



CORPORATE PRE- QUALIFICATION PORTFOLIO

SHS ROYAL BUILDING CONTRACTING SPS - LLC

Corporate Headquarters: Ajman, United Arab Emirates

Substructure • Superstructure • Heavy Concrete • Civil Works • Core Finishes

Classification Scope: Up to G+10 & Mid-Rise Urban Infrastructure

HIGH-RISE & GENERAL CIVIL CONTRACTING DIVISION



01. TABLE OF CONTENTS & TECHNICAL PREFACE

This pre-qualification file acts as the formal corporate registration and capability profile of SHS Royal Building Contracting SPS - LLC. Engineered specifically to meet the high-standard requirements of tier-one real estate developers, municipal authorities, and commercial bid committees in the United Arab Emirates, this document details our expanded structural framework for vertical developments up to Ground + 10 Floors (G+10).



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Verification Statement: The technical execution capabilities, plant lists, structural engineering methods, and field personnel counts listed in this document reflect real company deployment parameters checked against local municipal classification rules across the UAE emirates.



02. EXECUTIVE MESSAGE FROM THE CHIEF EXECUTIVE OFFICER

The urban expansion of the United Arab Emirates has created a highly demanding environment for construction companies. Projects are no longer judged solely by financial value, but by engineering accuracy, material quality, and speed of delivery. To succeed in this market, a contractor must possess deep structural experience, automated project controls, and direct management over key labor trades.

As SHS Royal Building Contracting SPS - LLC expands its operational reach from bespoke low-rise developments into large mid-rise commercial structures up to G+4 and G+10, our core operating philosophy remains exactly the same: complete engineering accuracy and total structural trust. Scaling our operations vertically demands precise management over complex structural load requirements, deep foundation engineering, and multi-tier logistical networks.

We have built our internal organization to handle this complexity by directly controlling our workforce of 100+ certified specialists and utilizing advanced equipment fleets. By removing the traditional reliance on unstable third-party sub-contractors, we manage every phase of concrete casting, core blockwork, technical plastering, and high-load external paving directly. This setup guarantees zero-variance quality for every structural delivery.

Whether executing a fast-track deep substructural concrete pour or finishing the high-traffic granite surfaces of a commercial entrance hall, our teams work under a strict zero-defect policy. We stand ready to deliver your landmark vertical projects with total regulatory compliance and superior technical execution.

Chief Executive Officer

SHS Royal Building Contracting SPS - LLC



03. CORPORATE VISION, MISSION & STRATEGIC GOVERNANCE

Operating as a primary general contractor for high-load commercial developments across the UAE requires clear corporate principles. Our strategic guidelines ensure that all site personnel work toward unified engineering and quality standards on every project.

Our Corporate Vision

To establish SHS Royal Building Contracting SPS - LLC as a premier force in high-load general civil contracting across the United Arab Emirates, recognized for our specialized vertical engineering expertise up to G+10 floors, seamless technology implementation, and superior material finishing execution.

Our Corporate Mission

To deliver strong, multi-story structural concrete frameworks and high-durability architectural finishes through a directly managed, highly integrated operations model. We merge advanced structural concrete engineering with master civil craftsmanship, guaranteeing that every floor is safe, durable, and fully compliant with local municipal codes.



Strategic Management Pillars

PILLAR	FIELD IMPLEMENTATION & OPERATIONAL ENFORCEMENT
Direct Trade Control	Directly hiring and supervising core crews for steel fixing, concrete casting, blockwork, plastering, and paving to maintain total quality control.
Logistical Precision	Using advanced Critical Path Method (CPM) scheduling to manage vertical material climbing cycles, crane times, and delivery routes.
Regulatory Alignment	Maintaining complete coordination with structural engineers, authority inspectors, and utility suppliers across the UAE.
Zero-Harm Focus	Enforcing strict high-rise safety protocols, edge protections, and complete PPE usage to safeguard our 100+ field operators.



