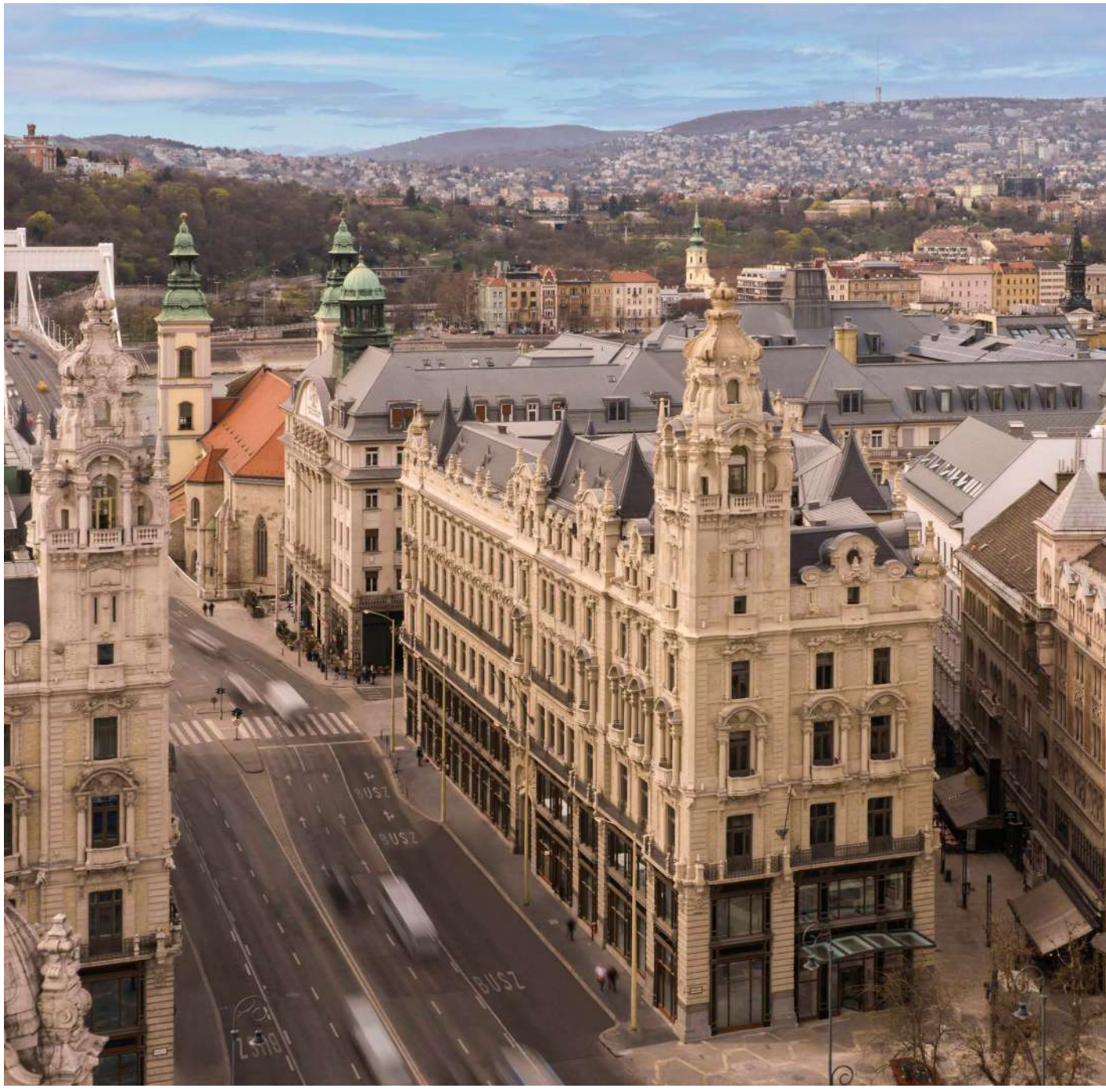
MAN GROUP

INSITES

Q1/Q2 2026 / 15TH ISSUE

A MAN GROUP PUBLICATION



INDEX

03
EDITORIAL
Performing Through Adversity: Effective Work Habits in Times of Conflict

A space to reflect on our journey where purposeful decisions, forward thinking innovation and strategic growth converge to shape who we are today and who we aim to become.

07
NEWLY AWARDED PROJECTS



14
ONGOING PROJECTS



24
HANDED OVER PROJECTS



26
CASE STUDY



Where technical excellence meets thoughtful design and delivery.

34
TRAININGS & DEVELOPMENTS

Wins that reflect our team's dedication, technical capabilities and trusted reputation in the industry.

36
ESG DASHBOARD 2025

38
ACTIVITIES & EVENTS

40
CERTIFICATIONS

Milestones that reflect the dedication behind every project.

