

Corporate Profile 2024

الديار العربية
ALDYAR ALARABIYA





2001



Established as a sole proprietorship for contracting.

2011



AIDyar AIArabiya was established as a branch.

2016



Transformed into a limited liability company under the name Shahm Contracting Company.

2021



AIDyar AIArabiya became a main limited liability company.

2021



Transformed into a closed joint-stock company.

2023



Awarded Capital Market Authority approval

HISTORY



AlDyar AlArabiya Real Estate Development Company is a leading company in the field of real estate development in the Kingdom of Saudi Arabia. As one of the largest real estate development companies in the country, it has a proven track record with several achievements over the past two decades. AlDyar AlArabiya is committed to international quality standards.

INTRODUCTION





VISION

To become a leader of excellence in real estate development within the Kingdom

MISSION

We develop sustainable and vibrant communities that push the boundaries of quality and innovation, to meet the demands and aspirations of our residents.



OUR PHILOSOPHY

Our company recognizes the vital role it plays in developing communities and building a sustainable future. We are dedicated to delivering innovative and high-quality real estate solutions that align with the needs and aspirations of our clients. Our philosophy is grounded in continuous innovation, exceptional quality, sustainability, integrity, and community engagement, with a strong focus on prioritizing our customers. We are committed to realizing our vision of becoming leaders in the real estate development industry, while making a meaningful contribution to creating a brighter and more sustainable future for all.



Arabian Values

Embracing traditional and cultural principles that guide our approach, blending respect, integrity, and a deep connection to our heritage with modern practices.



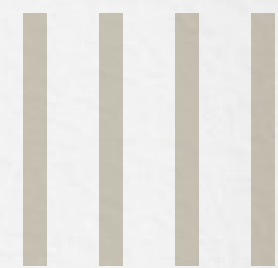
Family First

Building strong, supportive communities that prioritize and celebrate family values.



Commitment to Deliver

Dedicated to consistently fulfilling our promises with exceptional reliability and quality.



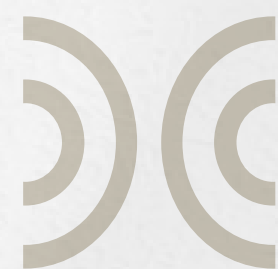
Youthful Spirit

Embracing energy, creativity, and optimism in all your endeavors, ensuring a fresh and vibrant approach.



Personal Well-Being

Creating a culture that enhances individual health, happiness, and personal growth.



Passion for Innovation

Continuously seeking new and creative solutions to enhance our projects and address challenges.

VALUES





Leading the Future of Real Estate Development in a Rapidly Transforming Kingdom.

There is nothing more beautiful than the architect's wide imagination and stunning designs that shape an urban environment fostering quality of life and individual happiness. To turn this creative vision into a tangible reality, a skilled contractor is essential. This is where AIDyar AlArabiya steps in, a real estate developer that bridges the brilliance of creative design with the quality and dedication of committed execution. We oversee every aspect, from concept to project operation, ensuring sustainability at every step. At the core of AIDyar AlArabiya are values we hold dear, with a vision driven by ambition, passion for innovation, and a commitment to growth in harmony with our beloved country's development. The true secret to our excellence lies in the people of AIDyar AlArabiya, our greatest asset.

Muammar Al Atawi

Chairman of the Board of the Directors

CHAIRMAN'S MESSAGE



Striving for Excellence in Real Estate: Leading with Faith, Ambition, and Unmatched Quality.

AlDyar AlArabiya is driven by a relentless pursuit of growth and a commitment to delivering the highest quality services with precision. We work as one team, focused on clear goals, fully aware that we operate in a dynamic world with diverse clients and skilled competitors. With faith in God, our limitless capabilities and our ambitions, we strive to become a shining name in the real estate industry, both within our nation and across the region.

Naif Al Atawi

Managing Director & Chief Executive Officer

CEO'S MESSAGE



With a diverse portfolio spanning five key sectors—residential, commercial, logistics, hospitality, and development—we create exceptional spaces that enhance the quality of life and drive economic growth.

Residential

We design and develop vibrant, family-centric communities that offer modern, comfortable living spaces with all the amenities needed for a thriving lifestyle.

Commercial

Our commercial projects provide dynamic environments for businesses to grow, featuring state-of-the-art facilities and strategic locations that foster economic activity.

Logistics

We develop smart, ready built factories and warehousing, ensuring that businesses can operate seamlessly and effectively.

Hospitality

Capturing unique destinations and curating local experiences across Saudi Arabia, Aldyar Alarabiya transforms hospitality with memorable, culturally immersive stays.

Development

As part of our master development plan, we focus on creating comprehensive, sustainable communities. Our projects integrate residential, commercial, and recreational spaces, ensuring well-planned environments that support a high quality of life.

SECTORS

At AlDyar AlArabiya, part of the SHAHM holding company, we deliver excellence through our sister organizations across the real estate value chain, including our construction and manufacturing divisions.

This collaboration enhances our operational efficiency by leveraging the strengths of our integrated network. We provide comprehensive solutions that meet the diverse needs of our clients and communities.



