



ZEINGROUP
ARCHITECTURE AND CONTRACTING

CORPORATE PROFILE

2026

Construction · Architecture · Fit-Out

EGYPT | UAE | SAUDI ARABIA

UAE LICENSED ENTITY

Ahmed Ashraf Salaheldin
Contracting and Building
Works L.L.C.

ACTUAL PROJECT PHOTOGRAPH

Construction Works / Saudi Arabia

www.zeingroup.net

A REGIONAL CONSTRUCTION & ARCHITECTURE GROUP BUILT ON EXECUTION.

Zein Group is a regional construction and architecture group delivering institutional, residential, commercial and fit-out works across Egypt, the United Arab Emirates and Saudi Arabia.

Established in Egypt in 2014, the Group combines architectural understanding with disciplined project delivery. Through its UAE licensed entity — Ahmed Ashraf Salaheldin Contracting and Building Works L.L.C. — the Group extends its fit-out and specialised contracting capabilities within the Gulf region.

The Group is led by a PMP-certified founder with over 16 years of architectural and construction management experience across the MENA region.

POSITIONING

CONSTRUCTION

ARCHITECTURE

INTERIOR DESIGN

FIT-OUT WORKS

Execution-led delivery for high-accountability clients and partners.

KEY NUMBERS

12+

Years of operational experience

76+

Construction & engineering projects

USD 19M+

Confirmed project value

3

Active markets
Egypt · UAE · KSA

LEADERSHIP BUILT ON PRACTICE.

AZ

AHMED ASHRAF
ZEINELDIN

FOUNDER &
CHIEF EXECUTIVE
OFFICER

CREDENTIALS

B.Sc. Architectural Engineering
Menoufia University, Egypt — 2009

PMP — Project Management
Professional, PMI — 2014

EGYPT / KSA / UAE

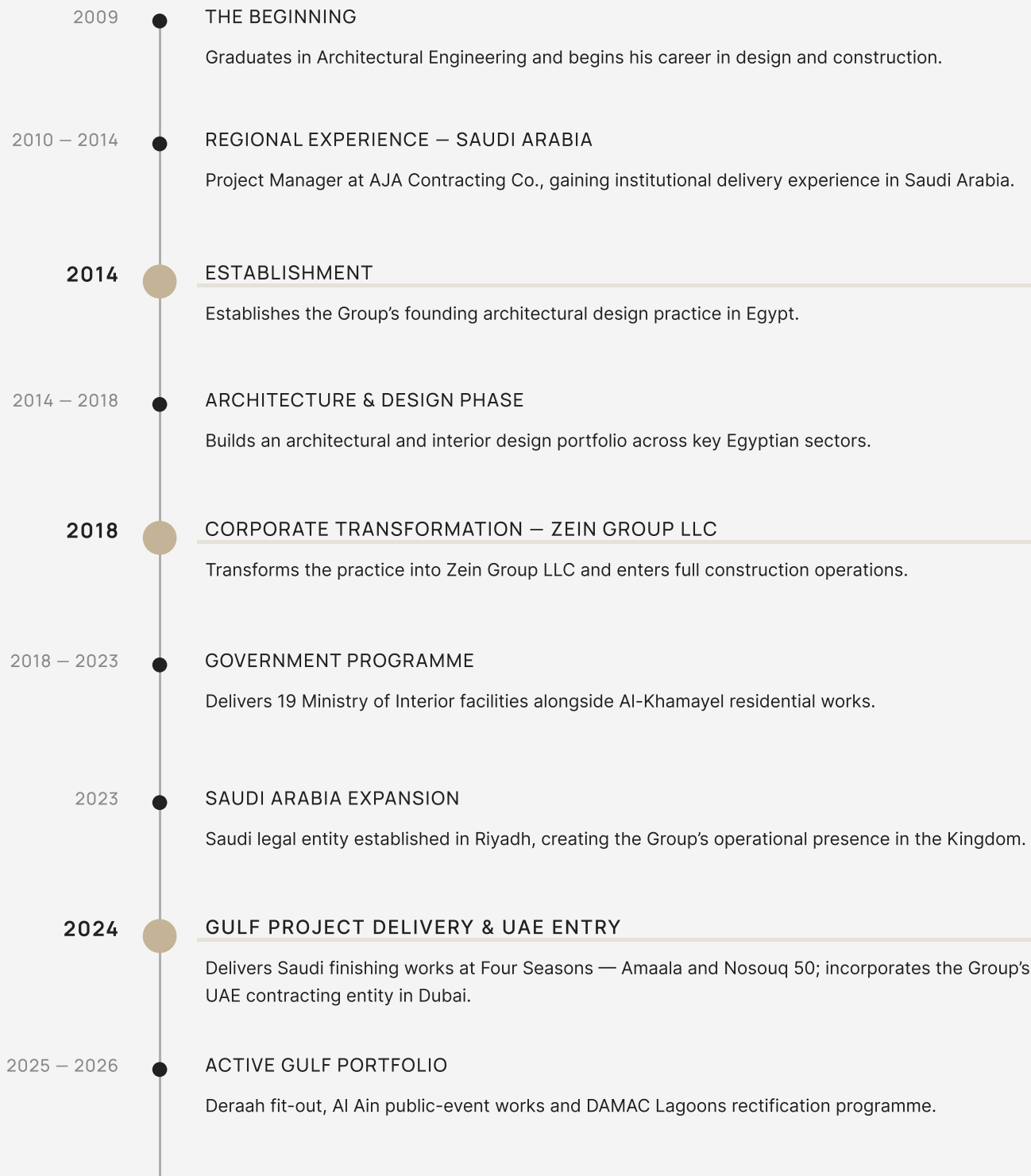
Ahmed Ashraf Zeineldin brings over 16 years of architectural and construction management experience across Egypt, Saudi Arabia, and the UAE — spanning design practice, institutional project delivery, and regional business development.