When you're finished changing you're finished.
— Benjamin Franklin

Editorial



Rayan Najjar
Area General Manager
MAN Enterprise Al Saudia

01/ Adaptability:
Operating Effectively in Rapidly Changing Conditions

02/ Reflection and Improvement:
Continuous Evaluation and Iterative Adjustment

03/ Communication:
Clear, Concise and Purposeful Information Flow

04/ Prioritization & Time Management:
Critical Tasks Under Constraints

05/ Collective Effort:
Strength Through Coordination

06/ Technology:
Ensuring Continuity Through Reliable Systems

07/ Organize Your Environment:
Physical and Digital Spaces for Mobility

08/ Self-Care:
Human Sustainability Under Pressure

Periods of crisis test far more than systems and strategies; they test the endurance, discipline and adaptability of the people behind them. In times of war or instability, the ordinary frameworks through which work is organized are profoundly disrupted. Plans become fragile, routines collapse and the conditions required for focus and productivity are replaced by uncertainty and strain. Under such circumstances, continuing to work is no longer simply a professional obligation—it becomes an act of resilience.

01/ Adaptability
02/ Reflection and Improvement
03/ Communication
04/ Prioritization & Time Management
05/ Collective Effort
06/ Technology
07/ Organize your Environment
08/ Self-Care

Editorial

Working in a crisis presents inevitable disruptions and has an emotional and physical toll both on individuals and entire teams. In such conditions, **productivity** is no longer about optimization or ambition; it becomes a matter of continuity, resilience and, at times, survival. The familiar day to day rhythms we are used to give way to uncertainty, interruption and emotional strain.

Yet, history and human experience show that work does not stop in times of **conflict**, it adapts. In that adaptation lie lessons not only for **crisis**, but for how we might work better under any condition. What emerges in such conditions is resilience shaped into habits.

01/ Adaptability:
War changes the rules of the game quickly. Whether through shifting priorities, remote work becoming the norm or the loss of critical infrastructure, the need to be agile is heightened. While the first casualty of war is planning, the first and most essential habit in wartime is adaptability.

Plans become provisional and rigidity quickly turns into liability.
Due to disrupted infrastructure, shifting responsibilities or personal displacement, the ability to adjust, hour by hour, if necessary, is what keeps work moving forward.

This does not mean abandoning structure entirely but rather holding it lightly. The most effective workers in crisis are those who can revise priorities without losing sight of their broader purpose. In war, adaptability is not a virtue; it is the baseline requirement.

02/ Reflection and Improvement:
Reflection, assessment, comparison and adjustment are the foundation stones of adaptability. Adopting a short interval review and reassessment cycle is a must.

03/ Communication:
In times of war, clear and concise communication is crucial to maintaining alignment. Information can get lost and misinformation spreads fast, so clarity and transparency are vital. Verbosity becomes dangerous. Clarity and brevity are no longer stylistic preferences but functional necessities. Teams must learn to communicate with brevity and precision, focusing on what matters most: what has been done, what comes next and where obstacles lie. Clarity reduces confusion, and in moments when attention is fragmented and stress is high, it becomes a form of leadership in itself.

04/ Prioritization & Time Management:
War enforces a ruthless hierarchy of importance. The ability to prioritize with discipline becomes critical. War imposes scarcity of time, resources and attention. Under such constraints, not everything can be important. Identifying one task that must be completed and completing it despite disruption is often the difference between progress and paralysis. The most effective individuals learn to identify the “critical few” tasks that truly matter and commit to completing them.

05/ Collective Effort:
War underscores the importance of collective effort. Isolation weakens resilience, while collaboration strengthens it. Teams that foster trust, share burdens and maintain open lines of support are better equipped to endure disruption.
In such environments, work becomes less about individual achievement and more about shared continuity. The most effective teams are not the most competitive, but the most cohesive: sharing information freely, redistributing tasks as circumstances change and compensating for one another. Trust, in such environments, is not cultural decoration, it is infrastructure.

06/ Technology:
Technology becomes even more critical in times of war when physical presence is difficult and remote collaboration is necessary. In crisis, the emphasis shifts to reliability. Tools that enable communication, preserving information and providing continuity become lifelines. Redundancy: having backups for systems, data and processes, is no longer optional but essential.

07/ Organize your Environment:
In times of war when the risk of displacement is high, agility is key. The ability to: assign specific spaces for all physical and digital items; keep essential tools and contacts at hand; and secure fast accessibility to these items, will make the difference between business continuity and business interruption. Being ready to move at a moment’s notice is a requirement.

08/ Self-Care:
Finally, no discussion of work in wartime is complete without addressing the human cost. Stress, fear and fatigue are constant companions and ignoring them only deepens their impact. These are not obstacles to be “managed” efficiently; they are conditions to be acknowledged. Sustainable work in crisis depends on deliberate self-care: short breaks, moments of mental rest and the preservation of basic routines. These are not indulgences; they are what make continued effort possible. A worker who burns out helps no one.

In Conclusion, times of war demand much from people, but they also build an unshakable foundation for future challenges. While the methods outlined are not just “work habits” but survival strategies, they are also tools that can improve how we approach our everyday work lives, no matter the circumstances. They are not merely wartime adjustments, they are, arguably, corrections against habits acquired while operating in confront zones, restructured, but still purposeful. It is a review of what is necessary, and what is noise.

