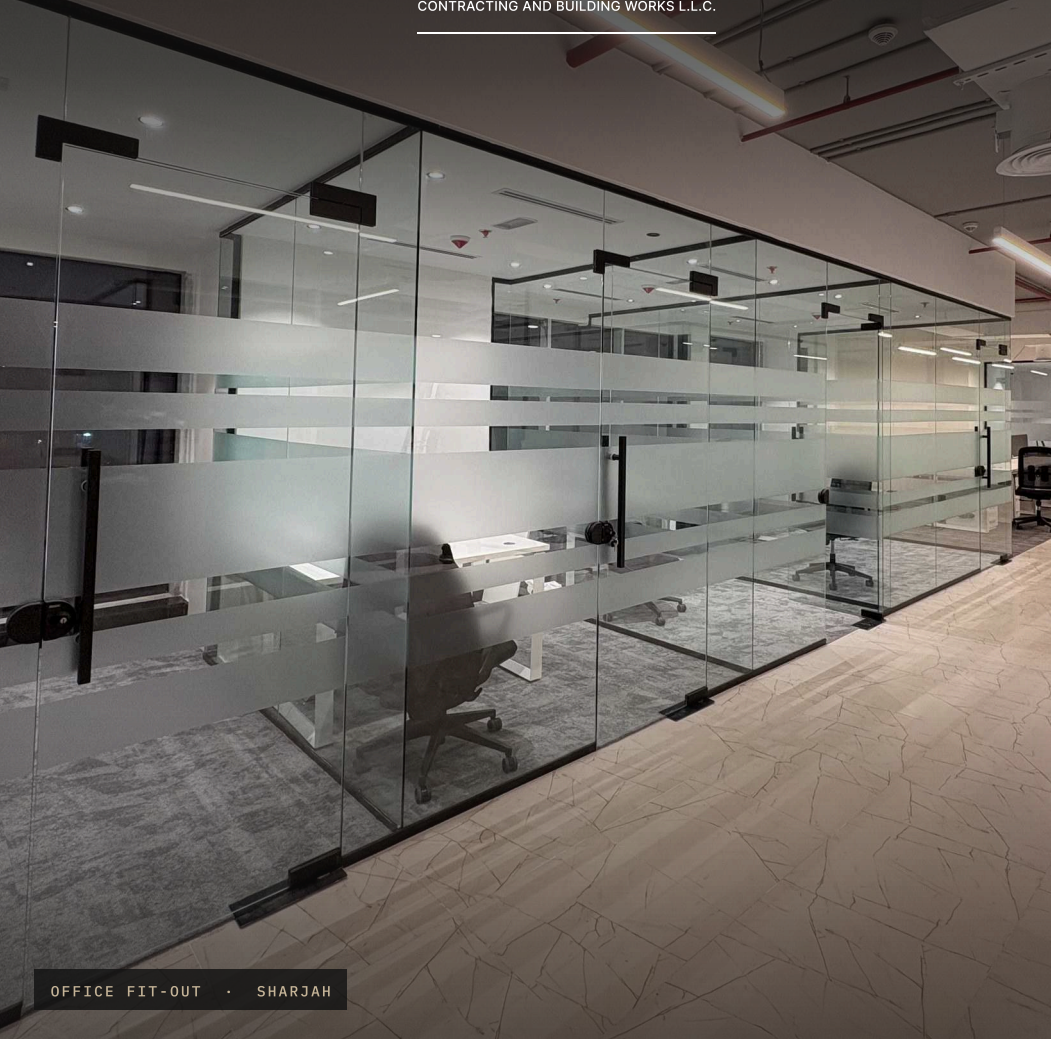




AASC

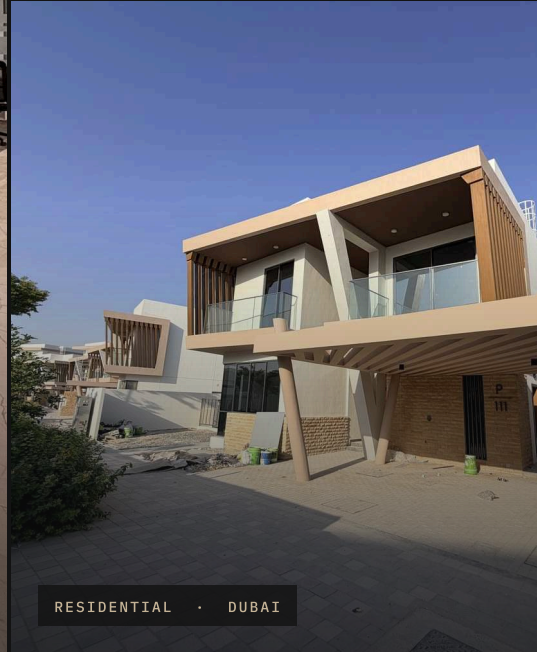
AHMED ASHRAF SALAHELDIN
CONTRACTING AND BUILDING WORKS L.L.C.



OFFICE FIT-OUT · SHARJAH



EVENT INFRASTRUCTURE · AL AIN



RESIDENTIAL · DUBAI

UNITED ARAB EMIRATES · PROJECT PORTFOLIO · 2026

UAE Project Portfolio

Retail fit-out, façade works, residential villa delivery and event infrastructure — documented across three emirates.

10

UAE LOCATIONS

03

EMIRATES

04

DIRECT CLIENTS

40+

VILLAS · DAMAC COMMUNITIES

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

A ZEIN GROUP COMPANY

AASC.LTD

DUBAI · ABU DHABI · SHARJAH

Documented delivery across the United Arab Emirates.

This portfolio presents the work executed in the UAE by Ahmed Ashraf Salaheldin Contracting and Building Works L.L.C. (AASC), the Dubai-registered contracting entity of Zein Group. Every reference is shown with its direct client, delivery role and documented scope.

10

UAE locations documented

03

Emirates — Dubai, Abu Dhabi, Sharjah

04

Direct clients in the UAE

40+

Villas across DAMAC communities · Oct 2026

CONTENTS

01	Deraah Retail Programme & Administrative Office Fit-out contractor · Client: Deraah General Trading	P. 03
	DXB AUH SHJ	COMPLETED · 2025–2026