PROFESSIONAL JOURNEY

2010 — 2014	PROJECT MANAGER / SAUDI ARABIA AJA Contracting Co.
2014	FOUNDED ARCHITECTURAL DESIGN PRACTICE Egypt
2018	ZEIN GROUP LLC Formal construction and engineering operations
2023	SAUDI ARABIA EXPANSION Regional operating presence established
2024	UNITED ARAB EMIRATES ENTITY Ahmed Ashraf Salaheldin Contracting and Building Works L.L.C.

His leadership approach combines architectural judgement with disciplined project delivery and regional operational growth.

From an architectural design practice founded in Egypt to a regional construction and architecture group operating across three countries — Zein Group's growth reflects over a decade of deliberate development, institutional trust, and regional expansion.



MISSION STATEMENT

To deliver construction and architecture with the discipline, accountability, and quality that institutional clients and government partners demand.

Zein Group operates at the intersection of technical capability and institutional responsibility. We build for clients whose projects demand measurable accountability — government authorities, ministerial funds, and established commercial operators across Egypt, the United Arab Emirates, and Saudi Arabia.

Our work is structured, phased, and verifiable. From initial mobilisation to final handover, every project is managed against defined quality checkpoints, contractual commitments, and regulatory compliance standards applicable in each jurisdiction in which we operate.

OUR PROMISE

We do not promise the extraordinary.
We deliver the contractually required —
consistently, on schedule, and to standard.

Integrity is the foundation of every client relationship, every contract commitment, and every decision made on behalf of Zein Group.

01

EXECUTION DISCIPLINE

Complex, long-cycle projects are delivered through structured planning, phased mobilisation, and coordinated site management. We prepare, sequence, and execute — without improvisation.

02

QUALITY ASSURANCE & CONTROL

QA/QC checkpoints are embedded at every stage — from procurement and method statements to site inspections, defect rectification, and handover documentation.

03

COMPLIANCE & ACCOUNTABILITY

We operate within the regulatory, contractual, and institutional frameworks of each jurisdiction. Commitments are documented, deviations are reported, and decisions are traceable.

04

HEALTH, SAFETY & ENVIRONMENT

Strict HSE standards guide every site and operation. Safe working environments remain non-negotiable for our workforce, clients, and the communities in which we build.