PROJECTS FROM VISION TO REALITY



A showcase of our most impactful work, where ideas take form, challenges are met with expertise and each structure tells a story of precision, purpose and progress.

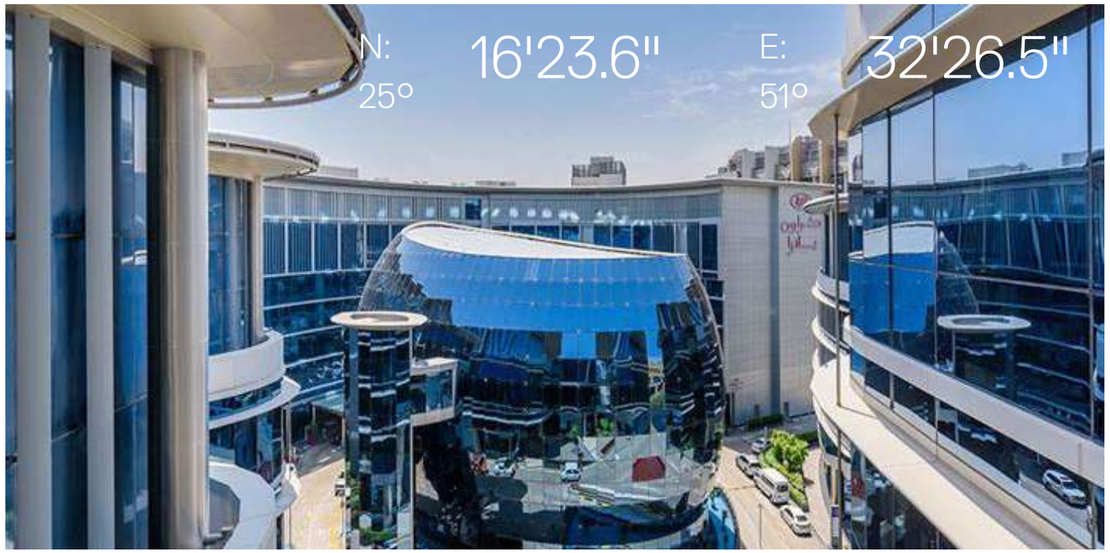
NEWLY AWARDED PROJECTS

REFURBISHMENT PROJECT WORKS IN CROWNE PLAZA

Doha, Qatar

Client	Mohamed Bin Hamad Holding	Start Date	January 2026
Built Up Area	24,000 m²	Duration	20 Months