02	Deraah Sharjah Central — Façade & Interior Finishes Façade, coloured glass & wall cladding · Direct client: Heritage Art · End brand: Deraah	P. 09
	SHJ	COMPLETED · 2025
03	DAMAC Lagoons & DAMAC Hills 2 — Villa Delivery Approved subcontractor · Direct client: WhiteSpot Facilities Management LLC	P. 10
	DXB	ONGOING · 2025–26
04	Al Ain Flower Festival — Event Infrastructure Canopies, irrigation network & interlock edging · Client: Al Sayegh Media L.L.C.	P. 13
	AL AIN	COMPLETED · JAN 2026

UAE LICENSED ENTITY

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

CR 2299047 · TRN 104895919900003
Office D-82, Al Muteena, Dubai

LICENSED ACTIVITIES

— Building Contracting

— Electromechanical Works Contracting

— Decoration Design & Implementation

— Building Maintenance

— Meteorology Projects Contracting

01

COMMERCIAL FIT-OUT · DUBAI · ABU DHABI · SHARJAH

Deraah Retail Programme & Administrative Office

CLIENT	ROLE	LOCATIONS	YEAR	STATUS
Deraah General Trading	Fit-Out Contractor	5 Retail + 1 Office	2025-2026	Completed

Five retail branches and one administrative office, delivered under one controlled programme.

AASC completed interior construction, finishes and coordination works for Deraah General Trading across five retail locations and one administrative office in the UAE. Each location is documented separately, with its own scope and visual record.