Zein Group delivers integrated construction, architecture, interior and urban services across institutional, residential and commercial sectors — from planning and design through execution and handover.

PRIMARY OPERATIONS

01

GOVERNMENT & INSTITUTIONAL

Public-service and institutional facilities delivered under strict compliance requirements.

- Civil registry facilities
- Police & public buildings
- Multi-site coordination

02

INFRASTRUCTURE & PUBLIC WORKS

Civil and public-realm works supporting utilities, municipalities and site operations.

- Utility infrastructure
- Pumping stations
- Public-event works

03

RESIDENTIAL & ADMINISTRATIVE

Residential and administrative assets delivered through controlled execution and handover.

- Residential complexes
- Administrative works
- Structure & finishes

STRATEGIC EXTENSIONS

04

ARCHITECTURE & INTERIOR DESIGN

Functional, constructible architecture and interior planning through Z Arch Hub.

- Facade design
- Interior planning
- Technical documentation

05

FIT-OUT & SPECIALIZED INTERIOR WORKS

Commercial and retail fit-out delivery with controlled finishing and rectification.

- Retail fit-out
- Finishes coordination
- Snagging & rectification

06

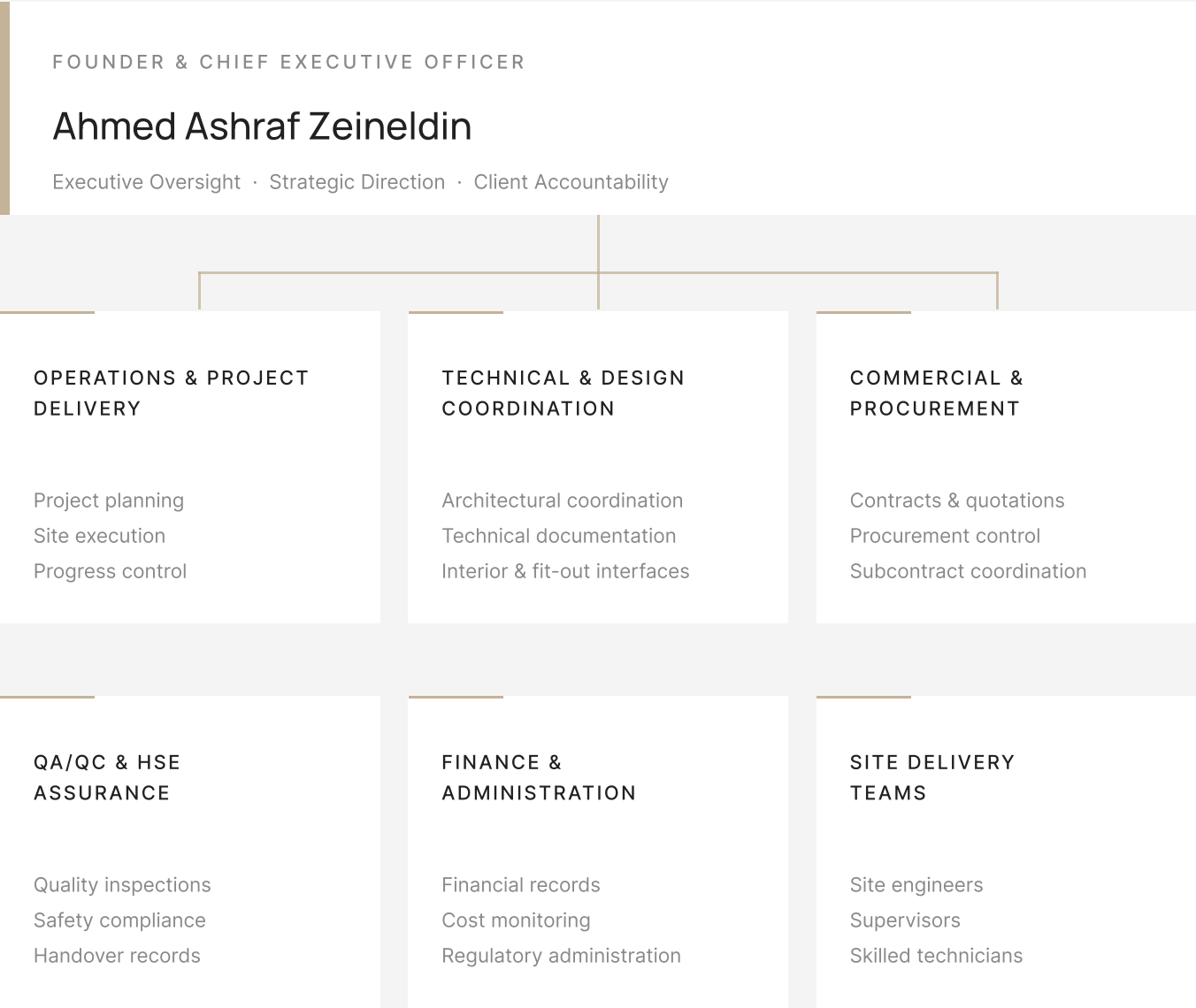
URBAN PLANNING & DEVELOPMENT

Planning studies supported by documented projects exceeding 350,000 m² in Egypt.

- Master planning
- Land-use planning
- Residential schemes

DELIVERY STRUCTURE

Zein Group delivers projects through a controlled operational structure that connects executive oversight, technical coordination, commercial discipline and site execution across its active markets.



AI-ENABLED GOVERNANCE LAYER

Supporting the operational teams shown above, Z Command is being developed as a human-led, AI-enabled management layer for traceable reporting, risk review and executive decision preparation — with final accountability retained by leadership.

Z COMMAND

Zein Group is developing Z Command — a human-led, AI-enabled operating model connecting structured knowledge, analytical review and executive reporting within a governed management workflow.

STRUCTURED KNOWLEDGE & RECORDS

Documented Sources · Traceability