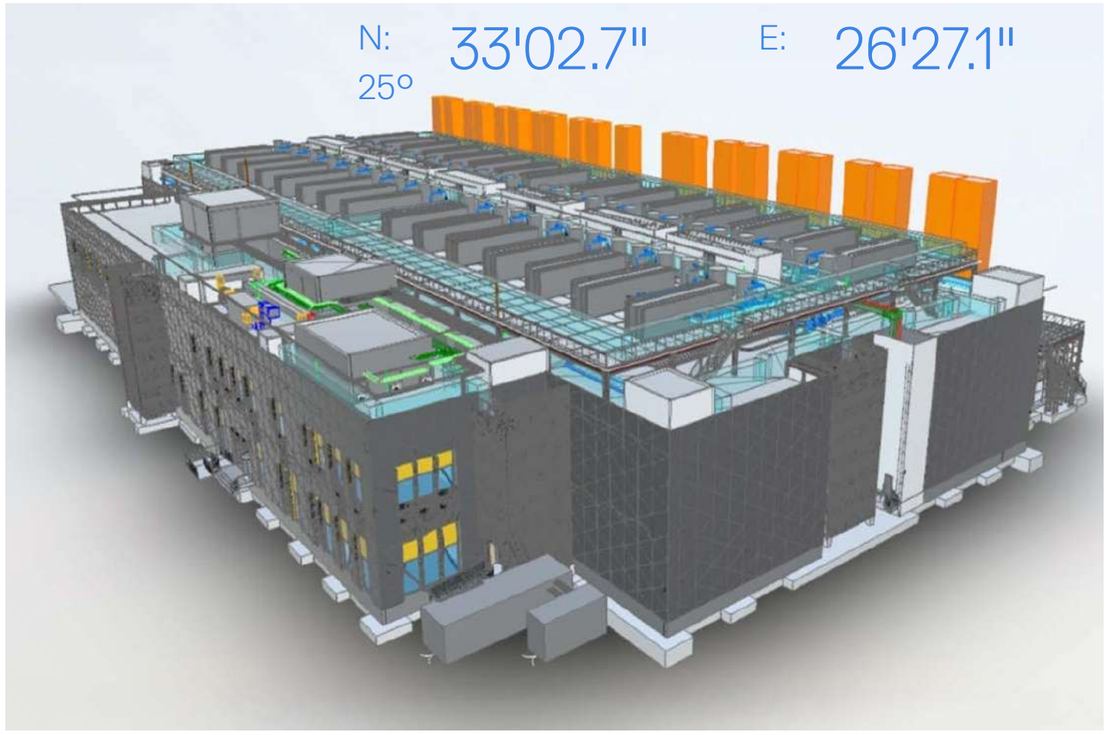
01



The Crowne Plaza Doha project involves the refurbishment of a total of 378 keys (units/ rooms) across the Apartments and Hotel Rooms, covering an area of 18,000 m². Civil and finishing works include upgrading the façade insulation, replacing gypsum ceilings, full interior repainting, carpet replacement, floor tile polishing, curtain replacement, upholstery replacement for sofas and chairs and repair and polishing of wood furniture. Mechanical (MEP) works include the installation of new AC grills, replacement and upgrading of lighting fixtures, installation of VFD control panels, implementation of a Guest Room Management System (GRMS), and integration with the Building Management System (BMS). Corridors across six floors, covering 6,000 m², will undergo plumbing works with replacement of hot water pipelines, as well as finishing works including replacement of gypsum ceilings, ceiling repainting, installation of new lighting and new carpet installation.

NEWLY AWARDED PROJECTS

MV6 DATA CENTER



MAN's scope of work covers the execution of civil, structural, architectural and finishing works for the entire project.

The MV6 Data Center project for Meeza is a 16-month development on a greenfield site of approximately 45,000 m², located adjacent to Meeza's existing MV2 Data Center at Umm Garn. The project is scheduled to complete on 14 April 2027, with a total value of QAR 129,534,377. The facility is planned to have an initial IT capacity of 6 MW on day one, with provisions for future expansion in two additional phases—Phase Two adding 14 MW and Phase Three adding 4 MW, bringing the total IT load to 24 MW.

Umm Garn, Qatar

Client	Meeza	Start Date	15th December 2026	02
Consultant	KDC	Completion Date	14th April 2027	
		Duration		

NEWLY AWARDED PROJECTS

DESIGN & BUILD OF THE GEWAN ISLAND CAR PARK

Doha, Qatar

Client	United Development Company	Duration	12 months	03



Shaded parking, vertical circulation and a ticketless parking system.

The Gewan Island Carpark project for the United Development Company is a design-and-build assignment with a duration of 12 months, starting on 1st March 2026 and scheduled for completion on 28th February 2027, with a total project value of 30M QAR. The project is located near the Gewan Mosque and the existing Gewan Clubhouse, along Al Masjid Street.
It consists of a four-story reinforced concrete structure (G+4) with rooftop shaded parking, designed to accommodate approximately 390 vehicles. The facility includes two passenger lifts, one service lift and a ticketless ANPR-based parking system.

NEWLY AWARDED PROJECTS

SINDI ICONIC RETAIL COMPLEX



Diriyah, Kingdom of Saudi Arabia

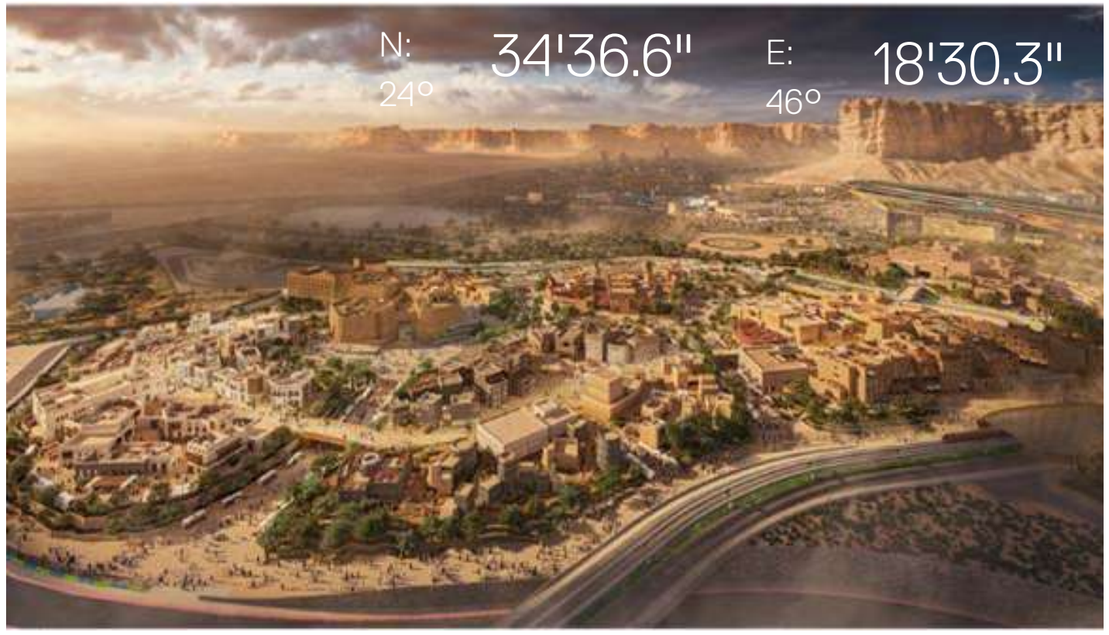
Client	MAN EMPTY JV	Duration	ECI Phase: 206 days; Construction Phase: 736 days
Built Up Area	4115 m2		
Engineer	AECOM ARABIA LIMITED COMPANY		