04. LEGAL STATUS & CLASSIFICATION ARCHITECTURE

SHS Royal Building Contracting SPS - LLC is registered as a Single Person Company - Limited Liability Company (SPS - LLC) under the Department of Economic Development guidelines of the United Arab Emirates. This modern corporate structure provides legal permanence and centralized executive leadership, enabling rapid capital distribution and quick equipment deployment across high-value engineering contracts.

Classification Capabilities: Multi-Story Scale

Our updated technical classification allows our engineering teams to bid for, manage, and execute mid-to-high-rise residential, commercial, and institutional projects up to ****Ground + 4 (G+4)**** and ****Ground + 10 (G+10)**** levels. This expanded operational mandate allows our organization to contract for large urban vertical developments, including corporate towers, residential blocks, and hotel structures. Our license coverage covers:

- **Heavy Excavation & Site Preparation:** Mass dirt moving, shoring bank execution, and deep water table dewatering structures matching strict municipal environmental laws.
- **Mass Foundational Infrastructure:** Engineering heavy monolithic raft foundations, thick combined pad footings, and structural pile cap complexes designed for multi-story load distributions.
- **High-Rise Framing & Superstructure:** Multi-level column casting, vertical elevator core climbing, post-tensioned slab coordination, and fast-track formwork installation models.

Inter-Authority Clearances: Our engineering drawings, load calculations, and site methodologies are designed for seamless submission and approval through the Municipality structural departments, Civil Defense bodies, and regional power/water providers.



05. ORGANIZATIONAL HIERARCHY & WORKFLOW MATRIX

Managing structural operations across several concurrent multi-story jobsites requires a clear operational layout. Our corporate chart connects the executive board directly with field engineers to enable real-time tracking, fast site approvals, and strict material data auditing.



Figure 1: Safe site coordination layout used by our management team to review project stages.

Vertical Control Framework

To optimize field operations, our Project Management Office (PMO) splits civil tasks into clear execution lines. This division prevents structural delays because each main trade is managed by dedicated supervisors who report directly to the Senior Project Manager. This setup keeps material deliveries and machinery usage fully synchronized across all floor levels.



06. CIVIL SCOPE I: DEEP SUBSTRUCTURAL ENGINEERING

The structural life of a mid-to-high-rise vertical project relies entirely on initial underground engineering. Our foundation division combines heavy excavation equipment with strict soil stabilization systems to secure the ground before any vertical structural assembly begins.



Figure 2: Mass excavation works utilizing a heavy equipment fleet and deep shoring layouts.

Deep Shoring & Dewatering Systems

For buildings scaling up to G+10 levels, deep subterranean basements are required to handle parking and utility structures. Our teams handle these deep excavations by installing heavy-duty contiguous or secant piling walls combined with structural I-beam shoring. This engineering approach protects surrounding urban structures and stabilizes the soil. Concurrently, computerized deep-well dewatering lines extract groundwater safely, keeping the excavation floor dry and stable for concrete placement.



07. CIVIL SCOPE II: SUPERSTRUCTURAL REINFORCED FRAMING

High-rise vertical execution demands strict adherence to concrete science and precise reinforcement layouts. Our structural framing crews use heavy-duty modular formwork systems and high-yield steel grids to achieve fast, safe, and true vertical building cycles.



Figure 3: High-density steel reinforcement mats being placed for multi-story column frameworks.

Monolithic Vertical Pours & Core Engineering

Our structural concrete engineering focus is centered on vertical elevator cores, high-load columns, and thick flat slabs. We use high-yield deformed steel reinforcing bars tied to precise structural spacing designs. Prior to any concrete pour, reinforcement configurations are audited by internal QA/QC and municipal engineering inspectors using advanced laser equipment. This careful checking guarantees proper concrete cover thickness and structural performance under high wind and gravity loads.