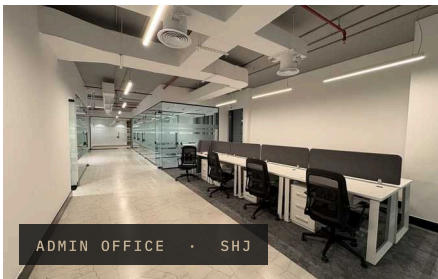
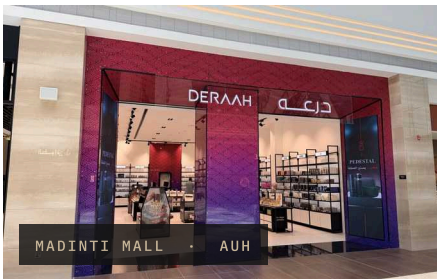
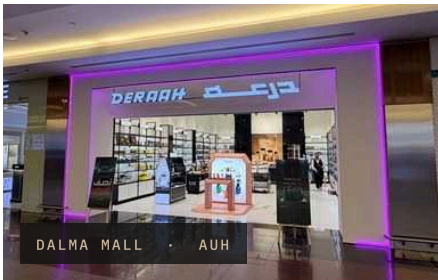
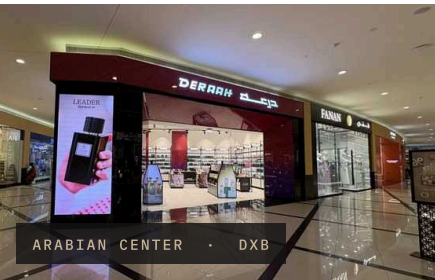
ROLE NOTE — AASC ACTED AS FIT-OUT CONTRACTOR ONLY. STORE DESIGN IS NOT AASC AUTHORSHIP.

LOCATION REGISTER

NO.	LOCATION	EMIRATE	TYPE	PAGE	STATUS
B01	Arabian Center Mall	DXB	Retail branch	P. 05	Completed
B02	Silicon Central	DXB	Retail branch	P. 06	Completed
B03	Dalma Mall	AUH	Retail branch	P. 07	Completed
B04	Bani Yas	AUH	Retail branch	P. 07	Completed
B05	Madinti Mall	AUH	Retail branch	P. 08	Completed
H0	Administrative Office	SHJ	Office	P. 08	Completed

SCOPE DELIVERED ACROSS THE PROGRAMME

Interior construction	Finishes	Coordination works	Handover documentation
-----------------------	----------	--------------------	------------------------



SIX LOCATIONS · THREE EMIRATES · ONE DELIVERY STANDARD



COMPLETED · 2025

01.1

Arabian Center Mall

Dubai, United Arab Emirates

25.20° N · 55.27° E

TYPE

Retail branch

YEAR

2025

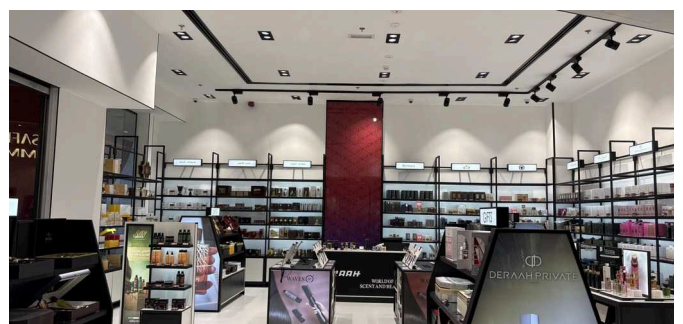
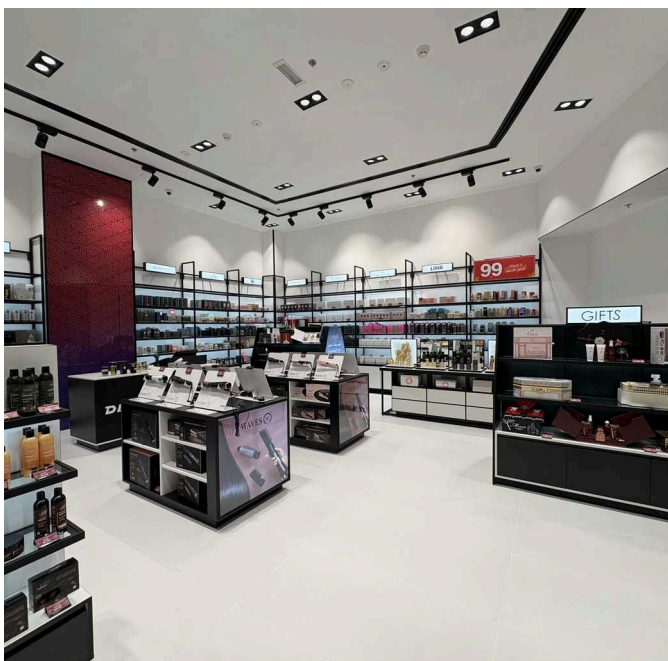
ROLE

