

COMPANY PROFILE

Creative Minds Co. Ltd.

شركة عقول إبداعية المحدودة

We master the details that make the difference...
and build today what tomorrow will develop.

01

Finishing & External Works

02

General Contracting

03

Real Estate Development

WHO WE ARE

A trusted delivery partner for the Kingdom's leading contractors

Creative Minds Co. Ltd. is a Saudi company established in 2024 in Riyadh, specialising in finishing works, external works and hardscape: natural stone, granite, interlock and kerbstones, as well as concrete, blockwork, painting and gypsum works.

In a short time we have become an approved delivery partner for some of the largest contractors in the Kingdom, working today on landmark parks, roads and urban infrastructure projects in Riyadh with contracts exceeding SAR **2.5** million. We believe a project's quality is measured by its details, so precision, compliance with specifications and on-time delivery sit at the heart of everything we build.

Building on this field experience, we follow a clear plan to expand into **general contracting** and then **real estate development**, delivering integrated value to our clients and partners from concept to handover.



CEO's Message

We started Creative Minds with a simple conviction: the Saudi market deserves a delivery partner that combines speed with quality in every detail. Today, with the trust of our clients, we are moving steadily into a new stage as a general contractor and real estate developer, contributing to cities worthy of the ambitions of Vision 2030.

Eng. Sami Mohammed Albalawi

Chief Executive Officer



ESTABLISHED

2024

HEAD OFFICE

Riyadh – Al-Duraimiyah

LEGAL ENTITY

Limited Liability Company

OUR IDENTITY

Vision, Mission & Values

Our Vision

To be one of the Kingdom's leading contracting and real estate development companies, known for quality, creativity and reliability.

Our Mission

To deliver integrated construction solutions to the highest standards of quality and safety, on time and on budget, and to build long-term relationships of trust with our clients and partners.

Our Values

Integrity

The highest standards of professionalism, fairness and transparency.

Excellence

We meet and exceed specifications, because details make the difference.

Commitment

We deliver on schedule and within the agreed budget.

Safety First

A safe workplace for our team and everyone on site.

Creativity

Practical, innovative solutions that raise quality and save time.

Continuous Improvement

We constantly review our work and develop our methods and people.

Why Creative Minds?

- ◆ **Focused specialisation** in external works, hardscape and finishing.
- ◆ **Trusted by major contractors:** Almagbani, Yüksel, Zaid Alhusain, Armada.
- ◆ **Fast mobilisation** of crews and equipment on site.
- ◆ **Certified management systems:** ISO 9001, 14001 and 45001.
- ◆ **Competitive pricing** and full transparency in BOQs.
- ◆ **A clear growth path** into general contracting and development.