04

The Sindi Iconic Retail Complex in Diriyah, Saudi Arabia, is a landmark retail development at the heart of the City of Earth project. Designed to reflect local heritage while showcasing a modern architectural identity, the building draws inspiration from traditional Najdi architecture, with triangular patterns that optimize natural light and ventilation. These patterns are reinterpreted in contemporary materials and colors to harmonize with the surrounding environment. Inside, filtered daylight creates a calm and welcoming atmosphere, while at night the building emits a soft glow to attract visitors. The project connects seamlessly to its surroundings via a landscaped wadi and neighboring structures, offering multiple access points and features a shaded public area beneath the building with water and greenery, forming a peaceful central oasis. The Sindi project comprises the Jewel Building with a link bridge structure and a plaza-level water feature including landscaping within the Jewel roof outline. The scope of work includes concrete and masonry works, erection of structural steel, installation of external UHPC cladding, envelope works including waterproofing, metal cladding and glazing, landscaping, water feature installation and MEP works encompassing ELV, firefighting, security systems, lighting, lightning protection, stormwater management and fire-life-safety systems.

NEWLY AWARDED PROJECTS

JANADRIYAH CULTURAL QUARTER MAIN CONSTRUCTION WORKS PACKAGE 1 – REGIONAL ASSETS



Qiddiya, Kingdom of Saudi Arabia

Built Up Area	M.E.A. Airlines S.A.L
Start Date	20,600 m²
	January 2025
Duration	567 Days

05

A large-scale cultural development that translates the distinct architectural character of Saudi Arabia's thirteen regions into an immersive built environment, combining heritage-inspired design with contemporary construction and community-focused experiences.

01/ Project Description
02/ 13 Regions and Their Cluster Locations
03/ Scope Of Work

01/The Resort Core is a District of Qiddiya, made up of a series of major theme parks and visitor attractions, the Janadriyah Cultural Quarter being one of these. The Regional Assets sit within Janadriyah. The Regional Assets project is a representation of the 13 Regions of Saudi Arabia, with an additional "international" multipurpose cluster. The Works consists of 22 assets spread across clusters. The assets consist of a series of pavilions representing each region, accompanied by makerspaces and community centres for each cluster, as well as a farmers' market.

02/The 13 Regions and the cluster they are located on are listed below:

01/Riyadh (Central Cluster)
02/Najran (Mountains Cluster)
03/Al Baha (Mountain Cluster)
04/Asir (Mountains Cluster)
05/Jazan (Mountains Cluster)
06/Madinah (Coastal Cluster)
07/Makkah (Coastal Cluster)
08/Tabuk (Coastal Cluster)
09/Al-Jawf (Highlands Cluster)
10/Northern Borders (Desert Cluster)
11/Hail (Desert Cluster)
12/Qassim (Desert Cluster)
13/Eastern Province (Desert Cluster)

The design of the buildings within the above Regions is a representation of the region's architecture.

03/The Scope of Works includes, without limitation:

01/Site mobilization
02/Construction of temporary accesses
03/Supply/install/erect all permanent material
04/Earthworks
05/Temporary Works
06/Construction
07/Completing the Works
08/Testing
09/Pre-commissioning
10/Commissioning
11/Handing over and close out of the Works in accordance with the Drawings, specifications, design data and Contract requirements
12/Submission of O&M Manual for the works
14/Rectification of defects

ONGOING PROJECTS

MIDDLE EAST STAFF & SERVICES RECREATIONAL BUILDING



E:
35°
30'6.40"

Designed to ensure efficiency, safety and comfort, the building offers a contemporary and well-coordinated space

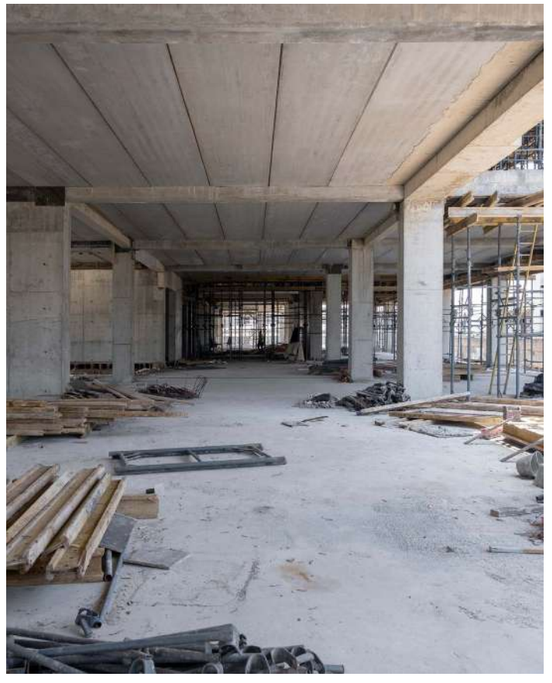
Beirut, Lebanon

Client	M.E.A. Airlines S.A.L
Built Up Area	20,600 m²
Start Date	January 2025
Duration	24 Months
Engineer	Khatib Alami
Scope Of Work	Structural engineering, Architectural finishes, Internal fit-outs and Electromechanical systems