Fit-out contractor

STATUS

Completed

SCOPE — Interior construction · Finishes · Coordination works · Handover

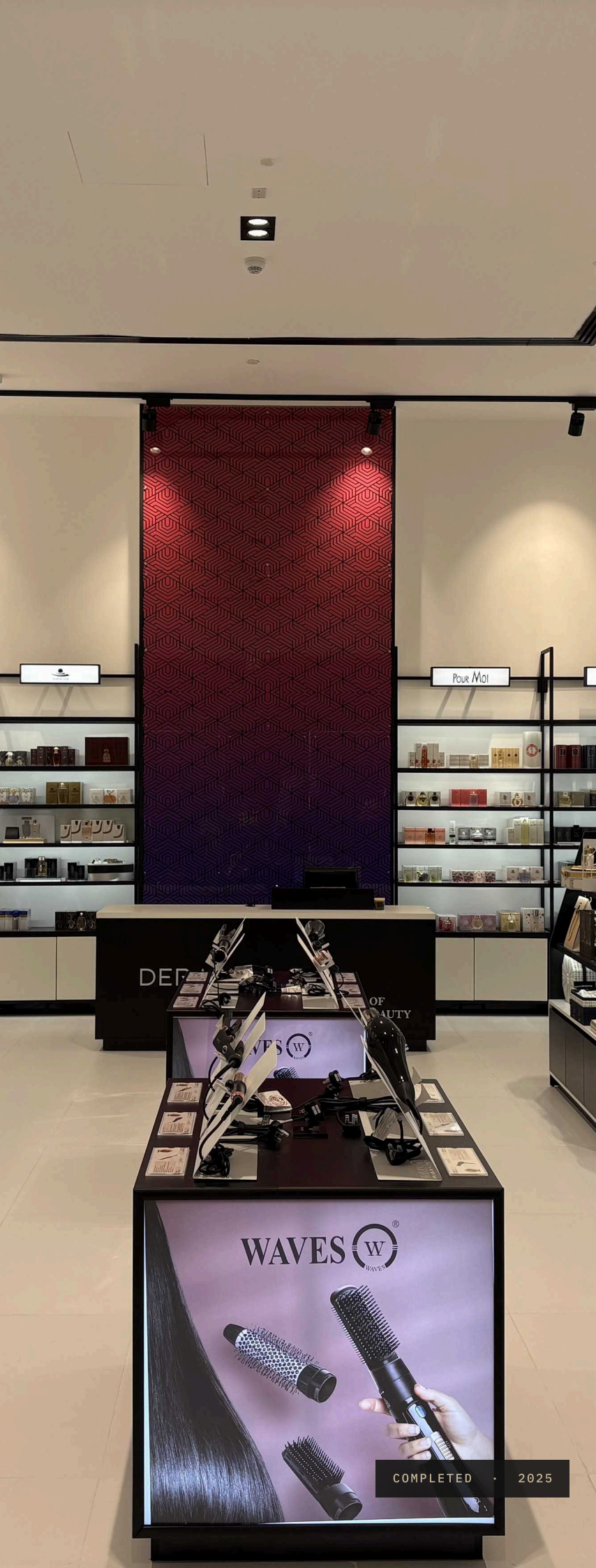


01

02

03

04



01.2

Silicon Central

Dubai, United Arab Emirates

25.20° N · 55.27° E

DXB

TYPE	ROLE
Retail branch	Fit-out contractor
YEAR	STATUS
2025	Completed

SCOPE DELIVERED

- Interior construction
- Finishes
- Coordination works
- Handover documentation



01
02
03
04



01.3

Dalma Mall

Abu Dhabi, United Arab Emirates

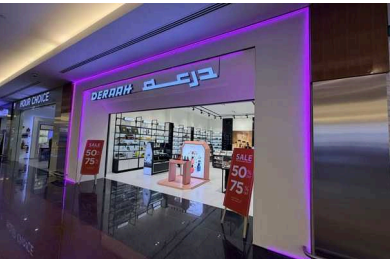
24.45° N · 54.38° E

AUH

TYPE	STATUS
Retail branch	Completed

SCOPE

Interior construction, finishes and coordination works.



