



TURNKEY INTERIOR SPECIALISTS

— Since 2004 —

design&build pre qualification

1. Introduction

TRI's Pre-Qualification Questionnaire is used to demonstrate our capabilities of providing Design, Manufacturing and Contracting services on your projects. This is done by internal assessment of our performance history, financial status and our specific ability in relation to the projects we execute;

The criteria assessed considers:

- Technical and professional performance
- Financial status and capability
- Eligibility for specific projects
- Previous Experiences
- Proactiveness
- Acceleration Measures
- Commitment to Timelines
- Procurement Management
- Delivery Strategy

Company Information:

- Company Profile (linked)
- Website
- Organization Structure (p.8)
- Commercial Registration (p.9)
- VAT Certificate (p.10)

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1. Pre-Qualification Questionnaire

1	General	
1.1	Company Name	Top Rock Interiors Saudi Contracting
1.2	Registered Office	Saudi Arabia, Riyadh
	Address of Registered Office:	Exit 17, Othman Bin Malik Street, 3066 Al Farouq
	Telephone	+966 56 594 5346 / 011 247 4404
	E-mail address	ksa@toprockinteriors.com
1.3	Point of Contact for Inquiries and Tender submissions	Name: Pieter Du Plessis Title: Operations Director KSA Contact: +966 56 594 5346 / pieterdp@toprockinteriors.com
1.4	Type of Corporation, Company Registration	LLC – Foreign owned entity headquartered from the UAE. CR No.: 1010590280
	Formation date of Riyadh Operations	29 July 2019
1.5	Membership	TOP ROCK INTERIORS GROUP guarantees the contract performance of its subsidiary.
1.6	Year of operations	UAE since 2004 Qatar since 2012 Bahrain since 2015 United Kingdom since 2018 Kingdom of Saudi Arabia since 2019
1.7	Brief description of the company's primary business	TRI has been in the Interior Design and Build Fitout space for the past 20 years. We have a grounded presence in 5 countries. Our services include design, design development, bespoke manufacturing, custom fabrication, and installation of all interior works offering a comprehensive Turnkey Interior Contracting service to our clients.
1.8	Core traits and specialties	Our in-house divisions offer turnkey Fitout and MEP installations on all our projects. Through our production facilities at all our locations TRI offers inhouse fabrication of custom-made joinery, bespoke solid surfaces,

