كوربيلد
COREBUILD
للمقاولات والتطوير العقاري

SELECTED EXPERIENCE / SAUDI ARABIA

# PROJECT PORTFOLIO

Selected projects & work packages
General Contracting &
Real Estate Development

2014 — 2026



PORTFOLIO OVERVIEW

# Experience across disciplines

Selected contracting experience and ongoing residential developments.

| | | | |
|---|---|---|---|
| 01 | Saudia City / Water Treatment Plants | COMPLETED | 03 |
| 02 | Shuaibah 3 IWP / Road Paving | COMPLETED | 04 |
| 03 | Jeddah Parks & Public Squares | COMPLETED | 05 |
| 04 | Shuaibah / Waterproofing & Insulation | IN PROGRESS | 09 |
| 05 | Jeddah / Sidewalk & Crossing Maintenance | COMPLETED | 06 |
| 06 | Shuaibah SWCC-2 / Civil & Asphalt | COMPLETED | 07 |
| 07 | Shuaibah SWCC-2 / Permanent Fence | COMPLETED | 08 |
| 08 | Saudia City / Street Lighting | COMPLETED | 12 |
| 09 | Al Waha / Blockwork | COMPLETED | 12 |
| 10 | Zaithoon / Asphalt Paving | COMPLETED | 13 |
| 11 | Zaithoon / Asphalt Works | COMPLETED | 13 |
| D1 | Jazan / 16-Villa Residential Development | IN PROGRESS | 10 |
| D2 | Jeddah / Residential Building Development | IN PROGRESS | 11 |

01

# Saudia City Water Treatment Plants



02 WORK PACKAGES
Soil improvement / Civil works

**OWNER / CLIENT**
Saudi Airlines Real Estate Development Co. (SARED)

**MAIN CONTRACTOR**
Hitachi Ltd.

**LOCATION**
Saudia City, Jeddah, Saudi Arabia

**YEAR**
2015

**COREBUILD SCOPE OF WORK**

- Soil improvement and civil works
- Concrete foundations and backfilling
- Fencing and road works
- Street lighting works

**100% COMPLETED**

**PROJECT BRIEF**

Execution of civil and site development works associated with the water treatment plants at Saudia City in Jeddah, covering soil improvement and supporting infrastructure.

# Shuaibah 3 IWP - Road Paving Works

02



**39,750 m²** APPROXIMATE PAVING AREA

**OWNER / CLIENT**
ACWA Power

**CLIENT / MAIN CONTRACTOR**
Saudi Friends Engineering & Construction Co. Ltd. (SFEC)

**LOCATION**
Shuaibah, Saudi Arabia

**YEAR**
2024

**COREBUILD SCOPE OF WORK**

- Prime Coat application
- 60 mm Binder Course
- Tack Coat application
- 40 mm Wearing Course

**100% COMPLETED**

**PROJECT BRIEF**

Comprehensive road paving works for the Shuaibah 3 IWP Project, including surface preparation and multiple asphalt layers in accordance with project specifications.

03

# Jeddah Parks & Public Squares



**CIVIL** PARKS & PUBLIC SQUARES

**OWNER / CLIENT**
Jeddah Municipality

**MAIN CONTRACTOR**
Al Zareoun General Contracting Establishment

**LOCATION**
Jeddah, Saudi Arabia

**YEAR**
2022

**COREBUILD ROLE**
Subcontractor

## PROJECT BRIEF

Civil contracting works within the development and construction of public parks and open squares in Jeddah, supporting the improvement of public spaces.

## COREBUILD SCOPE OF WORK

- Civil construction works within the parks and public squares project
- Supporting works associated with the development of public spaces

**100% COMPLETED**

05

# Jeddah Desalinated Water Production System



**CIVIL** SIDEWALKS & PEDESTRIAN CROSSINGS

**OWNER / CLIENT**
Saudi Water Authority

**LOCATION**
Jeddah, Saudi Arabia

**YEAR**
2025-2026

**COREBUILD SCOPE OF WORK**

- Maintenance and rehabilitation of sidewalks
- Pedestrian crossing maintenance
- Associated external civil works

**100% COMPLETED**

**PROJECT BRIEF**

Specialized maintenance and rehabilitation of sidewalks and pedestrian crossings within the Jeddah desalinated water production facilities, supporting safer external infrastructure.