01.4

Bani Yas

Abu Dhabi, United Arab Emirates

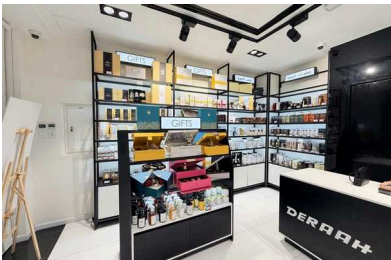
24.45° N · 54.38° E

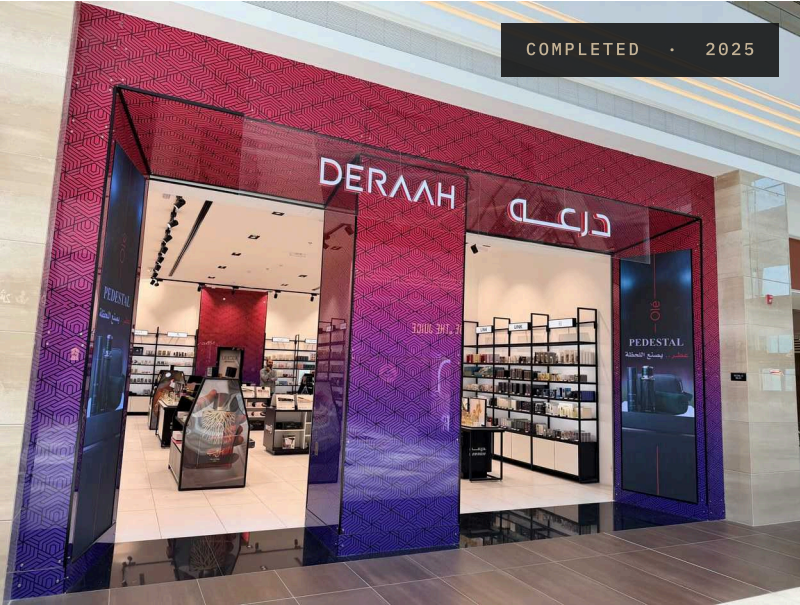
AUH

TYPE	STATUS
Retail branch	Completed

SCOPE

Interior construction, finishes and coordination works.





01.5

Madinti Mall

Abu Dhabi, United Arab Emirates

24.45° N · 54.38° E

AUH

TYPE	STATUS
Retail branch	Completed

SCOPE

Interior construction, finishes and coordination works.



01.6

Administrative Office

Sharjah, United Arab Emirates

25.35° N · 55.42° E

SHJ

TYPE	STATUS
Office	Completed

SCOPE

Office fit-out, finishes and coordination works through to handover.





COMPLETED · 2025

PROJECT 02 · FAÇADE & INTERIOR FINISHES · SHARJAH

02

Deraah Sharjah Central – Façade & Interior Finishes

25.35° N · 55.42° E

SHJ

CONTRACT CHAIN

DIRECT CLIENT

Heritage Art

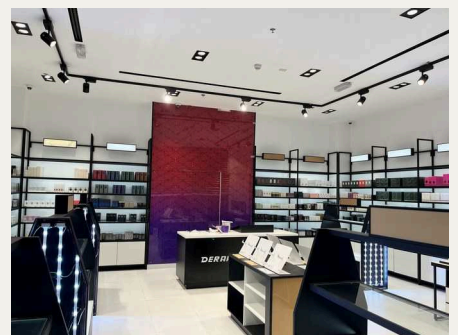
FAÇADE & FINISHES CONTRACTOR

AASC

END BRAND

Deraah

AASC executed the Deraah storefront façade at Sharjah Central under direct contract with Heritage Art, together with the coloured glass and wall cladding inside the store. The reference is presented separately from the Deraah General Trading programme to reflect the documented client relationship.