IN NUMBERS

Our Achievements at a Glance

2.57M

SAR total contract value

5

Contracts in progress

4

Major main contractors
as clients

12

Delivery specialisations

Contract Value by Project

Saudi Riyals, excluding VAT

Sports Boulevard Foundation
Almabani General Contractors ·
2025

968,053

King Abdullah Gardens
Zaid Alhusain & Bros. · 2025

850,000

Road Development – Alshefa
Yüksel · 2026

675,000

King Abdulaziz Garden
Armada Contracting · 2026

37,266

Road Development – Laban
Yüksel · 2026

35,000

Portfolio by Client

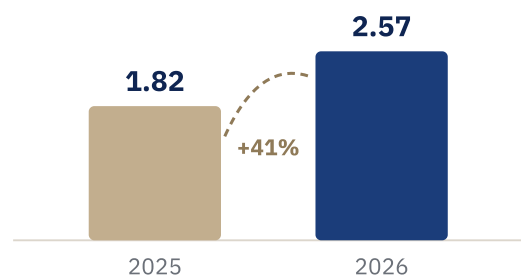
Share of total contract value



Almabani	37.7%
Zaid Alhusain	33.1%
Yüksel	27.7%
Armada	1.5%

Cumulative Portfolio Growth

Cumulative contract value, SAR million



SCOPE OF WORK

Our Services

01

Natural Stone

Wall, column and retaining-wall cladding

02

Concrete Works

Casting, levelling and finishing of slabs and bases

03

Interlock

Supply and installation for roads and walkways

04

Cement Tiles

Sidewalk and plaza tiles in multiple sizes

05

Granite

Granite pavers for plazas and premium walkways

06

Tiling

Precise indoor and outdoor tile installation

07

Kerbstones

External and agricultural kerbs and edging

08

Blockwork

Walls and partitions in all block types

09

Epoxy

Epoxy flooring for warehouses and car parks

10

Painting

Interior, exterior and decorative painting

11

Manhole Finishing

Levels and covers of inspection chambers

12

Gypsum Works

60×60 ceilings, gypsum board and partitions

Delivery Scope in Current Projects

Items executed in each project as per contract

Project	External kerbstones	Granite pavers	Curbstone	Interlock	Cement tiles 40×40	Agricultural kerbs
Sports Boulevard Foundation	●	●	●	●	●	●
King Abdullah Gardens	●	●	●	●	○	○
Road Development – Alshefa	●	●	●	●	○	○
King Abdulaziz Garden	●	●	●	●	○	○
Road Development – Laban	●	●	●	●	○	○



PROJECT RECORD

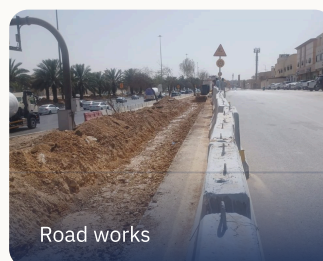
Current Projects

We are proud of the trust of the Kingdom's major contractors, delivering external works and hardscape packages on prominent government and urban projects across Riyadh.

#	Project	Main Contractor	Scope	Year	Value (SAR)	Status
1	Sports Boulevard Foundation	Almabani General Contractors	Agricultural & external kerbs, cement tiles 40×40, granite, interlock	2025	968,053	Ongoing
2	King Abdullah Gardens	Zaid Alhusain Co. & Bros.	External kerbs, granite, curbstone, interlock	2025	850,000	Ongoing
3	Road Development – Alshefa	Yüksel	External kerbs, granite, curbstone, interlock	2026	675,000	Ongoing
4	King Abdulaziz Garden	Armada Contracting	External kerbs, granite, curbstone, interlock	2026	37,266	Ongoing
5	Road Development – Laban	Yüksel	External kerbs, granite, curbstone, interlock	2026	35,000	Ongoing
Total					2,565,319	

Our Clients & Partners

Almabani General Contractors	Zaid Alhusain Co. & Bros.	Yüksel İnşaat	Armada Contracting
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FROM OUR SITES