Project, commercial and administrative information is organised to support controlled retrieval, referenced reporting and management visibility.

AI-ASSISTED ANALYSIS

Document Review · Risk Signals

AI-assisted workflows support document review, comparative analysis, reporting preparation and early identification of decision points.

EXECUTIVE REVIEW & APPROVAL

Human Leadership · Accountability

Material technical, commercial, contractual and financial decisions remain subject to controlled review and executive approval.

PHASED SYSTEM INTEGRATION

Controlled · Auditable · Secure

The model is being developed progressively through controlled integration of approved business systems and confidentiality safeguards.

AI supports analysis. Governance controls execution. Leadership remains accountable.



10 / HERO PROJECT — 01 OF 06

GOVERNMENT & INSTITUTIONAL

Civil Registry & Police Facilities Programme

CLIENT	LOCATION	SCALE
Egyptian Ministry of Interior	Multiple Governorates, Egypt	19 Facilities
VALUE	PERIOD	STATUS
USD 4.3M	2018 — 2023	Completed

Between 2018 and 2023, Zein Group served as contractor to the Egyptian Ministry of Interior on a programme to construct and enhance civil registry offices and police facilities. Encompassing 19 facilities across multiple governorates, the works required coordinated multi-site delivery under government compliance and security requirements.



Civil Registry & Police Facilities Programme — Scope & Execution

01 / CIVIL CONSTRUCTION

New-build construction of purpose-designed civil registry and police facility buildings — structural works, external envelope and site infrastructure — across multiple governorates.

02 / INTERIOR FIT-OUT & SERVICE DELIVERY SPACES

Interior construction, public-service counter installation, operational partitioning, MEP coordination and finishes aligned with public-access and operational requirements.

03 / RENOVATION & EFFICIENCY ENHANCEMENT

Structural remedials, interior reconfiguration and service-space optimisation of existing facilities to improve operational capacity and public-facing efficiency.

All 19 facilities were completed and handed over within the programme period, supported by Zein Group site supervision and quality-control processes.