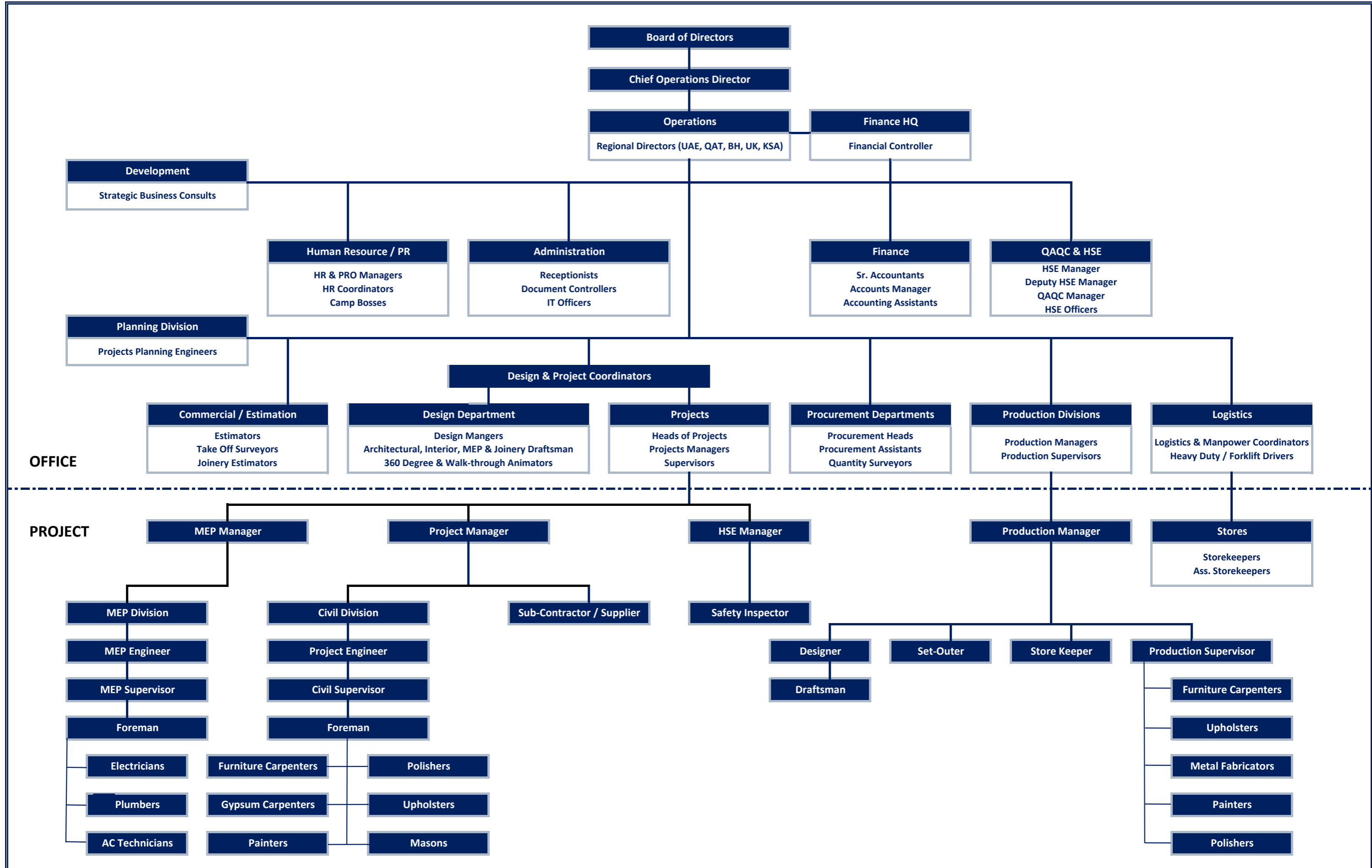
		decorative steel and metal, aluminium and glass, marble or stone, floor and wall coverings.
2	Financial / Commercial	
2.1	Performance Guarantee	As per contract requirements TRI can issue either a 10% Performance Bond or 10% Security Cheque
2.2	Advance Payment	TRI can mobilise without an immediate Advance Payment to accelerate progress for our clients
2.3	Form of Contract	FIDIC Short Form or similar modified alternative form of contract
2.4	Approximate number of contracts completed in each of the ranges (in terms of construction value)	<ul style="list-style-type: none"> a) SAR 1 – 5 million: +1200 b) SAR 5 – 10 million: +500 c) SAR +10 million: 20
2.5	Insurances capabilities	<ul style="list-style-type: none"> · Insurance for Works and Contractor’s Equipment · Insurance against Injury to Persons and Damage to Property · Insurance for Contractor’s Personnel
2.6	Financial Status	Last 5 year audited financial statements available upon request
3	Resources / Key Personnel	
3.1	Brief description of the works managed in-house vs the works that are sub-contracted	<p>Our in-house divisions offer turnkey Fitout and MEP installations on all our projects.</p> <p>Description of works managed In-House include Interior Civil and Masonry works, screeding, tiling, gypsum partitions & ceilings, marble, or stone.</p> <p>Interior decoration and special finishes; polycarbonate, acrylic, vinyl, fabrics, solid surfaces and all types of floor and wall coverings</p> <p>Our MEP services include LPG, Mechanical and HVAC systems, Electrical low voltage, cabling, distribution panels, lighting and lighting control systems, Plumbing Domestic hot and cold water, sanitary drainage.</p> <p>Our production facilities produce in-house bespoke joinery, upholstery and custom fabrication of all materials: Veneers, laminate, acrylic, polycarbonate, solid surface, decorative metal and steel, glass, and aluminium.</p> <p>TRI outsource Signage and FLS to our specialist suppliers</p>