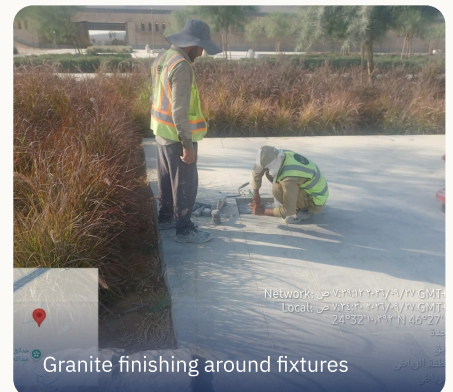
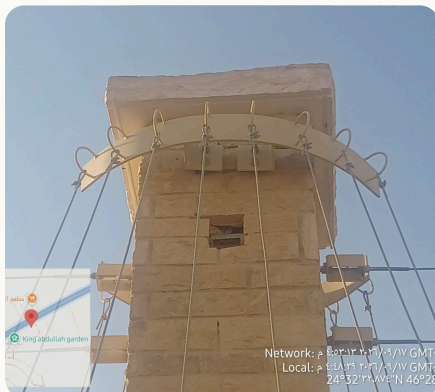
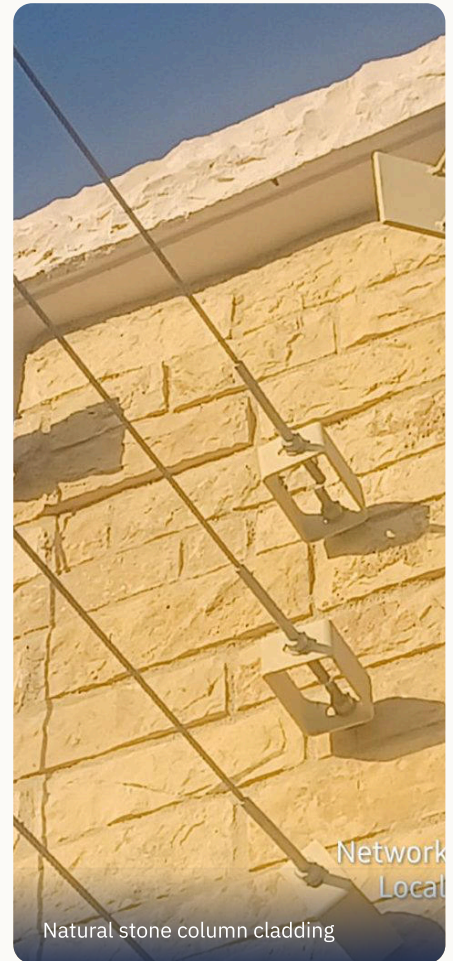
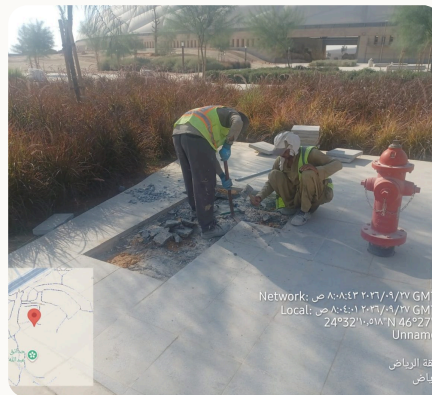
King Abdullah Gardens – Riyadh

Main contractor
Zaid Alhusain & Bros.

Contract value
SAR 850,000

Scope
**Granite · Kerbs ·
Interlock**

Status
Ongoing



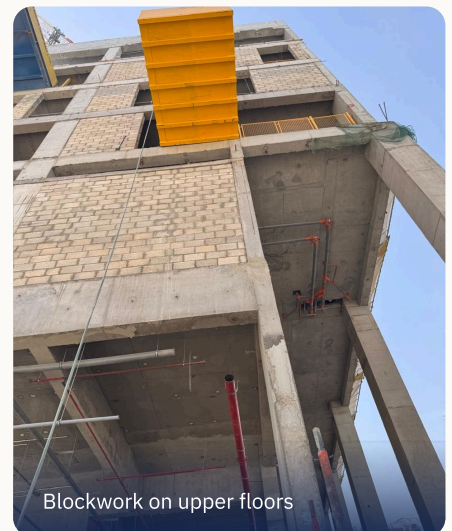
FROM OUR SITES

Qiddiya Project – Building Works

Taking part in one of the Kingdom's giga-projects, delivering blockwork and walls for multi-storey buildings to the highest safety and quality requirements — a practical step on our path to general contracting.