Al-Khamayel Residential Development

CLIENT	LOCATION	VALUE
Ministry of Interior Land Projects Fund, Egypt	Al-Khamayel City, 6th of October, Giza	USD 7.3M
SCOPE	PERIOD	STATUS
Residential building construction	2018 — 2025	Completed

Commissioned by the Ministry of Interior Land Projects Fund, this long-cycle residential development in Al-Khamayel City involved the construction of multiple residential buildings under a structured, phased delivery programme. With a contract value of USD 7.3M, it demonstrates sustained large-scale residential delivery for an institutional client.



13 / HERO PROJECT — 03 OF 06

RESIDENTIAL & ADMINISTRATIVE CONSTRUCTION

Residential & Administrative Towers

CLIENT	LOCATION	VALUE
Private Clients — Multiple (Undisclosed)	Egypt	USD 5.1M (Combined)
SCOPE	PERIOD	STATUS
Residential & admin tower construction	2018 — 2021	Completed

Between 2018 and 2021, Zein Group delivered multiple residential and administrative tower projects for private-sector clients across Egypt. Works encompassed structural and finishing scope under phased delivery programmes with quality checkpoints and formal handover processes. Client identities are withheld in accordance with confidentiality commitments.



DAMAC Lagoons — Snagging & Quality Rectification Programme

DIRECT CLIENT	PROJECT	ROLE
WhiteSpot Facilities Management LLC	DAMAC Lagoons — DAMAC Properties, Dubai	Approved Subcontractor
VALUE	PERIOD	STATUS
~USD 1.4M (Estimated)	2025 — 2026	ONGOING

UAE EXECUTING ENTITY

Ahmed Ashraf Salaheldin
Contracting and Building Works L.L.C.

Contracted by WhiteSpot Facilities Management LLC, Zein Group is executing snagging, desnagging and final quality-rectification works at DAMAC Lagoons, a residential development by DAMAC Properties in Dubai. The scope includes civil remedials, painting, carpentry, ceramic and grouting rectification, deep cleaning and customer-viewing preparation across multiple residential clusters.



15 / HERO PROJECT — 05 OF 06

COMMERCIAL FIT-OUT — UNITED ARAB EMIRATES

Deraah Retail Stores & Administrative Office

CLIENT	LOCATION	ROLE
Deraah General Trading	United Arab Emirates	Fit-Out Contractor
VALUE	YEAR	STATUS
USD 588,000	2025	Completed

UAE EXECUTING ENTITY

Ahmed Ashraf Salaheldin
Contracting and Building Works L.L.C.

Engaged as fit-out contractor to Deraah General Trading, Zein Group completed interior construction, finishes and coordination works across multiple Deraah retail locations and an administrative office in the United Arab Emirates. Works were executed to defined specifications with coordinated interfaces, controlled scope delivery and handover documentation.



Four Seasons — Amaala

DIRECT CLIENT	PROJECT	ROLE
National Peaks Contracting Co.	Four Seasons — Amaala, KSA	Early-Stage Finishing Works — Masonry & Plastering
VALUE	YEAR	STATUS
USD 320,000	2024	Completed

KSA EXECUTING ENTITY

Zein Group Contracting LLC SP

In 2024, Zein Group participated in early-stage finishing works — masonry and plastering — at the Four Seasons development within the Amaala destination on the Red Sea coast, through its Saudi operating entity and its direct contracting relationship with National Peaks Contracting Co. The engagement demonstrates documented delivery scope within a premium hospitality development in Saudi Arabia.

The following represents a selection from Zein Group's project register across government, infrastructure, residential, healthcare and commercial sectors in Egypt, the United Arab Emirates and the Kingdom of Saudi Arabia.