06

Located in Tahouitet El Ghadir, within Rafic Hariri International Airport. The project comprises three basement levels dedicated to storage and facilities, each spanning 4,335 m² and a ground floor of 2,800 m² that includes parking, a reception area, a canteen with a main kitchen, a prayer hall. While core areas such as toilets, pantries and technical rooms will be fully fitted, the remaining spaces will be delivered as core and shell. The scope of the project encompasses the complete construction, finishing, commissioning and handover of the building in accordance with approved specifications and drawings





The works include all structural, architectural, mechanical, electrical, plumbing and HVAC systems, along with lifts, external works and infrastructure.

01/ Architectural finishes include plastering, tiling, painting and suspended ceilings, ensuring a high-quality and durable environment.

02/ Mechanical and plumbing installations are designed for efficiency, reliability and staff comfort, with comprehensive water drainage, and HVAC systems.

03/ Electrical works cover full supply, installation, testing and commissioning of all systems, including specialty installations where required.

ONGOING PROJECTS

DISTRICT//S





Beirut, Lebanon

Client	Saifi Modern SAL
Consultant	Allies and Morrison Architects / R&K / Rafik El Khoury & Partners
Start Date	April 2013
Built Up Area	133,000 m²

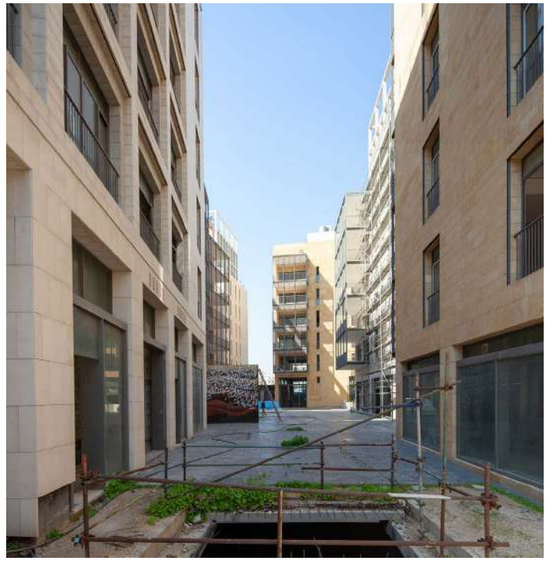
07

Located in Saifi, in the heart of the Beirut Central District and overlooking Martyrs' Square, District // S is a large-scale mixed-use development with a total built-up area of 130,000 m². The project is designed to integrate residential living with retail and cultural components, contributing to the urban fabric of central Beirut. The development comprises 17 residential buildings ranging from five to seven floors, in addition to three townhouses, a cultural center, 41 retail units and a central piazza with landscaped courtyards. The residential component includes 135 apartments and eight penthouses with roof gardens, complemented by a health club and dedicated child activity areas. The project also incorporates six underground levels accommodating parking and technical spaces. After a temporary pause due to economic conditions in Lebanon, works have resumed with renewed momentum and construction is now progressing steadily across multiple disciplines toward project completion.



District // S represents a key mixed-use destination within Beirut's urban core, combining architectural refinement, technical performance and sustainable engineering solutions in a revitalized construction phase.





The concrete works, totaling approximately 78,000 m³ and incorporating around 14,700 tons of steel reinforcement, are completed. Internal finishing works are progressing steadily, with masonry and plaster works reaching approximately 80% completion, while tiling works, including marble, agglomerated stone and ceramic finishes, continue to advance. Externally, nearly 17,000 m² of natural stone cladding out of a total 25,000 m² have been installed, showcasing a diverse palette of materials and textures that define the architectural character of the project. On the Electro-Mechanical front, several design upgrades have been implemented to enhance long-term operational efficiency. The originally planned fuel boiler heating system has been replaced by a modern VRV system incorporating Hydrobox technology. This upgrade optimizes space utilization within the basement levels, reduces reliance on diesel consumption, minimizes heating pipe networks and improves overall energy efficiency through heat recovery mechanisms, contributing to substantial long-term energy savings.

ONGOING PROJECTS

THE CONSTRUCTION OF THE KARANTINA HOSPITAL



E:
35°
31'48"

Reimagining the site into a fully coordinated care center, designed to maximize shared infrastructure and streamline patient services.



