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Message from the General Manager

Equipped with passion, dedication and perseverance we enjoy pushing the boundaries of our own expectations. We have an appetite for growth and are hungry to succeed in what we do.

My goal is to implement -to the best of my knowledge- professional, robust management to contain all business and family-business inherent risks. It is my intention to do this without jeopardizing our ethical values and continually add value to all participating stakeholders.

My ambition is to support a company that will succeed at its endeavors and create economic and social progress. I believe, this can only be achieved by teamwork and the joint efforts of all parties we are in direct and indirect contact with.

It is our personal responsibility to try to do our best to help develop our nation. If each of us is faithful to their respective roles then surely this can be accomplished.

Mishal A. Alghuneim

Introduction

Septa Holding LLC is a family owned Limited Liability Company registered in Saudi Arabia. The company was formed in 2011 to create a platform for managing the existing and future family investments. The company takes the role of a holding company by owning and managing a number of subsidiaries/joint ventures operating under its umbrella.

As a holding company we are keen on growing and diversifying the portfolio of companies we manage. We always keep a keen eye for opportunities as they arise. We are prudent, yet embrace calculated bold risks. We are entrepreneurs at heart, by believing and developing ideas until they become reality.

In summary, Invest in our present for the future is what we do.

Our Brand (SEPTA)

The name Septa is the Latin prefix describing the number 7, which is representative of the number of family partners owning the company. The name does not associate with any particular business function, thus allowing us to venture into a number of sectors and keeping the brand unified.

The logo represents each partner with a sail; the red sail represents our only female partner.

Mission

Invest and professionally manage our business portfolio for growth and profitability without compromising

our values, creating-along added wealth to all stakeholders with a positive impact on the national economy.

Vision

Become a recognizable brand for excellence.

Values

- Continuously seek passion in what we do
- Persevere through rough times
- Accommodate positive change
- Promote and implement ethical decisions in every aspect of our business
- Stay fair to our clients, employees, owners and all other stake holders

Operational Subsidiaries

- **Septa Real-Estate Development**
- **Septa General Contracting**
- **Septa Wood Works**

Affiliations & Joint Ventures

Abdulrahman Alghuneim Contracting Est.

Established in 1976, by Dr. **Abdulrahman Abdulaziz Alghuneim** as a contractor for private projects.

Erum Jewelry Est.

A family related company, established in 1989 the brand is well known in Saudi Arabia for unique jewelry pieces. The design, is done by the artist Ebtissam Khalifa Alghosaibi and all items are manufactured in the kingdom under the close attention of specialists. The company has 8 retail outlets in the kingdom.

Ubar Trading Est.

A family related company, established in 1995 dealing with high-end and contemporary imported furniture, serving the commercial and retail residential sectors in the Kingdom.

Freedomes Middle East

Septa Holding formed a joint venture with the Polish company Free Group Spolka in 2013, to extend the products and service offering of the polish

company exclusively in the Middle East. The company focuses on serving the events sector by providing a unique temporary event structure that is dome shaped.

Khalifa Abdulrahman Alghosaibi Holding Company

A related, well-known family owned company based in Dammam, Saudi Arabia with many operational subsidiaries serving different sectors of which are:

Manufacturing

- CMCI (Construction chemicals)
- AVI (Fire proofing)
- Tecon (Dry mix mortars, plasters, adhesives)
- Polaris (PVC waterproofing membrane)
- ROMAC (Road marking paints, cat eyes)
- SIGMA (Paints and coatings)

Food products and cold stores

- Brand Agencies for (Kraft cheese, Hi-C and many others)
- Trading of related goods
- Cold and Frozen food storage facilities
- Fisheries

Marine Services

- Oilfields underwater services
- Commercial Diving
- Vessel Hire

Trading

- Alghosaibi Trading Company

Catering

- Alghosaibi Services

Septa Real-Estate

Development

Introduction

A fully owned subsidiary of Septa Holding, this company focuses on developing residential and commercial projects in the Kingdom of Saudi Arabia. The company focuses on studying the best investment opportunities for real-estate by considering many aspects such as market and economic trends and ultimately proposing the optimum project with consideration to existing constraints. In many cases this operation supports our other subsidiaries.

Mission

Capitalize on real-estate investment opportunities by developing realistic, conservative short and long-term gains for the investors.

Vision

To be one of the leading companies in the real-estate sector that creates positive economic and social impact in the region.

Scope of Services

- Project feasibility
- Project proposal
- Project design
- Arrange project Financing
- Project execution supervision
- Project marketing and sales
- Facility management

Septa General Contracting

Introduction

A fully owned subsidiary of Septa Holding, this company focuses on offering construction contracting services to the low-rise residential, commercial and institutional sectors in the Kingdom of Saudi Arabia.

By focusing on implementing cutting-edge construction technologies; we offer our clients a set of solutions that are superior to the standard offerings in this sector. We operate as a design-build contractor taking care of all project tasks in order to deliver turnkey solutions. In many cases this operation supports our other subsidiaries.

Mission

Build faster, efficient and sustainable (Greener) buildings without compromising quality.

Vision

Become one of the leading companies driving the construction revolution in the region.

Focus

Use of Cold Formed Steel construction in the Kingdom of Saudi Arabia. We are currently one of the pioneers in the construction of residential projects that fully adopt CFS framing technology.

