street, Williamstown VIC 3016

WWW.STONEHENGEKSA.COM
E: INFO@STONEHENGEKSA.COM

T: +966 53 53 74 889

رؤية
2030
المملكة العربية السعودية
KINGDOM OF SAUDI ARABIA