Facade and blockwork for residential buildings

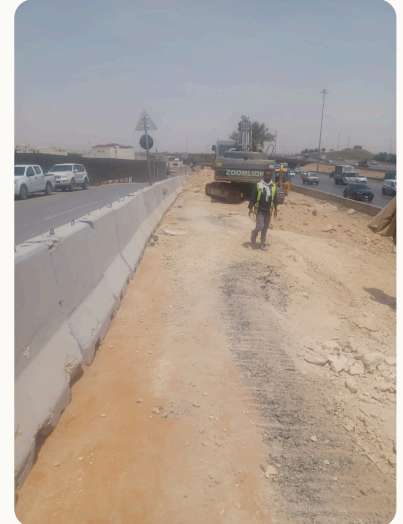


Blockwork on upper floors

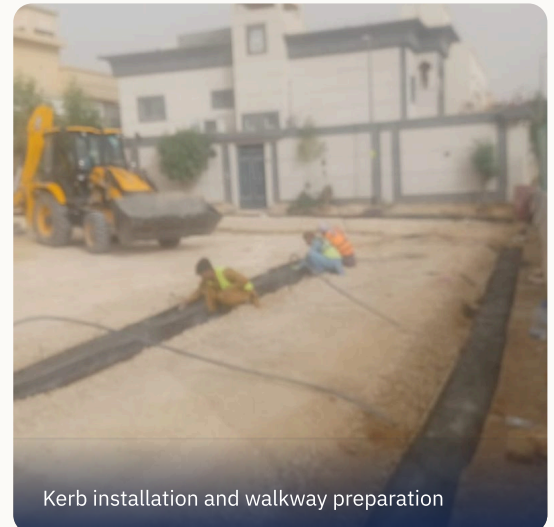
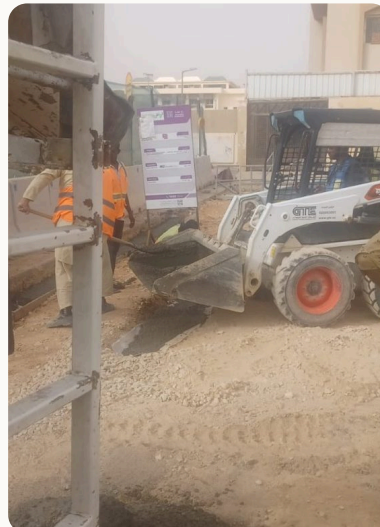
FROM OUR SITES

Urban Infrastructure & Roads

Southern Ring Road Development



Gardens Development – Al-Badiah



HOW WE WORK

Quality & Safety

Quality Policy

- ◆ Material and sample approval before supply, checked against specifications.
- ◆ Documented inspection requests for every stage of work.
- ◆ Levels, slopes and joints controlled with survey instruments.
- ◆ Snags addressed immediately and closed before handover.
- ◆ Delivery on time and within the approved budget.

Health, Safety & Environment

- ◆ Zero recorded occupational injuries – GOSI certificate (2025–2026).
- ◆ Personal protective equipment for every worker on site.
- ◆ Daily toolbox talks before work starts.
- ◆ Full compliance with the main contractor's and owner's HSE plans.
- ◆ Clean sites and safe waste disposal.

Our Delivery Process



Cumulative Team Experience

The company is led by more than 25 years of experience in land and real estate asset management across the public and private sectors (see next page), and our technical team has prior experience delivering similar works on major national projects, including:

- ◆ Riyadh Metro – Olaya Street
- ◆ King Salman Park
- ◆ Sports Boulevard Foundation
- ◆ King Khalid Airport Housing – Riyadh
- ◆ State Security Headquarters – Riyadh
- ◆ Aramco projects – Al Khobar
- ◆ Wadi Safar – Diriyah
- ◆ CAP4 Housing – Riyadh & Salbukh
- ◆ Exit 34 Urban Landscape & Janadriyah Housing
- ◆ Anas Ibn Malik Street

ISO 9001:2015

Quality Management

ISO 14001:2015

Environmental Management

ISO 45001:2018

Occupational Health & Safety

0

Occupational injuries recorded with GOSI

LEADERSHIP

25+ Years of Leadership Experience

Eng. Sami Mohammed Albalawi

Founder & Chief Executive Officer

A surveying engineer specialising in land and real estate asset management, GIS and urban development, with experience spanning the public and private sectors in managing national real estate portfolios and major projects.

**25+**

Years of experience

100K+

Real estate assets managed

20B+

SAR portfolio value

400M+

SAR approved developments from acquisition studies

Public Sector

2017 – 2024

Director, Real Estate & Property Assets – Ministry of Municipal, Rural Affairs & Housing. Managed 100,000+ assets and led land expropriation for the **Northern Expansion of the Grand Mosque** in Makkah.

2009 – 2017

Director, Land Survey & GIS – General Directorate of Surveying & Mapping. Expanded the national geodetic network to 158 stations; digital property registration cut from 6 months to 6 weeks.

2002 – 2009

Surveying Engineer – aerial imaging projects in Al-Jouf, Al-Ahsa and the Northern Borders, and the first phase of the National Geodetic Network.

2001

Surveying Engineer – General Directorate of Military Survey.