We specialize in manufacturing high-quality building materials, our innovative solutions ensure durability, sustainability, and superior performance in every project.



For over 30 years, we are proud to be one of the leading contracting companies in the Kingdom. We excel in managing and executing complex construction projects. We ensure timely delivery, cost-effectiveness, and adherence to the highest quality standards, transforming visions into reality with precision and expertise.

COMPANIES



CORPORATE GOVERNANCE

AIDyar AlArabiya is committed to upholding the highest standards of corporate governance, in line with global principles, the Saudi Companies Law, and other relevant regulations. This framework ensures transparency, fairness, accountability, and responsibility in all company operations, protecting the rights of shareholders, customers, employees, and other stakeholders. We aim to achieve sustainable returns and enhance transparency by providing accurate and timely information to all concerned parties.

Furthermore, AIDyar AlArabiya is focused on fairness in resource and opportunity distribution, and on holding management accountable for its decisions and actions. Our governance principles include compliance with local and international laws, sustainable development, regular and reliable reporting on financial and operational performance, and establishing effective administrative bodies for strategic decision-making. This approach fosters trust among investors and stakeholders, leading to strong and sustainable performance and solidifying the company's position in the real estate market.

CORPORATE LEADERSHIP



Eng. Muammar
Al Atawi

Chairman, Board of Directors

Architect with experience in project management and real estate development.
Chairman of the Urban Development Council at the Jeddah Chamber of Commerce and Industry

Master's degree in Engineering, with a specialization in project management, from the University of New South Wales (Sydney, Australia)



Ahmed
Al Atawi

Deputy Chairman, Board of Directors

Experience in investments, building materials trading and logistics.
Expertise in government relations and strategic alliances

Master's degree in Business Administration



Mamdouh
Al Sharhan

Member, Board of Directors

Experience in the finance industry
Deputy Minister, Ministry of Housing for Real Estate Development
Former Assistant Chairman, Public Investment Fund.
Former CEO of Al Akaria (real estate listed company)

Master's degree in Finance, George Washington University, USA



Eng. Osama
Jamjoom

Member, Board of Directors

Experience in engineering and real estate marketing.
Extensive experience in successful companies within the Kingdom

Master's degree in Industrial Engineering, Northeastern University, USA



Naif
Al Atawi

CEO and Managing Director

Experience in real estate, marketing and real estate development.
Proficiency in motivation and human capital management

Master's degree in Business Administration



هيئة تطوير منطقة مكة المكرمة
Makkah Region Development Authority

SAUDI TURKISH
BUSINESS COUNCIL
مجلس الأعمال السعودي التركي



Anis
Al Habshi

Executive Vice President

Extensive experience in international real estate development
General Manager, Emaar Middle East
General Manager, Emaar Indonesia

Bachelor's degree in Business Administration, University of Washington, USA

EMAAR





Mohamed
AlQahtani

Chairman's Advisor
for Institutional
Performance



Abdulrahim
AlAas

Head of
Legal



Mohammed
AlSalahi

Head of
Finance



Mohammed
AlAnsari

Marketing and
Communication
Director



Marwan
AlSaggaf

Head of
Operations



Ammar
AlSamin

Human
Resources
Director



Tarek
El-Raggal

Development
Management
Director



Khubaib
Abdulbagi

Director of
Communities
and Facilities

EXECUTIVE TEAM



7+

Residential Communities

7,200+

Residential Units

10+
Billion SAR

Project Value

30,000+

Population

4

Major Cities

ACHIEVEMENTS



Top Classification in
Building & Construction

2022



Best Real Estate Developer
Award from Sakani

2022



7th Best Real Estate
Developer in the GCC

2022



ISO Certificate for
Quality Management

2022

AWARDS



Through our expansion into various regions across Saudi Arabia, we bring our expertise and innovative solutions to new markets. Our projects are reshaping landscapes and enhancing lifestyles throughout the Kingdom.

GEOGRAPHICAL DISTRIBUTION

PAST PROJECTS

Project	Location	Value	Number of Units
Shams AlDyar	Riyadh	364 M	503 Villas
Loloat AlDyar	Yanbu	757 M	1,182 Villas
Bouvardia City	Jeddah	1.6 Bn	2,542 Apartments

CURRENT PROJECTS

Project	Location	Value	Number of Units
Dyar Alharam	Makkah	7 Bn	+2,200 Apartments
Bouvardia View	Jeddah	627 M	772 Apartments
Saheel	Riyadh	1.69 Bn	1,187 Villas
Factories	Jeddah	128 M	+90 Units