08. SPECIALIZED CIVIL TRADES I: MASS BLOCKWORK & MASONRY

Once the concrete structural frame is cast, our dedicated masonry divisions move in to build internal partitions and external thermal facade walls. High-rise blockwork requires strict alignment testing and precise expansion joint planning to prevent structural movement cracks across upper floors.



Figure 4: Direct installation of concrete block partitions by our masonry crews.

Thermal Block Interlocking Specs

External walls utilize approved, lightweight autoclaved aerated concrete (AAC) blocks or insulated thermal blockwork to improve thermal efficiency. Our bricklayers install blocks using exact horizontal and vertical line strings, checking block levels with digital tools. Every third block layer is anchored to concrete columns using galvanized steel block ties, creating a strong wall system that integrates with the building's concrete frame.

09. SPECIALIZED CIVIL TRADES II: PRECISION PLASTER & RENDER

High-durability wall rendering demands excellent material adhesion and smooth finish execution. Our plastering teams apply multi-layer internal and external cement renders that protect raw brick masonry and create true surfaces for final decorative treatments.

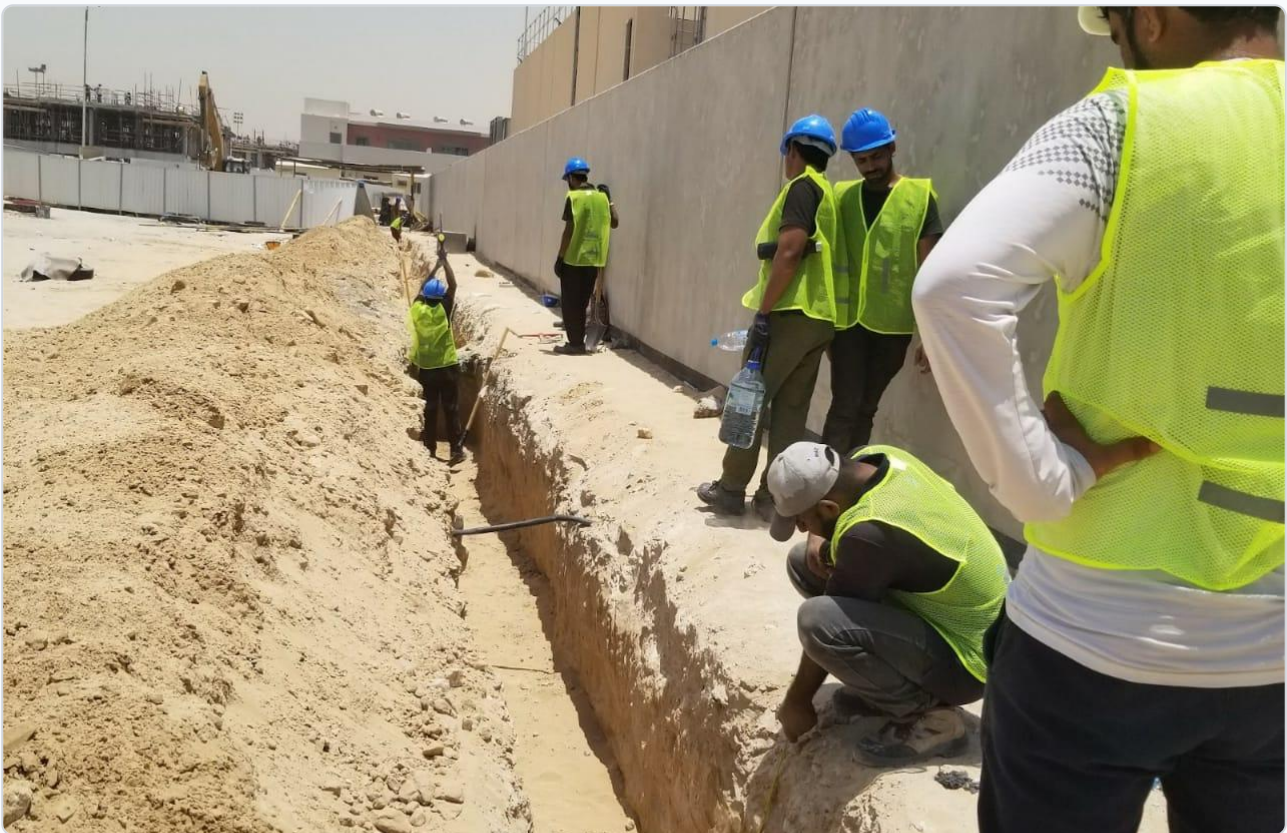


Figure 5: Precision field tools and alignment strings used to prepare masonry walls for finishing.

Straight-Edge Quality Mandates

We avoid surface waves and micro-cracking by applying a multi-stage plastering method: first, high-pressure water wash cleaning; second, a thick cement rush-coat spray; and third, the main leveling coat guided by metal plaster beads. Our plastering crews use long aluminum straight-edges to achieve perfectly vertical, true corners and flat walls that meet the high-quality finishing standards required by luxury developers.



10. SPECIALIZED CIVIL TRADES III: COMMERCIAL TILE & MARBLE FIXING

Finishing massive public spaces, high-traffic commercial lobby zones, and thousands of residential wet areas across a G+10 development requires high-speed layout planning and master material installation. Our tile division is specialized in managing premium large-format porcelain, granite tiles, and natural marble panels.