# Shuaibah SWCC-2 380kV Substation



**ROADWORKS** CIVIL & ASPHALT WORK PACKAGE

**OWNER / CLIENT**
Saudi Electricity Company (SEC)

**CLIENT / MAIN CONTRACTOR**
Saudi Services for Electro Mechanic Works Co. (SSEM)

**LOCATION**
Shuaibah, Saudi Arabia

**YEAR**
2024

## COREBUILD SCOPE OF WORK

- Sub-base and Base Course works
- Binder Course and Wearing Course
- MC1 and RC2 applications
- Milling, surface cleaning and asphalt pavement works

**100% COMPLETED**

## PROJECT BRIEF

Civil, road preparation and asphalt works for the Shuaibah SWCC-2 380kV Substation, including pavement foundation layers and final asphalt works.

# Shuaibah SWCC-2 380kV Substation



**PERIMETER**

PERMANENT FENCE & CIVIL WORK PACKAGE

**OWNER / CLIENT**

Saudi Electricity Company (SEC)

**CLIENT / MAIN CONTRACTOR**

Saudi Services for Electro Mechanic Works Co. (SSEM)

**LOCATION**

Shuaibah, Saudi Arabia

**YEAR**

2024

**COREBUILD SCOPE OF WORK**

- Excavation, grading and disposal
- Backfilling and concrete fence foundations
- Supply and installation of permanent fencing
- Protection, insulation and supporting works

**100% COMPLETED**

**PROJECT BRIEF**

Construction of the permanent perimeter fence and associated civil works for the Shuaibah SWCC-2 380kV Substation, including foundations and site preparation.

ONGOING PROJECT / WATERPROOFING & THERMAL INSULATION

# Shuaibah Desalination Plant

04



**PHASE IV** WATERPROOFING & THERMAL INSULATION

**OWNER / CLIENT**
Saudi Water Authority

**LOCATION**
Shuaibah, Saudi Arabia

**YEAR**
2026

**COREBUILD SCOPE OF WORK**

- Waterproofing maintenance
- Thermal insulation works
- Associated rehabilitation of electrical rooms and the control room

**IN PROGRESS**

**PROJECT BRIEF**

Maintenance and enhancement of waterproofing and thermal insulation systems serving the electrical buildings and control room at Phase IV of the Shuaibah seawater desalination facilities.

# 16-Villa Residential Development

## Jazan

RESIDENTIAL DEVELOPMENT

16

Residential villas

**4,075 m²**

TOTAL LAND AREA

**7,200 m²**

TOTAL DEVELOPMENT AREA

Completion **20%**

Project information supplied by CoreBuild.

**PROJECT BRIEF**

A residential development comprising 16 villas in Jazan. CoreBuild Investments owns 100% of the project and the land, and has the funds available to develop the project.

**OWNERSHIP / DEVELOPER**

CoreBuild Investments - 100% project and land ownership

**DEVELOPMENT FUNDING**

Funds available for project development

**TOTAL PROJECT VALUE**

SAR 20 million

**LOCATION**

Jazan, Saudi Arabia

**IN PROGRESS**

# Residential Building Development
## Jeddah

RESIDENTIAL DEVELOPMENT

13M

SAR / Project value after development

**750 m²**
TOTAL LAND AREA

**3,200 m²**
TOTAL DEVELOPMENT AREA

Estimated completion **5%**

Project information supplied by CoreBuild.

**PROJECT BRIEF**

Development of residential land in Jeddah into a residential building. The land is owned by Dr. Adel Batarfi (الدكتور عادل باطرفي). The contract has been signed and the project is in its commencement stage.

**LAND OWNER**

Dr. Adel Batarfi
الدكتور عادل باطرفي

**PROJECT STAGE**

Contract signed - commencement stage

**PROJECT VALUE AFTER DEVELOPMENT**

SAR 13 million

**LOCATION**

Jeddah, Saudi Arabia

**IN PROGRESS**

# Other completed projects

08 / STREET LIGHTING

## Saudia City Street Lighting Works

**OWNER / AWARDING PARTY**
Saudi Airlines Real Estate Development Co. (SARED)

**LOCATION**
Saudia City, Jeddah, Saudi Arabia

**YEAR**
2016

**PROJECT BRIEF**

Street lighting improvements within Saudia City in Jeddah as part of the site infrastructure enhancement program.