3.2	Organization Structure	As per attached Organogram	
3.3	Design and Build capabilities	TRI specialize in turnkey Design and Build projects. In summary a budgetary price and programme is created based on the client requirements and brief. This is followed by a detailed space evaluation and consultation to prepare Concept designs as part of a design presentation for approval following which detailed design drawings, joinery drawings, equipment, furniture and ironmongery schedules are created. Upon final approvals on design and cost the process immediately move to mobilisation and executions of the works.	
3.4	Specialist areas of construction	<ul style="list-style-type: none"> - Leisure and Health - Corporate and Residential - Fashion and Luxury Retail - Food and Beverage - Airports and Lounges 	
3.5	Managing and securing approvals from Consultants and Client (Shop drawings, ITP, RFIs, Material Submittals, Ceiling inspections, Handover etc.)	Being a 'delivery focused organization' with team members who have previous experience working as clients, consultants, and contractors, TRI offers a unique advantage with the necessary understanding and experience needed to follow process flow and extraction of information all whilst maintaining a healthy working relationship amongst professionals and maintaining milestones. We implement and execute our agreed Quality plan with industry specific information workflows and maintain a focus on pro-active collaboration.	
3.6	Resourcing and Acceleration of Works	Depending on project demands and/or acceleration initiatives, by having a significant UAE based labour force of +500, TRI offers a unique advantage to increase our work force on projects in KSA through QIWA within 15 days.	
	Personnel directly employed	KSA	UAE
	Project Managers	4	21
	Officers and Accounts	8	23
	Designers	4	15
	Planners	1	3
	Technicians	6	35

	Site Engineers / Supervisors	6	23
	Skilled Work Force	80	+500
	Administrators/Clerical	4	6
	Production Facilities	Al Farouq, Riyadh Factory Size: 15,000sqft Products: Joinery, CNC, solid surface, upholstery, spray painting, Glass and decorative steel, PID duct manufacturing and Aluminium	Al Qusais 4, Dubai Size: 29,000sqft Products: Joinery, CNC, solid surface, upholstery, spray painting, Glass, Marble and Stone Al Qusais 2, Dubai Size: 59,000sqft Products: Structural steel, Decorative metal, sheet metal (HVAC) and Aluminium
4	Quality / HSE		
4.1	Quality Management System and compliance	The board of directors and staff of TRI are committed to the implementation of a quality management system across all our operations. ISO14001: 2015 ISO9001: 2015 ISO14001: 2018	
4.2	In-house Planning Department	Our In-house planning department can produce end to end baseline project programs, time impact analysis, bi-weekly lookahead programs in Primavera P6 as well as MS Project	
4.3	Company's Health and Safety record	We are proud to confirm we have had no major incidents / death or any lost time due to injury for the past 3 years	
4.4	Induction and safety training for direct and sub-contract employees	TRI implements and maintains an HSE Plan and follow HSE policies. We conduct safety training for in-house and direct subcontractors.	

5		Projects				
5.1	Last 5 completed / *ongoing projects	1	2	3	4	5
	Client:	Maristo Hospitality	MERCK Limited	Asador Enterprises	Al Sahra	Scope Properties
	Role:	Turnkey	Turnkey	Turnkey	Turnkey	Turnkey
	Sector:	F&B	Corporate	Fine Dining	Luxury Retail	Fine Dining
	Project Name:	Sisi's Eatery	MERCK Corporate	Asador De Aranda	Riyah Al Sahra	Laduree - Paris
	Area:	700 Sqm	1200 Sqm	500 Sqm	1200 Sqm	600 Sqm
	Value of Contract:	5.1Mil	4.8Mil	4.3Mil	3.5Mil	5.0Mil
	Construction Period:	90 Days	*60 Days	*100 Days	90 Days	*100 Days
	Location:	Nakheel Mall	Business Gate	Laysen Valley	Tahlia Street	Laysen Valley
5.2	Works completed in Commercial towers, Malls and other buildings	Laysen Valley, VIA Riyadh, Business Gate, Al Faisaliyah Tower, Park Avenue Mall, The View Mall, Nakheel Mall, Granada Mall, KKIA T3/T5, Mansam Al Ankaz Centre, Ajlan Bros Building, Talal Center, Mode Mall				
5.3	Methodology to meet the recent SASO/SABER certification requirements	Our highly competent certificate body can issue Saber certification for products which are manufactured following Saudi Standards				