Private Sector

2024 – Present

Director, Land Bank Management – AWJ Holding Company. Feasibility and due diligence for 15+ land acquisitions and management of the white land fees strategy.

2024 – Present

Founder & CEO – Creative Minds Co. Ltd.

Specialisation & Qualifications

- ◆ BSc **Surveying Engineering** – King Saud University (2001)
- ◆ Executive Master's in **Municipal Policies & Urban Development** – King Saud University (2020)
- ◆ Diploma in Business Administration – University of the People (2023)
- ◆ Certified Business Professional in Project Management

Areas of Expertise

Land & land bank management

Real estate development & feasibility

Asset & property management

Expropriation for major projects

White land fees

Urban planning

Surveying & GIS

Negotiation & governance

OUR FUTURE

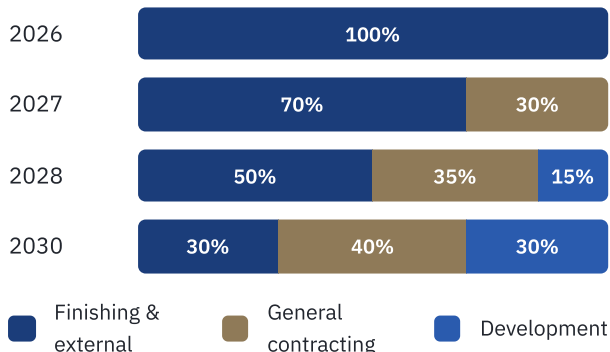
From Delivery... to Real Estate Development

Creative Minds is following a deliberate plan to enter **general contracting** and **real estate development**, building on its field experience and aligned with Vision 2030 targets for home ownership and the accelerating pipeline of infrastructure and quality-of-life projects.



Target Business Mix

Share of each sector in target revenue



* Indicative strategic targets, subject to review.

Our Competitive Edge

- ◆ **Vertical integration:** we build ourselves, controlling cost, quality and time.
- ◆ **Field knowledge** of material, labour and supplier pricing.
- ◆ **Strong network** of major contractors and consultants.
- ◆ **Finishing quality** that raises unit market value.

Target Segments

Villas and townhouses, residential buildings, small and mid-size commercial buildings.

Partnership Models

Contracting for equity, joint development with landowners, and off-plan sales.

Inviting Investors

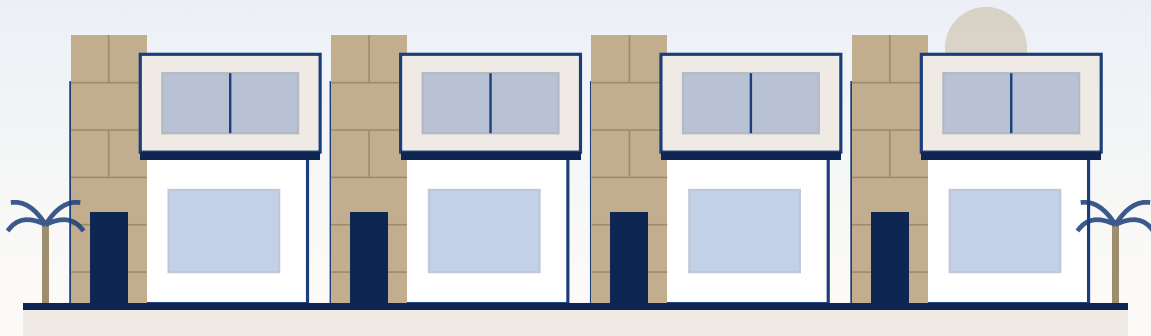
We welcome partnerships with landowners, investors and real estate funds.

FIRST TARGET DEVELOPMENT

Tabuk Residence تبوك ريزيدنس

A contemporary townhouse community in Al-Qadisiyah district, Tabuk, that brings our land, construction and finishing expertise together in one integrated residential product, offered off-plan in partnership with landowners.