Recognition

We have been approved by the Ministry of Municipalities to use this system in the residential and commercial sectors due to its advantages over conventional construction in many construction applications

[Refer to Appendix: \(B\)](#)

What is CFS (Cold Formed Steel) construction?

CFS and also known as LGS (Light Gauge Steel) is the use of roll formed structural grade light gauge steel members to replace conventional framing techniques in building construction, i.e. (Concrete columns, beams or Hot-Rolled Steel columns, Beams).

The steel members in CFS are made of structural grade steel that has been corrosion treated by the galvanizing process. Steel thickness can range between .75mm-2.5mm. The steel members are used to create vertical and horizontal studs, to create load and non-load bearing walls. It is also used to create floor framing by assembling floor joists, roof trusses.

History of CFS construction

Although many consider CFS “new technology” in building construction, it actually has been used in North America and Great Britain for more than 100 years. Early CFS buildings dated all way back to the 1850s have been recorded. In the 1920s and 1930’s CFS entered the building construction arena in the USA with a

handful of fabricators. Although the products were highly performing the industry faced difficulty due to the lack of standards with respect to CFS use in building construction. By the mid 1940’s several building manuals and standards have paved the way for the use of CFS in the construction industry. Today CFS has been approved by almost all well-recognized building codes globally and has been used extensively in the Americas, Europe and Australia for the last 2 decades.

Advantages of CFS construction

- Weight-Strength Ratio
 - Seismic safety
- Fast , Easy erection
 - Ideal for mega projects
 - Low waste = cleaner, safer construction sites
 - Simpler construction process
 - Limited skilled labor requirement
 - No need for heavy equipment / machinery
 - At least double the speed of conventional construction
- Non-combustible material
 - Fire safety
- Environmentally friendly
 - Recyclable nature
 - Lower carbon emissions due to savings in transportation cost

- Energy efficient buildings
 - Up to 40% better thermal insulation depending on wall systems
 - Low utility costs
 - Lower energy consumption needed for cooling / heating
 - Smaller investment in HVAC machinery
- Durability
 - Structure life expectancy exceeds conventional construction
 - Ease of maintenance
- Design flexibility
 - Automated manufacturing of CFS members make it easy to change production line without any down-time
 - Many architectural requirements can be achieved
- Temporary facilities (Accommodation, offices etc.)
- Storage facilities

Our Services

Design-Build Contractor

We have pioneered and optimized the use of CFS in order to achieve maximum efficiencies and recognize the full advantages of the system. Currently we only offer our services for multi-unit residential developments. we normally get involved at the design phase, we then offer our services all the way up to turnkey handover. Normally the scope of work will consist of:

- Architectural / structural design consulting and optimization for CFS
- Manufacturing; roll forming steel coils into structural members
- Assembly of structural members into wall panels, joists, trusses
- Site Erection of panels, joists, trusses for building framing
- Finishing the framing by:
 - Mechanical works
 - Electrical works
 - Finishing works, cladding, tiling, fixture installation, painting, coating etc.

Soon we will be able to serve individuals by offering a selection of standardized designs with some flexibility in customization.

Applications for CFS construction

- Low-rise residential developments
 - Residential Compounds
 - Resorts/Chalets
- Institutional Projects
 - Schools
 - Hospitals
- Can be used for low cost alternatives for
 - Staff accommodation for mega projects

Private Homes (Under Development)

Due to the economic demand for affordable housing in the kingdom, we are focusing our efforts on providing a viable solution that will help relieve some of the challenges facing the real estate sector in this country.

Current challenges facing the sector:

- Shortage of built homes to satisfy the growing population of the Kingdom
- Shortage of manpower to build
- High cost of construction
- The ability of current building techniques to keep up with the growing demand (Speed of conventional construction)
- Low thermal efficiencies of homes being built

Refer to Appendix: (C)

Our goal is to help solve some of the above-mentioned issues. We are currently developing this project by offering a number of predesigned models with different floor areas to match the land dimensions and budgets of our clients. The client will be able to select a model with some flexibility in customizing the finishing materials. One of the goals of this project is that we will promise to deliver the house within 3 months after the foundations and infrastructure is completed. Hopefully we will also be cost competitive and within the budgets of our target clients.

We believe this project can contribute and relieve some of the challenges this country is facing.

Septa Wood Works

Introduction

A fully owned subsidiary of Septa Holding, this company focuses on providing custom woodwork and décor services to the construction, décor and furniture sectors in the Kingdom of Saudi Arabia. We focus on providing exceptional quality and attention to detail for all of our work without exceeding our clients budgets. In many cases this operation supports our other subsidiaries.

Mission

Create exceptional custom woodwork by exceeding our clients' expectations and matching their budgets.

Vision

Become one of the major wood product manufacturers and service providers in the region.

Our Services

Design, manufacture and install custom woodwork and décor for the residential, commercial and institutional sectors in the Kingdom.

- Kitchens and cabinetry
- Doors, windows and louvers
- Furniture
- Parquet flooring
- Wall paneling
- Décor
- Trade show booths
- Structural timber built bungalows

We work with materials such as solid wood, MDF, natural and synthetic veneers, aluminum and stainless steel.

Facility

The wood working facility is approximately 2000Sq.M Consisting of the following machinery:

Band Saws /Spindle / Edge-Bending Machine / Positive-pressure Painting Booth / Hydraulic press / Turning Machine / Milling Machine / Welding Machine / Thickness Planers/ Planer/ Drill Machine/ Chain Drill machine