GOVERNMENT & INSTITUTIONAL

- Civil Registry Offices
Giza · Aswan · Luxor · Menoufia · Qalyubia
- Police Stations & Security Facilities
Egypt
- Menoufia Security Directorate
Complementary Engineering Works
- Conference Hall Development
Police Academy
- Participation: Wadi Natrun Rehabilitation
& Correction Center

INFRASTRUCTURE & PUBLIC WORKS

- Sewer Line Projects
Damietta · Sohag
- Pumping Station Projects
Sohag
- Municipal & Event Infrastructure
Al Ain, UAE

RESIDENTIAL & ADMINISTRATIVE

- Al-Khamayel Residential Development
Ministry of Interior Land Projects Fund
- Multi-Building Residential Complexes
Egypt
- Luxury Villas
Egypt
- Nosouq 50 Residential Complex
Participation in Finishing Works — 8 Villas
Shaden Al Benaa General Contracting L.L.C. · Riyadh, KSA · 2024

HEALTHCARE / COMMUNITY / LEISURE

- Karama Specialized Hospital
Minya
- Rijwa Mosque
Cairo–Alexandria Desert Road
- Heroes Sports Center
Menoufia

COMMERCIAL & FIT-OUT

- Deraah Retail Stores & Admin. Office
UAE (Fit-Out)
- DAMAC Lagoons — Dubai
Snagging & Quality Rectification

Hero projects are featured in full on pages 10–16. This list represents a selection from the Group's complete project register.

Zein Group’s planning capability extends beyond construction execution. The Group has delivered urban planning and development work for large-scale residential and mixed-use schemes in Egypt — producing planning frameworks and site-development structures from which construction programmes are subsequently drawn.

120,000 m²

AL-NAGGAR PROJECT

Menoufia Governorate, Egypt

Urban planning and site development for a large-scale residential scheme — encompassing land-use frameworks, circulation systems and phased development structure.

235,000 m²

**URBAN DEVELOPMENT
PROJECTS**

Menoufia Governorate, Egypt

Urban development planning addressing land use, residential density, infrastructure coordination and development phasing for large-scale mixed-use schemes.

355,000 m²

Total Documented Urban Planning Area — Egypt

DESIGN & DELIVERY PORTFOLIO

DESIGN VISION. DELIVERED REALITY.

A curated selection of Zein Group's design visualisations, on-site execution and completed delivery experience across Egypt, the United Arab Emirates and Saudi Arabia.

ARCHITECTURE · INTERIOR DESIGN · EXECUTION · DELIVERY







ON SITE / REGIONAL EXECUTION

Selected on-site photography demonstrating active delivery scope across the Group's regional markets.



DAMAC LAGOONS / DUBAI — RECTIFICATION WORKS



DERAAH / UAE — RETAIL FIT-OUT EXECUTION



AL AIN / UAE — SITE INFRASTRUCTURE WORKS



FOUR SEASONS — AMAALA / KSA — MASONRY WORKS



BANHA SECOND POLICE STATION / EGYPT — SITE WORKS



EGYPT / RESIDENTIAL CONSTRUCTION — STRUCTURAL WORKS

UAE DELIVERY / FIT-OUT & SITE WORKS

Selected United Arab Emirates delivery photography across fit-out, rectification and event infrastructure works.



DERAAH / UAE — INTERIOR FIT-OUT WORKS



DAMAC LAGOONS / DUBAI — RECTIFICATION DETAIL



AL AIN / ABU DHABI — SITE INFRASTRUCTURE



DERAAH / UAE — COMPLETED RETAIL INTERIOR



DERAAH / UAE — ADMINISTRATIVE OFFICE



DERAAH / UAE — COMPLETED BRANCH

EGYPT DELIVERY / INSTITUTIONAL & RESIDENTIAL

Selected Egypt delivery photography across institutional facilities and residential construction programmes.



SHEIKH ZAYED II CIVIL REGISTRY / GIZA



BERKET EL-SABAA POLICE STATION / MENOUFIA — MAIN FACADE



BERKET EL-SABAA POLICE STATION / MENOUFIA — GENERAL VIEW



EGYPT / RESIDENTIAL DEVELOPMENT — CAIRO



EGYPT / RESIDENTIAL CONSTRUCTION — CAIRO



EGYPT / RESIDENTIAL CONSTRUCTION — STRUCTURAL WORKS — CAIRO

COMPLETED DELIVERY / REGIONAL PORTFOLIO

Selected completed project photography demonstrating delivered finishes, institutional facilities and operational environments.