**COREBUILD SCOPE OF WORK**

- Removal, replacement and installation of street lighting poles
- Related lighting works

100% COMPLETED

09 / MASONRY & BLOCKWORK

## Al Waha Project

**AWARDING PARTY**
Rafiq Al-Jeddawi Contracting Company

**LOCATION**
King Abdullah Economic City, Saudi Arabia

**YEAR**
2014

**PROJECT BRIEF**

Masonry and blockwork activities within the Al Waha development in King Abdullah Economic City.

**COREBUILD SCOPE OF WORK**

- Blockwork and associated masonry works
- Execution in accordance with approved drawings and project requirements

100% COMPLETED

# Other completed projects

10 / ASPHALT PAVING WORKS

## Zaithoon Technical Services

CLIENT
Zaithoon Technical Services

LOCATION
Saudi Arabia

YEAR
2025

PROJECT BRIEF

Asphalt paving works covering binder and wearing layers in accordance with project requirements.

COREBUILD SCOPE OF WORK

- 60 mm Binder Course
- 40 mm Wearing Course
- Approximate paving area: 400 m²

100% COMPLETED

11 / ASPHALT WORKS

## Zaithoon Technical Services

CLIENT
Zaithoon Technical Services

LOCATION
Jeddah, Saudi Arabia

YEAR
2024

PROJECT BRIEF

Asphalt works across designated project areas, covering surface preparation and multiple pavement layers.

COREBUILD SCOPE OF WORK

- MC1 application and asphalt base course
- RC2 application and asphalt wearing course
- Approximate area: 200 m²

100% COMPLETED

EXPERIENCE AT A GLANCE

# Project register

A consolidated view of the contracting and development projects presented in this portfolio.

| REF. | PROJECT / WORK PACKAGE | DISCIPLINE | YEAR | STATUS |
|---|---|---|---|---|
| 01 | Saudia City / Water Treatment Plants | Civil & site development | 2015 | Completed |
| 02 | Shuaibah 3 IWP / Road Paving | Roads & asphalt | 2024 | Completed |
| 03 | Jeddah Parks & Public Squares | Public spaces & civil works | 2022 | Completed |
| 04 | Shuaibah / Waterproofing & Insulation | Waterproofing & thermal insulation | 2026 | In progress |
| 05 | Jeddah / Sidewalk & Crossing Maintenance | External civil maintenance | 2025-2026 | Completed |
| 06 | Shuaibah SWCC-2 / Civil & Asphalt | Civil & asphalt works | 2024 | Completed |
| 07 | Shuaibah SWCC-2 / Permanent Fence | Permanent fence & civil works | 2024 | Completed |
| 08 | Saudia City / Street Lighting | Street lighting | 2016 | Completed |
| 09 | Al Waha / Blockwork | Masonry & blockwork | 2014 | Completed |
| 10 | Zaithoon / Asphalt Paving | Asphalt paving works | 2025 | Completed |
| 11 | Zaithoon / Asphalt Works | Asphalt works | 2024 | Completed |
| D1 | Jazan / 16-Villa Residential Development | Real estate development | - | In progress / 20% |
| D2 | Jeddah / Residential Building Development | Real estate development | - | Commencement / ~5% |

OUR NETWORK

# CLIENTS & PROJECT STAKEHOLDERS

Selected clients, project owners and contractors.

| | | | | |
|---|---|---|---|---|
| Saudi Arabia Railways | Saudi Electricity Company | National Water Company | Ministry of Finance | Ministry of Housing |
| Ministry of Municipal & Rural Affairs | Jeddah Municipality | Jazan Municipality | Madinah Regional Municipality | Doosan |
| ACWA Power | SFEC | SSEM | Modern Building Leaders | Hitachi |
| KAFD | King Abdullah Economic City | Saudi National Bank | Bank Albilad | ALFA Al-Arabia |

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# Let’s discuss
# your next project

CoreBuild Investments

General Contracting & Real Estate Development

Jeddah, Saudi Arabia