01

02

03

04



03

RESIDENTIAL · DUBAI

DAMAC Lagoons &
DAMAC Hills 2 —
Villa Delivery

40+

VILLAS DELIVERED
AS OF OCTOBER 2026

DIRECT CLIENT

WhiteSpot Facilities
Management LLC

COMMUNITIES

DAMAC Lagoons ·
DAMAC Hills 2

ROLE

Approved
Subcontractor

STATUS

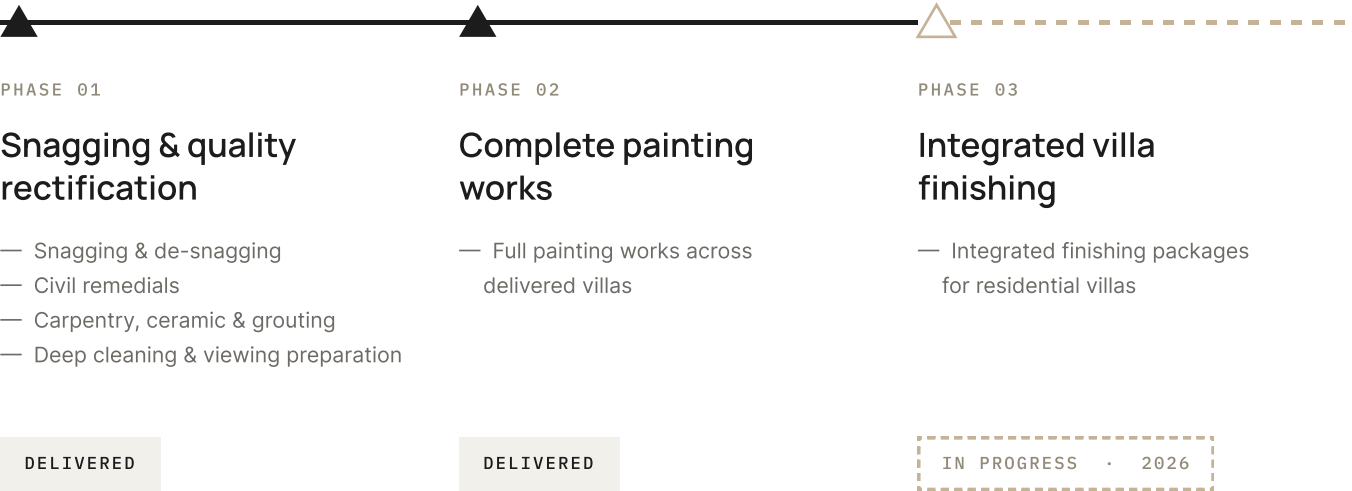
Ongoing
2025 — 2026

DXB

From quality rectification to integrated villa finishing.

Under WhiteSpot Facilities Management LLC, AASC’s role across DAMAC Lagoons (Malta 1, Malta 2 and Portofino) and DAMAC Hills 2 has grown from snagging and quality rectification into complete painting works — and has now extended into integrated villa-finishing packages.

SCOPE EVOLUTION



40+

Villas delivered across DAMAC communities

FIGURE UPDATED MONTHLY · AS OF OCTOBER 2026

DIRECT CLIENT

WhiteSpot Facilities Management LLC

COMMUNITIES

DAMAC Lagoons (Malta 1, Malta 2, Portofino)
DAMAC Hills 2

ROLE

Approved subcontractor



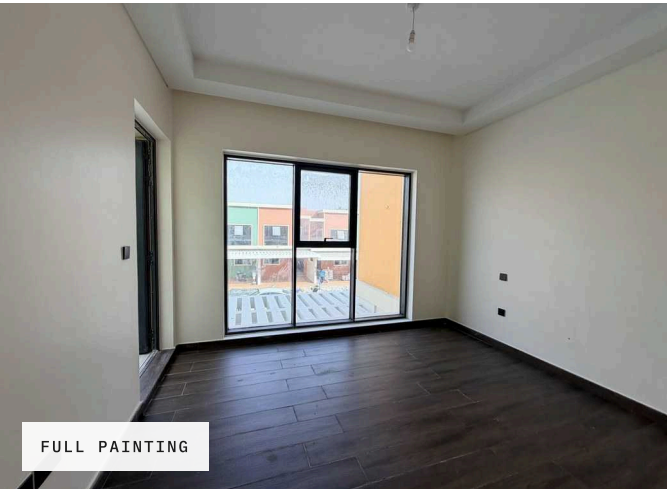
01
02
03
04

Execution record.