DERAAH / UAE — COMPLETED RETAIL INTERIOR



DERAAH / UAE — COMPLETED STOREFRONT



DERAAH / UAE — ADMINISTRATIVE INTERIOR



EDFU POLICE STATION / ASWAN

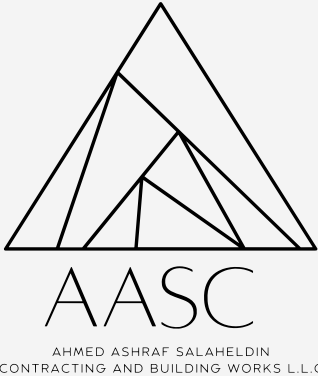


ASWAN MAIN CIVIL REGISTRY CENTRE / EGYPT



HEROES SPORTS CENTER / EGYPT — COMPLETED INTERIOR

Zein Group operates in the United Arab Emirates through Ahmed Ashraf Salaheldin Contracting and Building Works L.L.C., its Dubai-registered contracting entity holding commercial licence activities across building, electromechanical, decoration, maintenance and specialist works.



Ahmed Ashraf Salaheldin Contracting and Building Works L.L.C.

AASC
Dubai, United Arab Emirates

COMMERCIAL REGISTRATION	TRN
2299047	104895919900003

LICENSED ACTIVITIES

- Building Contracting
- Electromechanical Works Contracting
- Decoration Design & Implementation
- Building Maintenance
- Meteorology Projects Contracting

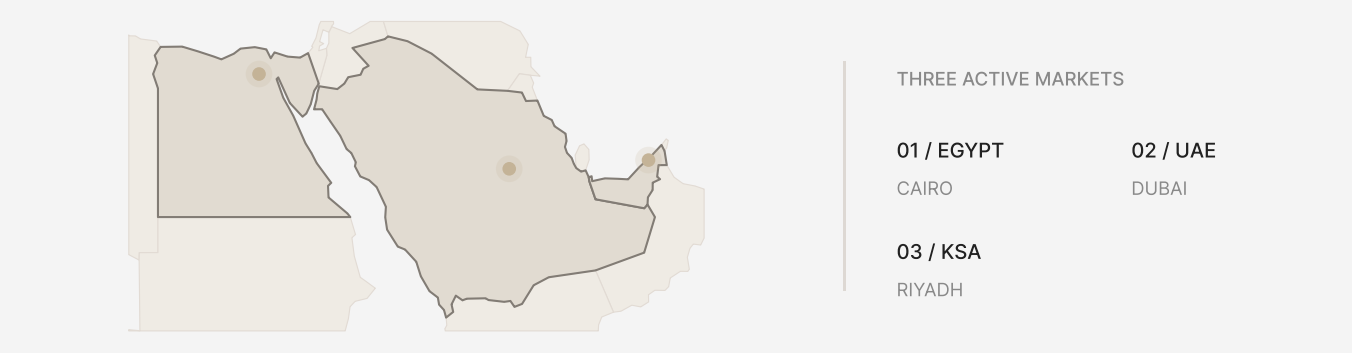
AL AIN / ABU DHABI

Al Ain Flower Festival – Municipal & Event Infrastructure Works

DIRECT CLIENT	PROJECT / EVENT	LOCATION
Al Sayegh Media L.L.C.	Al Ain Flower Festival	Al Ain, United Arab Emirates
SCOPE	PERIOD	STATUS
Municipal & Event Infrastructure Works	Dec 2025 – Jan 2026	Completed

Contracted by Al Sayegh Media L.L.C., Zein Group's UAE entity delivered municipal and event infrastructure works in connection with the Al Ain Flower Festival. Completed in January 2026, the project reflects delivery capability in the Emirate of Abu Dhabi and complements the Group's active operational presence in Dubai.

Zein Group operates through registered legal entities across its three active markets — supporting local accountability, regulatory administration and regional delivery in Egypt, the United Arab Emirates and the Kingdom of Saudi Arabia.