Initial concept



Project type

Townhouse community

Target location

Al-Qadisiyah, Tabuk

Land area

≈ 6,000 m²

Number of units

16 units

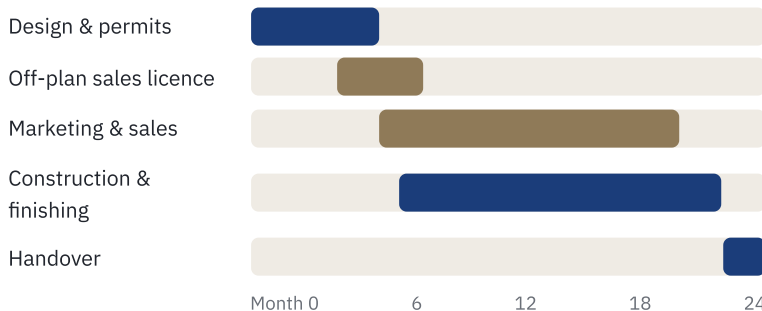
Unit built-up area

280 – 320 m²

Project duration

24 months

Preliminary Schedule



Indicative Cost Structure



Product Features

- ◆ Private entrance and parking per unit
- ◆ Shared garden and walkway
- ◆ Thermal insulation and smart-home systems
- ◆ Stone finishes built to our standards

Why We Can Deliver

- ◆ Holder of the **Real Estate Developer Qualification**
- ◆ 25+ years in land and asset management
- ◆ In-house construction controls cost and quality
- ◆ Flexible partnerships with landowners

* Initial concept and indicative figures for presentation purposes, to be updated once the land is secured and a detailed feasibility study is completed.

ACCREDITATIONS

Quality Certifications & Qualifications



Certificate of Registration
(Quality Management System)
QFS MANAGEMENT SYSTEMS LLP
This is to Certify that the Quality Management System of
CREATIVE MINDS COMPANY LIMITED
BUILDING # 53 JARAL ALSAFAH STREET ALKHALEEL DISTRICT
RIYADH, SAUDI ARABIA 11224 - SAUDI ARABIA
Has been found to be of the Quality Management System Standard
ISO 9001:2015
This certificate is valid for the following product or service range
PROVISION OF GENERAL CONSTRUCTION, RENOVATION AND MAINTENANCE WORKS, RESIDENTIAL AND
NON-RESIDENTIAL BUILDINGS, GOVERNMENT AND PUBLIC FACILITIES, ROADS, BRIDGES, AIRPORTS,
WATER DISTRIBUTION AND IRRIGATION SYSTEMS, SEWAGE NETWORKS, ELECTRICAL AND
COMMUNICATION INSTALLATIONS, ENERGY AND UTILITY INFRASTRUCTURE, INTERIOR FINISHES,
MECHANICAL, PLUMBING, HVAC, SOLAR ENERGY SYSTEMS, FIRE PROTECTION SYSTEMS, ELEVATORS
AND ESCALATORS, DECORATIVE WORKS AND RELATED CONSTRUCTION SERVICES.
IAF Code - 28
Certificate Number: SCCINT/2601C123200
1st Surv. Due on: 05.12.2026
Initial Date of Certification: 06.01.2026
Date of Certificate: 06.01.2026
Date of Expiry: 05.01.2029
Director: [Signature] Date: 06.01.2026
The validity of certificate is subject to regular surveillance audit on or before above mentioned dates and its only valid
after successful surveillance with continuation letter issued by QFS. It is issued subject to the continued availability of
access at any time and without notice to the above named organization's premises for the purpose of assessment
and surveillance regarding the standard named above and QFS terms and conditions.
QFS MANAGEMENT SYSTEMS LLP
A QFS Member - ISO 9001:2015
www.qfsminds.com
Email: info@qfsminds.com
Accredited by Standards Council of Canada

ISO 9001:2015 – Quality Management
Valid until 05/01/2029



Certificate of Registration
(Environmental Management System)
QFS MANAGEMENT SYSTEMS LLP
This is to Certify that the Environmental Management System of
CREATIVE MINDS COMPANY LIMITED
BUILDING # 53 JARAL ALSAFAH STREET ALKHALEEL DISTRICT
RIYADH, SAUDI ARABIA 11224 - SAUDI ARABIA
is in accordance with the requirement of the Management System Standard detailed below
ISO 14001:2015
This certificate is valid for the following product or service range
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IAF Code - 28
Certificate Number: SCCINT/2601C123201
1st Surv. Due on: 05.12.2026
Initial Date of Certification: 06.01.2026
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Accredited by Standards Council of Canada