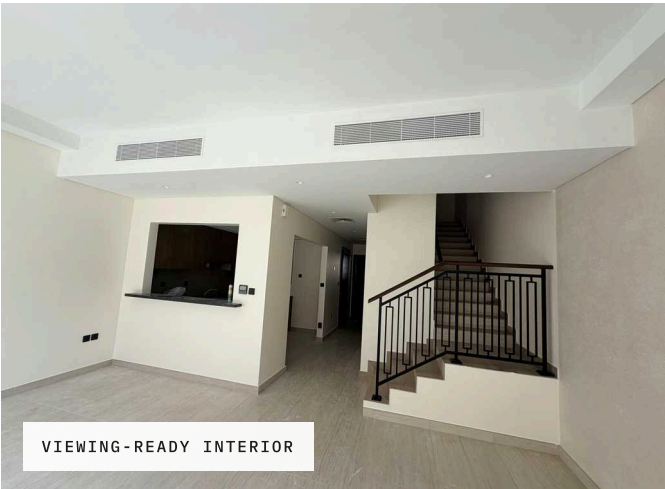
Selected site photographs across rectification, painting and villa-finishing works at DAMAC Lagoons and DAMAC Hills 2, Dubai.



VILLA CLUSTER



FULL PAINTING



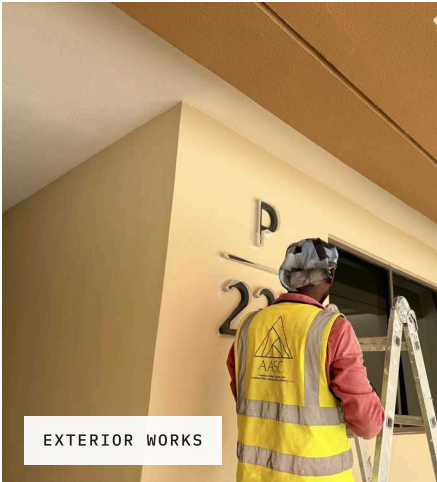
VIEWING-READY INTERIOR



SNAGGING & TOUCH-UP



CERAMIC & GROUTING



EXTERIOR WORKS

EVENT INFRASTRUCTURE · AL AIN, ABU DHABI

Al Ain Flower Festival

Canopies, Irrigation & Interlock Works

24.21° N · 55.74° E

AL AIN



04

DIRECT CLIENT	EVENT	SCOPE	PERIOD	STATUS
Al Sayegh Media L.L.C.	Al Ain Flower Festival	Canopies, irrigation & interlock	Dec 2025 — Jan 2026	Completed

The infrastructure behind the flowers.

Contracted by Al Sayegh Media L.L.C., AASC delivered the flower-form canopies, the irrigation network and the interlock edging that defines the festival's flower beds. Completed in January 2026, the project extends AASC's UAE record into large-scale outdoor delivery in the Emirate of Abu Dhabi.