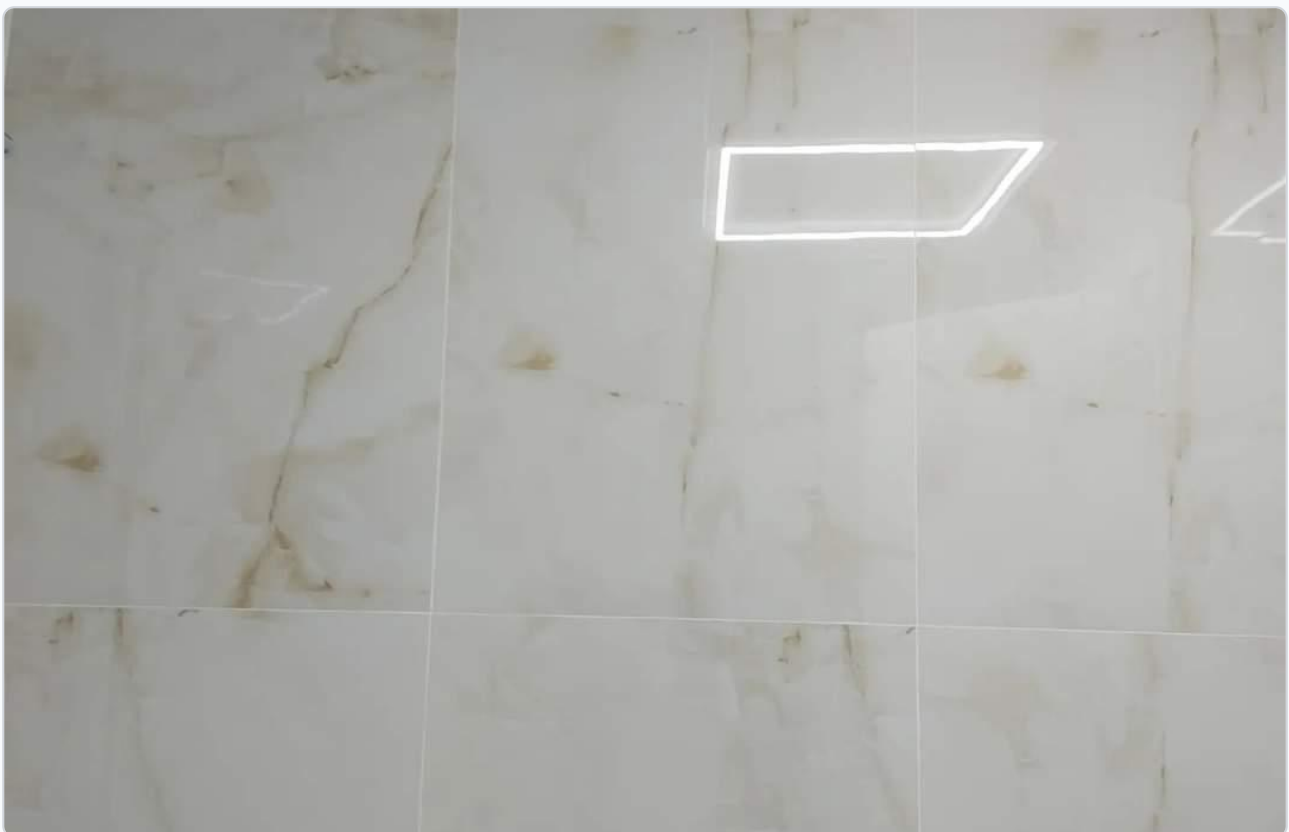


Figure 6: Professional floor grinding and surfacing crews preparing commercial tiled areas for handover.

Zero-Lip Leveling Framework

To eliminate surface shifting and uneven edges (lippage) across large expanses of tiling, our teams utilize mechanical tile leveling clip systems. Sub-floors are treated with specialized self-leveling compounds to eliminate underlying concrete height variances. Tile backs are fully buttered with premium polymer-modified adhesives, ensuring 100% surface contact that eliminates hollow sounds and prevents cracked tile surfaces under heavy traffic.



11. EXTERNAL CIVIL WORKS: INTERLOCK PAVING SYSTEMS

The exterior areas surrounding mid-rise commercial towers require durable, traffic-rated paving structures capable of supporting heavy delivery trucks, emergency vehicles, and continuous foot traffic. Our infrastructure paving crews specialize in high-speed, structural interlocking stone installations.