ISO 14001:2015 – Environmental Management
Valid until 05/01/2029



Certificate of Registration
(Occupational Health & Safety Management System)
QFS MANAGEMENT SYSTEMS LLP
This is to Certify that the Occupational Health & Safety Management System of
CREATIVE MINDS COMPANY LIMITED
BUILDING # 53 JARAL ALSAFAH STREET ALKHALEEL DISTRICT
RIYADH, SAUDI ARABIA 11224 - SAUDI ARABIA
is in accordance with the requirement of the Occupational Management System Standard detailed below
ISO 45001:2018
This certificate is valid for the following product or service range
PROVISION OF GENERAL CONSTRUCTION, RENOVATION AND MAINTENANCE WORKS, RESIDENTIAL AND
NON-RESIDENTIAL BUILDINGS, GOVERNMENT AND PUBLIC FACILITIES, ROADS, BRIDGES, AIRPORTS,
WATER DISTRIBUTION AND IRRIGATION SYSTEMS, SEWAGE NETWORKS, ELECTRICAL AND
COMMUNICATION INSTALLATIONS, ENERGY AND UTILITY INFRASTRUCTURE, INTERIOR FINISHES,
MECHANICAL, PLUMBING, HVAC, SOLAR ENERGY SYSTEMS, FIRE PROTECTION SYSTEMS, ELEVATORS
AND ESCALATORS, DECORATIVE WORKS AND RELATED CONSTRUCTION SERVICES.
IAF Code - 28
Certificate Number: SCCINT/2601C123202
1st Surv. Due on: 05.12.2026
Initial Date of Certification: 06.01.2026
Date of Certificate: 06.01.2026
Date of Expiry: 05.01.2029
Director: [Signature] Date: 06.01.2026
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Accredited by Standards Council of Canada

ISO 45001:2018 – Occupational Health & Safety
Valid until 05/01/2029



شهادة تأهيل مطور عقاري
رقم الشهادة: 2694927418
تاريخه: 2026/05/03
تم منح شهادة تأهيل مطور عقاري
لـ
شركة عقول إبداعية المحدودة
لإحتيازه معايير التأهيل المعتمدة
* تم منح هذه الشهادة للسجل والتأهيل لإعفاء التوريدات العقارية بموجب الأمر الملكي رقم ٨٤/٢٠٢٠
etmam.housing.gov.sa
☎ +966 11 212 3434
Real Estate Developer Qualification – Ministry of Municipalities & Housing
No. 2694927418 - Issued 03/05/2026



شهادة عضوية مقاول
شركة عقول إبداعية المحدودة
رقم العضوية: 573957399
تاريخ نهاية العضوية: February 18, 2027
Saudi Contractors Authority Membership
Building construction · Civil engineering · Specialised construction — until 18/02/2027

LEGAL DOCUMENTS

Registrations & Licences

Commercial Registration
1009116841

Unified National Number
7042088265

VAT Number
312592153500003

Riyadh Chamber
Membership
1031984



Commercial Registration



VAT Registration Certificate



Occupational Health & Safety Certificate – GOSI



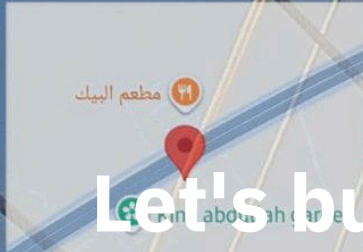
Commercial Activity Licence – Balady



Riyadh Chamber Membership



Monsha'at SME Certificate



Let's build your next project with precision and creativity.

Whether you are a main contractor looking for a reliable delivery partner, or a landowner or investor seeking a development partner — we are ready.

Mobile / WhatsApp

+966 50 442 6398

Email

info@creativemindksa.com

Address

Al-Duraihimiyah, Riyadh

Commercial Registration

1009116841



Chat on WhatsApp



Save our contact

