طوابق
TAWABEQ

Growing returns Preserving value

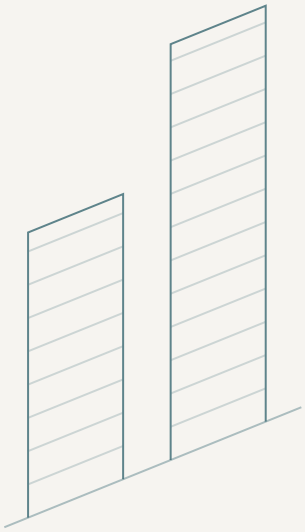
One integrated system for the full lifecycle of your property



Returns and value, in one system

A Saudi group specializing in property and facilities management, overseeing the complete real estate lifecycle with a structured, transparent approach grounded in performance.

Value is lost when commercial and operational decisions are made in isolation. Tawabeq connects them in a closed loop: reliable operations support decisions, data guides delivery, and one team is accountable to the owner.



57	3	23	8
Assets under management	**Cities**	**Neighborhoods**	**Asset categories**
Residential, commercial, office and specialized	Riyadh, Dammam, Al Jouf	Across the portfolio	From complexes to land

Our Vision

To be the trusted leader in property and facilities management in Saudi Arabia, setting benchmarks for quality, efficiency and sustainable growth.

Our Mission

Integrated property and facilities management that enhances asset value, improves operational performance and delivers outstanding owner and tenant satisfaction.

2030 Supporting a growing, sustainable real estate sector in line with Saudi Vision 2030.

Two cycles, one property

Each cycle has a dedicated service division with deep expertise. They come together around your property, with shared data and a single point of accountability.

Commercial cycle

Property Management

Growing returns

Representing owners and investors to maximize returns, maintain compliance and grow asset value sustainably.

- Marketing that attracts the right individual and corporate tenants
- Leasing strategy and OPEX / CAPEX budgets aligned with the owner
- Ejar contract registration and regulatory compliance
- Billing, collections and compliant arrears management
- Regular reports and executive dashboards for owners

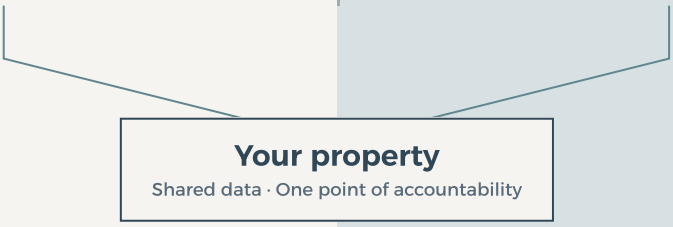
Operational cycle

Facilities Management & Maintenance

Preserving value

Operations and maintenance across residential compounds, commercial properties, offices and malls, following international best practices.

- Planned preventive maintenance and 24/7 MEP support
- Safety and security aligned with Civil Defense requirements
- Cleaning, hospitality and security to defined quality standards
- Energy efficiency and sustainability that reduce operating costs
- Refurbishment and rehabilitation based on actual performance



Ejar Platform · Civil Defense requirements · Health, Safety & Environment standards · Municipal & regulatory requirements

Every stage builds a new level

From appointment to value growth, each stage of our management builds on the last.

01 **Foundation & Strategy** Property Management

Market research and pricing, a leasing strategy, and a clear budget approved by the owner.

02 **Occupancy & Contracts** Property Management

Targeted marketing attracts the right tenants, with Ejar-registered contracts that help reach occupancy targets.

03 **Daily Operations** Facilities Management

Maintenance that anticipates faults, systems that run around the clock, and cleaning, security and safety to defined standards.

04 **Cash Flow** Property Management

Timely invoicing, diligent collections and consistent, documented cash flow to the owner.

05 **Visibility & Reporting** One connected system

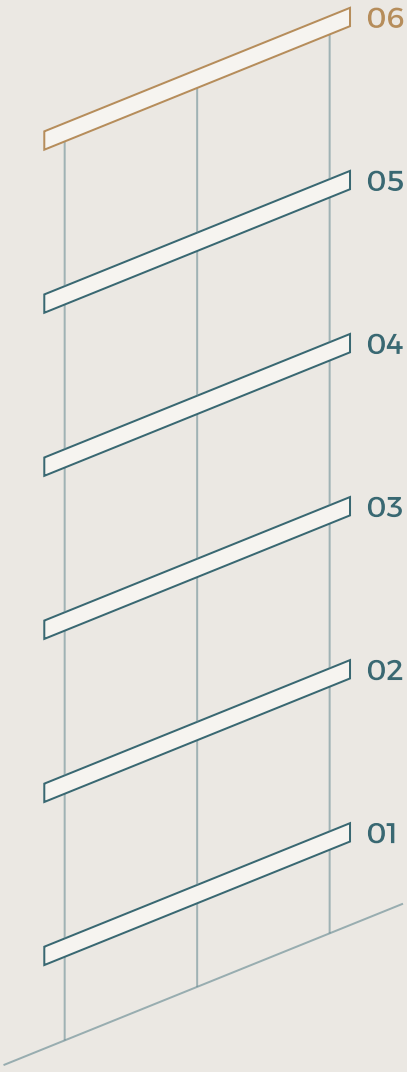
Occupancy, revenue and operational performance in one clear view, through regular reports and executive dashboards.

06 **Growth & Value Creation** One connected system

Energy efficiency, considered refurbishment and recommendations based on actual performance.

Level upon level

Each stage rests on the one before, until the structure is complete and the property's value shows.



A living portfolio, working every day

57 assets across 23 neighborhoods in Riyadh, Dammam and Al Jouf. Each runs on the management model that fits it, from integrated management to property management and supervision.



Dome Residential Building 12

Residential building · Al Narjis, Riyadh

Post-sale Operations



Sikkah Commercial Complex

Commercial & office · Al Narjis, Riyadh

Integrated



Opal Residential Compound

Residential compound · Al Narjis, Riyadh

Integrated

By city

Riyadh	50
Dammam	5
Al Jouf	2

By management model

Property Management	32
Integrated Management	19
Security & Supervision	3
Monitoring	2
Post-sale Operations	1

Assets by category

57 assets · 8 categories

Land Bank	14	Residential	13	Showrooms	7	Commercial & Office	6
Workshops	5	F&B	5	Specialized	4	Mixed-Use	3

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Tawabeq Group

Your trusted partner for a property that grows and endures

Professionalism
The highest professional standards in everything we do

Transparency & Trust
Clarity in both financial and operational reporting

Client Focus
Owner and tenant satisfaction shapes our decisions

Operational Excellence
Effective use of resources and disciplined costs

Quality & Safety
Rigorous standards across maintenance, hospitality, cleaning and security

Continuous Improvement
Ongoing investment in people, systems and processes

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