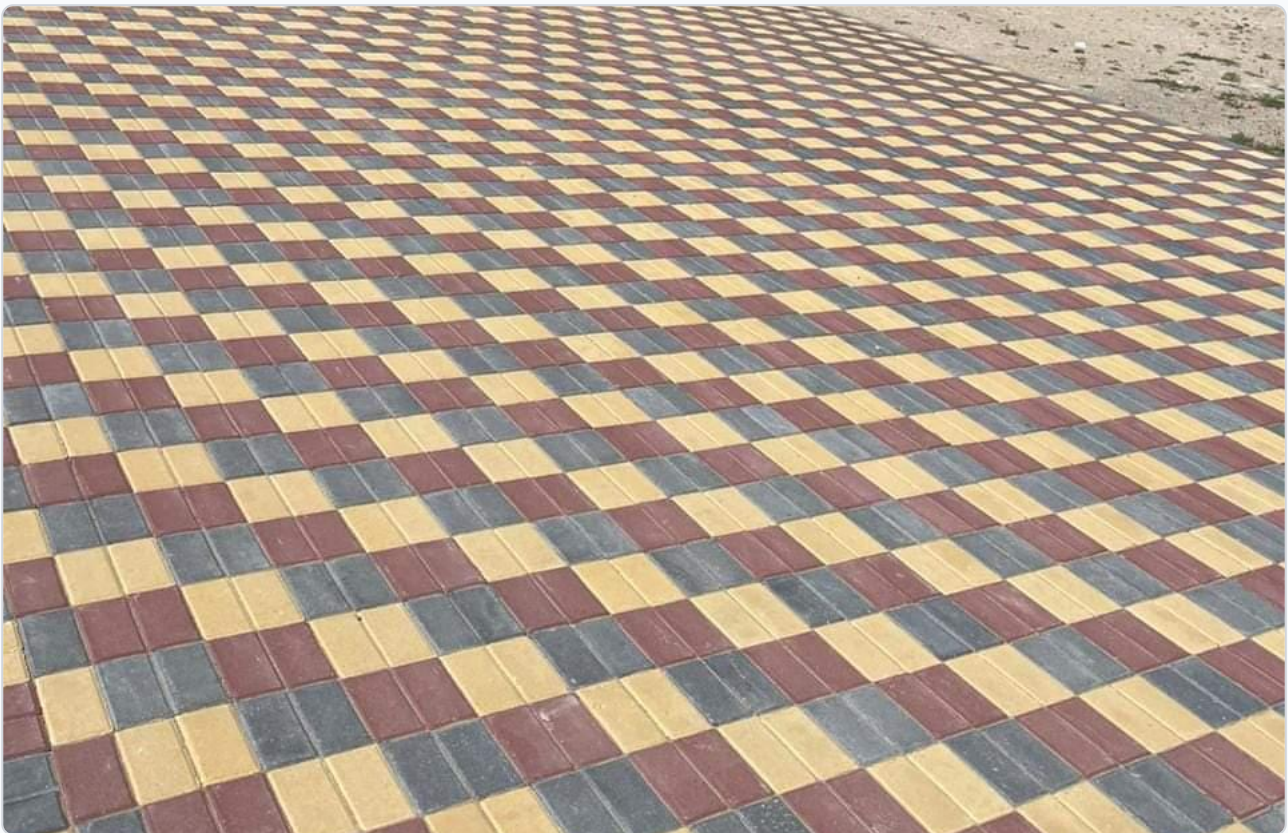


Figure 7: High-load, multi-colored interlocking pavement layouts executed across an external infrastructure zone.

Heavy-Duty Base Subgrade Specifications

Long paving lifespan is achieved through proper underground layer compaction. Our method statement demands excavating down to stable desert subgrade, followed by mechanical roller compaction up to 98% maximum dry density. A thick layer of graded aggregate base coarse is applied, followed by a level bed of washed sand. Paving blocks are installed using precise geometric color lines, then compacted with heavy vibratory plate machines to lock the joints tight.



12. PROJECT MANAGEMENT CONTROL: FAST-TRACK LOGISTICS

Constructing multi-story towers requires precise scheduling, well-planned crane schedules, and clear management over vertical material moving cycles. Our centralized Project Management Office uses advanced software to organize resource deployment across all floor levels.



Figure 8: High-density structural slab formwork and multi-crane scheduling coordination.

Vertical Material Cycle Coordination

We keep structural schedules tracking on time by managing vertical cycle times closely. This tracking coordinates concrete curing times, structural formwork stripping, and immediate re-assembly on the next floor level. By coordinating material crane picks during off-peak night shifts, we keep field crews supplied with rebar and blockwork, achieving reliable floor casting cycles.



13. QUALITY ASSURANCE & STRUCTURAL TESTING MATRIX

Our Quality Control department operates independently from site construction managers. This separation guarantees that speed of construction never overrides technical project specifications or safety margins. Every civil trade is tested against detailed check sheets.



Figure 9: Heavy structural tie-beam rebar setups undergoing inspection before concrete casting.



Material Quality Testing Protocols

MATERIAL LINE	TESTING PROCEDURE & ON-SITE VERIFICATION METHOD	FREQUENCY
Ready-Mix Concrete	Direct on-site slump cone testing, temperature logging, and casting 150mm test cubes for lab crushing tests.	Every batch truck
Reinforcing Steel	Tensile strength verification, chemical test tracking, and checking rust protection coatings.	Every delivery batch
Concrete Blocks	Compressive load testing, dimensional variance auditing, and moisture absorption checks.	Every 10,000 blocks
Tile Adhesives	Pull-off bond testing on finished mock-up walls to check adhesive strength.	Before mass tiling



14. COMPREHENSIVE HSE HIGH-RISE OPERATIONAL MANUAL

The safety of our 100+ workforce is our highest operational priority. Building structures up to G+10 levels creates high-altitude risks that require strict hazard protection rules, continuous monitoring, and complete safety equipment usage on site.