01 CANOPY WORKS

Flower-form canopies



02 IRRIGATION INFRASTRUCTURE

Irrigation network



03 INTERLOCK EDGING — FLOWER-BED DEFINITION



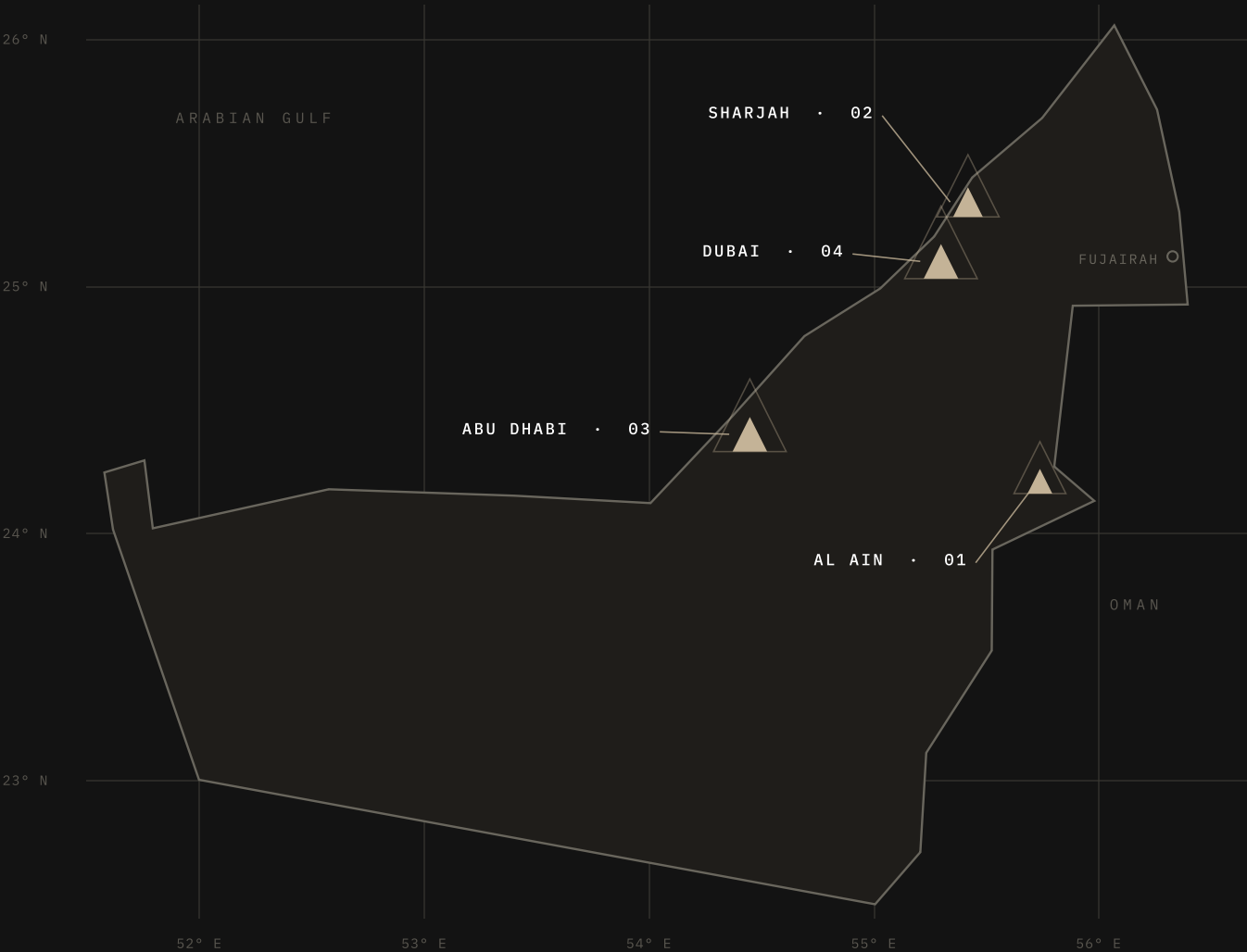
SITE RECORD



COMPLETED · JANUARY 2026 · AL AIN, ABU DHABI · CLIENT: AL SAYEGH MEDIA L.L.C.

Ten sites. Three emirates.

Every location in this portfolio, mapped by emirate — from retail fit-out in Dubai, Abu Dhabi and Sharjah to villa delivery across DAMAC communities and event infrastructure in Al Ain.



DXB	04 AUH	03 SHJ	02 AL AIN	01
Dubai	Abu Dhabi	Sharjah	Al Ain	
Arabian Center Mall · P.05	Dalma Mall · P.07	Deraah Administrative Office · P.08	Al Ain Flower Festival P.13	
Silicon Central · P.06	Bani Yas · P.07	Deraah Sharjah Central (Heritage Art) · P.09		
DAMAC Lagoons · P.10	Madinti Mall · P.08			
DAMAC Hills 2 · P.10				

SCHEMATIC MAP · LOCATIONS SHOWN AT CITY LEVEL · AL AIN IS WITHIN THE EMIRATE OF ABU DHABI



BUILT ON EXECUTION.

Your next project in the UAE starts with a site conversation.

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CR 2299047 · TRN 104895919900003 · A Zein Group company

This portfolio accompanies the Zein Group Corporate Profile 2026. Project references are presented according to documented delivery roles and direct-client relationships.



SCAN TO VISIT AASC.LTD



AASC

AHMED ASHRAF SALAHELDIN
CONTRACTING AND BUILDING WORKS L.L.C.



ZEIN GROUP
ARCHITECTURE AND CONTRACTING