EGYPT

ENTITY

Zein Group Architectural Design and Project Management and Contracting LLC

Limited Liability Company

ADDRESS

Al-Khamayel Compound,
31 Worood Area, Gate 4,
6th of October City, Giza,
Egypt 12573

COMMERCIAL REGISTRATION

125236

TAX REGISTER

559-993-056

UNITED ARAB EMIRATES

ENTITY

Ahmed Ashraf Salaheldin Contracting and Building Works LLC

Limited Liability Company

ADDRESS

Office No. D-82,
Al Muteena, Dubai, UAE

COMMERCIAL REGISTRATION

2299047

TRN

104895919900003

SAUDI ARABIA

ENTITY

Zein Group Contracting LLC

Limited Liability Company

ADDRESS

3074 Hamid Bin Hammad,
Riyadh 12221,
Kingdom of Saudi Arabia

COMMERCIAL REGISTRATION

1010912729

VAT REGISTRATION NUMBER

311901790400003

SELECTED CLIENTS & CONTRACTING RELATIONSHIPS

A selection of direct clients and documented contracting relationships associated with Zein Group’s delivery experience across Egypt, the United Arab Emirates and Saudi Arabia.

01 / EGYPT · GOVERNMENT CLIENT

Ministry of Interior

Civil Registry & Police Facilities Programme

02 / EGYPT · INSTITUTIONAL FUND

Ministry of Interior
Land Projects Fund

Al-Khamayel Residential Development

03 / EGYPT · CLIENT

Al Fateh Company for
Investment and Projects

Documented Contracting Relationship

04 / UAE · DIRECT CLIENT

Al Sayegh Media L.L.C.

Al Ain Flower Festival Infrastructure Works

05 / UAE · DIRECT CLIENT

Deraah General Trading

Retail Stores & Administrative Office Fit-Out

06 / UAE · DIRECT CLIENT

WhiteSpot Facilities
Management LLC

DAMAC Lagoons Rectification Programme

07 / KSA · DIRECT CLIENT

National Peaks
Contracting Co.

Four Seasons — Amaala Works

08 / KSA · CONTRACTING RELATIONSHIP

Shaden Al Bena General
Contracting L.L.C.

Nosouq 50 Residential Complex

References are presented in accordance with documented delivery roles and the project scope stated within this profile.

When I established this practice in 2014, I set one standard for myself: that every project we deliver should reflect the same level of discipline I would expect if I were the client.

More than a decade later, that standard has not changed. Zein Group's growth from an architectural design practice in Egypt to a regional construction and architecture group active across three countries has been deliberate — built on government and institutional programmes before geographic expansion, and on accountability before market positioning.



What the next phase of this Group's work looks like will depend on the standards we hold ourselves to in executing it. That is the only promise I can make — and the only one I intend to keep.

Ahmed Ashraf Zeineldin

Founder & Chief Executive Officer

Zein Group

GENERAL ENQUIRIES

info@zeingroup.net

UAE CONTRACTING ENQUIRIES

info@aasc.ltd

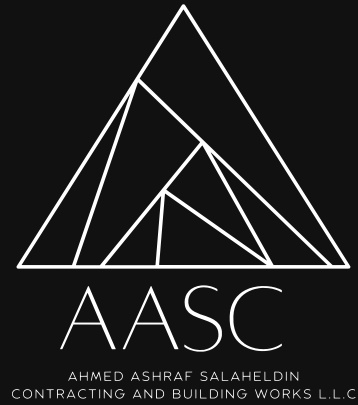
WEB

zeingroup.net · aasc.ltd · zarchhub.com

LEGAL ENTITIES

EGYPT	UNITED ARAB EMIRATES	SAUDI ARABIA
Zein Group Architectural Design and Project Management and Contracting LLC Al-Khamayel Compound, 31 Worood Area, Gate 4, 6th of October City, Giza, Egypt 12573	Ahmed Ashraf Salaheldin Contracting and Building Works LLC Office No. D-82, Al Muteena, Dubai, UAE	Zein Group Contracting LLC 3074 Hamid Bin Hammad, Riyadh 12221, Kingdom of Saudi Arabia

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