Organization Structure



الرقم: ١٠١٠٥٩٠٢٨٠
التاريخ: ١٤٤٠/١١/٢٦ هـ

شهادة تسجيل الشركة

الرقم الموحد للمنشأة: ٧٠١٥٦٩٠٢٣٨ الاسم التجاري للشركة: شركة توب روك انترپورز السعودية للمقاولات شركة الشخص الواحد
نوعها: محدودة أجنبية جنسيتها: سعودي
مدة الشركة: ٩٩ سنة تبدأ من: ١٤٤٠/١١/٢٨ هـ وتنتهي في: ١٥٤٢/١٢/١٣ هـ
مركزها الرئيسي: الرياض
ص ب: ١٤١١ الرمز البريدي: ١١٤٣٢ هاتف: ١١٤٠٠٠٠٠٠
النشاط: للاطلاع على بيانات الأنشطة الرجاء مسح الرمز التجاري
رأس المال: ٣٠٠٠٠٠٠ ريال سعودي
المديرون: ١ موراليكومار شانموجام شاندران مدير عام ٢ سوريش بابو شانموجام شاندران مدير تنفيذي
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سلطات المدير/المديرون: حسب ما نص عليه عقد الشركة

يشهد مكتب السجل التجاري بمدينة: الرياض بأنه تم تسجيل الشركة المذكورة أعلاه بمدينة: الرياض
وتنتهي صلاحية الشهادة في: ١٤٤٥/١١/٢٦ هـ بموجب الإيصال رقم: ٢٨٥٦٧٧١٤ وتاريخ: ١٤٤٣/٠٥/٢٤ هـ

مدير السجل التجاري للشركات: عبد المحسن بن ابراهيم الحماد

التوقيع:





تاريخ الإصدار: 2020/12/12
الرقم المميز: 3104563289



الهيئة العامة للزكاة والدخل
General Authority of Zakat & Tax



شهادة تسجيل في ضريبة القيمة المضافة VAT Registration Certificate

تشهد الهيئة العامة للزكاة والدخل بأن المكلف أدناه مسجل في ضريبة القيمة المضافة
بتاريخ 2020/07/21

Hereby, The General Authority of Zakat & Tax (GAZT) certifies that the taxpayer below is
VAT registered on 21/07/2020

Taxpayer Name:	شركة توب روك انتريورز السعودية للمقاولات شركة الشخص الواحد	اسم المكلف:
VAT Registration Number:	310456328900003	رقم التسجيل الضريبي:
Effective Registration Date:	2019/08/01	تاريخ نفاذ التسجيل:
Taxpayer Address:	الرياض، اليرموك، الصحابة، 13243	عنوان المكلف:



كمكلف مسجل في ضريبة القيمة المضافة، لا يجوز لك تحصيل ضريبة القيمة المضافة من عملائك قبل تاريخ
نفاذ التسجيل بالضريبة. في حال تبين غير ذلك، ستقوم الهيئة العامة للزكاة والدخل بتنفيذ الغرامات المستحقة

هذه الوثيقة مرسلة من النظام الآلي ولا تحتاج إلى توقيع
- الهيئة العامة للزكاة والدخل -



تاريخ الإصدار: 2020/12/12
الرقم المميز: 3104563289



الهيئة العامة للزكاة والدخل
General Authority of Zakat & Tax



اسم المكلف: شركة توب روك انترنيوز السعودية للمقاولات شركة
الشخص الواحد

رقم السجل/الرخصة/العقد: 1010590280

الفترة الضريبية: ربع سنوي-Quarterly

تاريخ استحقاق أول إقرار ضريبي: 2019/10/31

اسم المالك: شركة توب روك انترنيوز السعودية للمقاولات شركة
الشخص الواحد

CR / License / Contract No.: 1010590280

Tax Period: Quarterly-ربع سنوي

First Filing due date: 2019/10/31



كمكلف مسجل في ضريبة القيمة المضافة، لا يجوز لك تحصيل ضريبة القيمة المضافة من عملائك قبل تاريخ نفاذ التسجيل بالضريبة. في حال تبين غير ذلك، ستقوم الهيئة العامة للزكاة والدخل بتنفيذ الغرامات المستحقة

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