• Location

Riyadh

• Project Revenue

SAR 364 Million

• Properties

503 units

• Delivered

2022

• Project Type

Villas





LOLOAT' AL DEYAR

• Location

Yanbu

• Project Revenue

SAR 757 Million

• Properties

1,182 units

• Delivered

2022

• Project Type

Villas



بوفارديا

BOUVARDIA

CITY

• Location

Jeddah

• Project Revenue

SAR 1.6 Billion

• Properties

2,542 units

• Delivered

2023

• Project Type

Apartments



بوفارديا BOUVARDIA

قيو

• Location

Jeddah

• Project Revenue

SAR 627 Million

• Properties

772 units

• Delivery

2025

• Project Type

Apartments

ساحيل SAHEEL

• Location

Riyadh

• Project Revenue

SAR 1.69 Billion

• Properties

1,187 units

• Delivery

2027

• Project Type

Villas





ديار الحرم
DYAR ALHARAM

• Location

Makkah

• Project Revenue

SAR 7 Billion

• Properties

2,200+ units

• Delivery

2026-2030

• Project Type

Apartments



برج الديار BURJ ALDYAR

• Location

Riyadh

• Project Revenue

SAR 795 Million

• Project Type

Sky Villas



الديار العربية
ALDYAR ALARABIYA



التطويرية Development

• Location

Madinah

• Project Revenue

Phase 1: SAR 4.7 Billion

Phase 2: SAR 26 Billion

• Project Type

800,000 m²



الديار العربية
ALDYAR ALARABIYA



التجارية Commercial

• Location

Makkah

• Revenue

SAR 94 Million

• Leasable Area

26,000 m²

• Delivery

2026-2030



الديار العربية
ALDYAR ALARABIYA



التجارية Commercial

Business Park - Offices

GRANADA

• Location

Riyadh





Business Park - Offices

LAYSEN VALLEY

• Location

Riyadh



الديار العربية
ALDYAR ALARABIYA



التجارية Commercial

Business Park - Offices

DIGITAL CITY

• Location

Riyadh



- 
- KSA is located at the crossroads of Asia, Africa, and Europe.
 - KSA is a natural gateway connecting markets that are home to more than 6 Bn. People.
 - Largest economy in the MENA and a significant consumption center in the MENA region.
 - Manufacturing sector continues to expand, E-Commerce and Soaring Demand, Investment volumes growing, New Supply.

Sources - Arab News, Knight Frank

DEMAND FOR WAREHOUSING

Factories
MODON

Location

Jeddah

Land Area

204,000 m²

Delivery

2026



Warehousing

HANKOOK CENTRAL

• Location

Jeddah

• Land Area

500,000 m²

• BUA

13:500 m²



• Location

Makkah

• Properties

40 Floors

400 Rooms

60 Suites

• Delivery

2029



STRATEGIC PARTNERSHIPS

"Our strategic partnerships with government entities and banks are a fundamental pillar in achieving our vision for real estate development and enhancing economic and social sustainability."

Government Sector



وزارة الشؤون البلدية والقروية والإسكان
Ministry of Municipal Rural Affairs & Housing



Mixed-Use Development



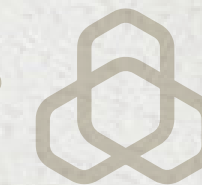
Real Estate and Development



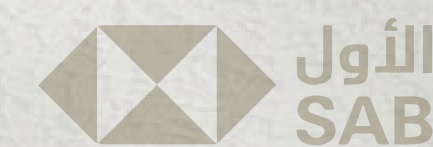
Financial Institutions



مصرف الراجحي
alrajhi bank



مصرف الإنماء
alinma bank





Masjidouna Initiative

An initiative aimed at building sustainable and innovative mosques, featuring non-traditional architectural designs that preserve cultural heritage while integrating comprehensive community services.

Jood Al Iskan

AlDyar AlArabiya is ranked among the top donors to Jood Al Iskan for three consecutive years.

Riyada Tech

AlDyar AlArabiya's Incubator Agreement supports and develops entrepreneurship to contribute to national economic development.

Let's Make it Green

Activating the "Let's Make it Green" initiative in collaboration with the Ministry of Environment.

SOCIAL RESPONSIBILITY



AIDyar AIArabiya strives to fulfill its social responsibility by upholding Arabian values and fostering a youthful spirit within the framework of its institutional values. With more than 60% of Saudi Arabia's population being young, and in alignment with the Kingdom's Vision 2030, AIDyar AIArabiya focuses its efforts and initiatives on supporting the aspirations of youth in all available fields. Sports are considered one of the key sectors that AIDyar AIArabiya supports, with a broad range of interest and varying levels of support, whether moral, financial, or service-based.

YOUTHFUL SPIRIT

REAL ESTATE

Why do we think the residential sector is a good and profitable sector in the coming years?

What is the average return on our residential projects?

What is the average cost of land for residential projects? - Low rise SAR (3,000 to 5,500) - High rise (6,000 to 12,000)

What is the average cost of basement construction in Sqm? (SAR 2,800)

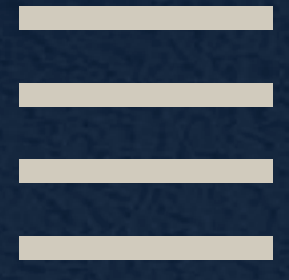
What is the average cost of building construction in Sqm? (SAR 3,200)

What is the average cost of funding? (7-8%)

Is the commercial sector attractive? and Why?

LOGISTICS

Do you have any ready projects in warehousing and logistics?



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