Beirut, Lebanon

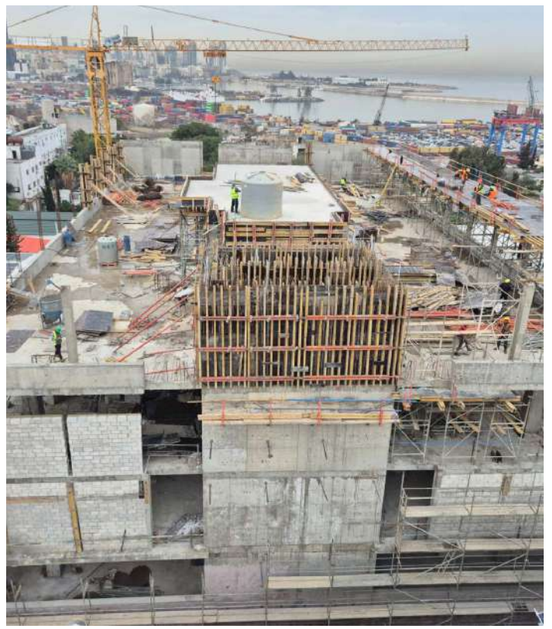
Client	Qatar Fund for Development
Built Up Area	12,000 m²
Engineer	Dar Al Handasah
Start Date	December 2025
Duration	24 Months

08

The project consists of the complete demolition of two buildings (Buildings A and B) of the existing hospital, including basement and upper floors and the construction of a new state-of-the-art healthcare facility within the combined footprint of both structures. The new hospital building is designed as a 70-bed facility developed in coordination with the recently completed Building C, ensuring operational integration and efficiency. Departments already operating in Building C, such as Kitchen and Laundry, will serve both buildings to optimize resources and avoid duplication.
An underground tunnel connection at basement level links the new facility to Building C, facilitating material and service flow between both buildings.
The reconstructed hospital comprises one basement, ground floor and four upper floors, with a total built-up area of 12,000 m². The basement level (2,460 m²) is dedicated to technical, mechanical and electrical services, in addition to central stores, waste management, linen holding areas, housekeeping and a loading dock.



Replacement of the former structures with a contemporary by a state-of-the-art helthcare facility spanning nearly 12,000 m², purpose-built to expand capacity and strengthen long-term performance



The ground floor (2,377 m²) accommodates the hospital's main entrance, reception and administrative functions, Level 1 (2,377 m²) houses the surgical department, Level 2 (1,720 m²) includes a six-bed Intensive Care Unit (ICU) with isolation capacity, Level 3 (1,430 m²) provides 15 day-case beds and 15 chemotherapy treatment beds and Level 4 (1,430 m²) contains a 30-bed inpatient ward divided between medical and surgical wings. Designed to international healthcare standards, the project encompasses demolition, reconstruction, testing, commissioning, supply of medical equipment and defect rectification works under a Lump Sum contract. With a project duration of 24 months, the new Karantina Hospital building will deliver a fully integrated, modern medical facility designed to enhance healthcare delivery capacity and long-term operational resilience.

ONGOING PROJECTS

QURAIN CULTURAL DISTRICT







Diriyah, Kingdom of Saudi Arabia

Client	Diriyah Gate Development Authority
Built Up Area	320,000 m²
Start Date	October 2024
Duration	54 Months

09

Positioned to become a premier cultural destination with world-class hospitality and entertainment.

E: 46° 34'51.2"

N: 24° 43'38.8"

MAN Enterprise, in joint venture with Nesma & Partners, is contributing to the creation of the Qurain Cultural District, an iconic development in Diriyah, Saudi Arabia. Encompassing a vast area of over 320,000 m². the project includes the construction of five major landmarks: Jabal Al Qurain Avenue, the Digital Art Museum, the Ritz-Carlton Hotel & Branded Residences, the Address Hotel & Serviced Apartments and the Local Mosque and Theatre.

ONGOING PROJECTS

EPC AMMONIA STORAGE TANKS



NEOM Green Hydrogen Elements, Kingdom of Saudi Arabia

Client	Air Products, ACWA Power and NEOM Green Hydrogen	Duration	36 Months
Consultant	Air Products	Partners	SPG Steiner GmbH and Al Majal Al Arabi Group

10

Powering the hydrogen revolution at scale.



Alongside partners SPG Steiner GmbH and Al Majal Al-Arabi Group, MAN Enterprise is building the world's largest ammonia storage tanks for Air Products. Located in the NEOM Green Hydrogen Elements zone in Saudi Arabia, this cutting-edge project is set to play a vital role in the global clean energy transition. The project consists of constructing massive tanks, each standing 40 meters high and spanning 76 meters in diameter that will support NEOM's groundbreaking Green Hydrogen facilities. By enabling carbon-free hydrogen storage on such a monumental scale, this partnership is helping shape a more sustainable and energy-resilient future.

ONGOING PROJECTS

ROYAL DIRIYAH GOLF CLUB



E:
46°
28'26.1"

Elevating leisure through thoughtful design.