Figure 10: Daily safety briefings and protective clothing audits conducted before shift changes.

High-Altitude Hazard Prevention Rules

Our high-rise safety protocols require installing full-height perimeter safety netting and double-rail edge guard systems around all open floor decks. Vertical shafts and elevator openings are covered with anchored steel mesh plates. All workers operating near building edges must wear full-body harnesses hooked to certified lifeline steel cables at all times, preventing fall hazards completely.



15. HUMAN CAPITAL CAPACITY: ACTIVE 100+ TRADE FLEET

SHS Royal Building Contracting SPS - LLC owns and directly manages a massive personnel fleet. By avoiding reliance on unpredictable labor brokers, we deploy permanent, highly trained field teams onto our commercial sites, ensuring consistent productivity and quality.

DIRECT PERSONNEL CLASS	SPECIALIZED SKILLSET & HIGH-RISE FOCUS AREA	HEADCOUNT
Project Managers & Engineers	Structural design analysis, municipal approvals, CPM schedule tracking.	08
Certified Steel Fixers	Reading structural engineering rebar drawings, bending and tying dense reinforcement cages.	22
Concrete Casting Operators	Managing concrete pump pipelines, operating vibrators, finishing slab surfaces.	15
Master Blockwork Masons	Laying high-volume partition blockwork, anchoring wall ties, setting thermal perimeter walls.	25
Artisan Plasterers & Finishers	Installing alignment beads, straight-edge wall plaster rendering, facade prep.	18
Infrastructure Paving Crews	External subgrade leveling, base compaction tracking, geometric pattern interlock laying.	12
Safety Officers & QA Inspectors	Daily high-altitude risk checking, concrete sample testing, regular site audits.	06
Total Direct Manpower	Unified High-Rise General Civil Operations Fleet	106 Specialists



16. STRATEGIC SUPPLY CHAIN & APPROVED VENDOR NETWORK

Constructing high-load multi-story buildings requires steady material supply pipelines. Our procurement department manages long-term purchasing agreements with top UAE manufacturers, protecting our construction schedules from material shortage risks.



Figure 11: Heavy foundational concrete framework layouts and material staging logistics.

Raw Material Channel Coordination

Our raw material procurement is restricted to factories that hold valid international quality certifications (ISO 9001). This policy guarantees that our high-strength ready-mix concrete, certified steel bars, thermal blocks, and specialized cement mortars are delivered with full tracking records. This documentation ensures fast validation by municipal inspectors during structural handovers.



17. CORPORATE COMMUNICATION HUB & CONTACT MATRIX

SHS Royal Building Contracting SPS - LLC maintains an open, responsive communications center to handle project inquiries, commercial tender invitations, and pre-qualification reviews. Our technical teams are ready to deliver comprehensive cost estimates and detailed method of statements for your vertical developments.

OFFICIAL CORPORATE COMMUNICATION MATRIX

Registered Entity Name	SHS Royal Building Contracting SPS - LLC
Corporate Headquarters	Ajman, United Arab Emirates
Official Web Domain	https://srbc.shs-dubai.com
Central Inquiry Email	info@shs-dubai.com
Direct Enterprise Hotline	+971 6 768 8424
Main Construction Scope	Substructure, Superstructure, Heavy Concrete, Blockwork, Plasterwork, Tiling, Interlock Paving
Classification Limits	Mid-to-High-Rise Commercial & Residential Formworks (Up to G+10 Scope)

G+10

MID-RISE CLASSIFICATION SCOPE

100+

**DIRECT PERMANENT FIELD
PERSONNEL**