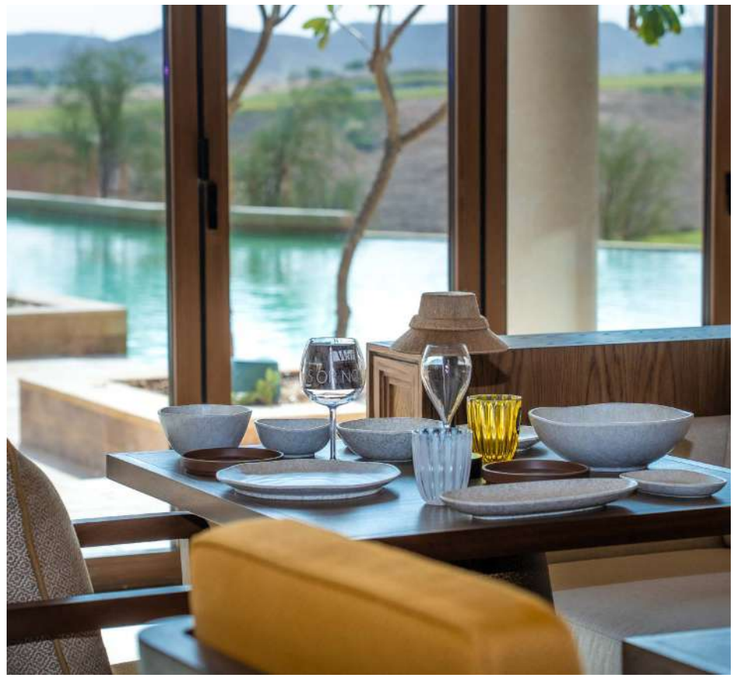
Diriyah, Wadi Safar,
Kingdom of Saudi Arabia

Client	Diriyah Gate Company Limited
Consultant	BSBG, WSP
Partner	Al Majal Al Arabi Group
Built Up Area	46,656 m²
Duration	24 Months

Located in Wadi Safar, Saudi Arabia, the Royal Diriyah Golf Club has now been successfully handed over, marking the completion of a landmark development that seamlessly blends luxury and functionality. The project encompasses a Golf Clubhouse, Sports Center, RMU Room, Business Centre, Golf Academy, Maintenance Satellite, Comfort Stations, an external lap pool, kids' splash pad and a maintenance building, all supported by extensive infrastructure works. With its modern architecture and thoughtfully designed, user-centric amenities, the Royal Diriyah Golf Club sets a new benchmark for sports and leisure infrastructure in the Kingdom, catering to both recreational visitors and operational teams alike.



From clubhouse to academy, every detail at Royal Diriyah Golf Club has been designed to elevate the sports and leisure experience in the Kingdom.

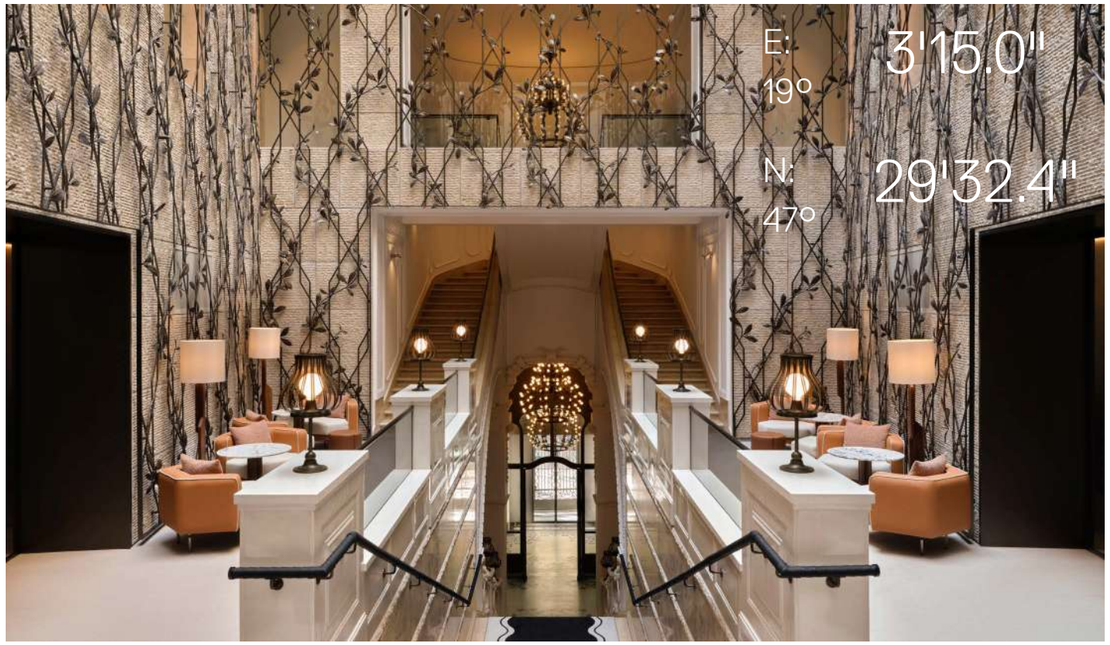


HANDED OVER PROJECTS

ST. REGIS HOTEL

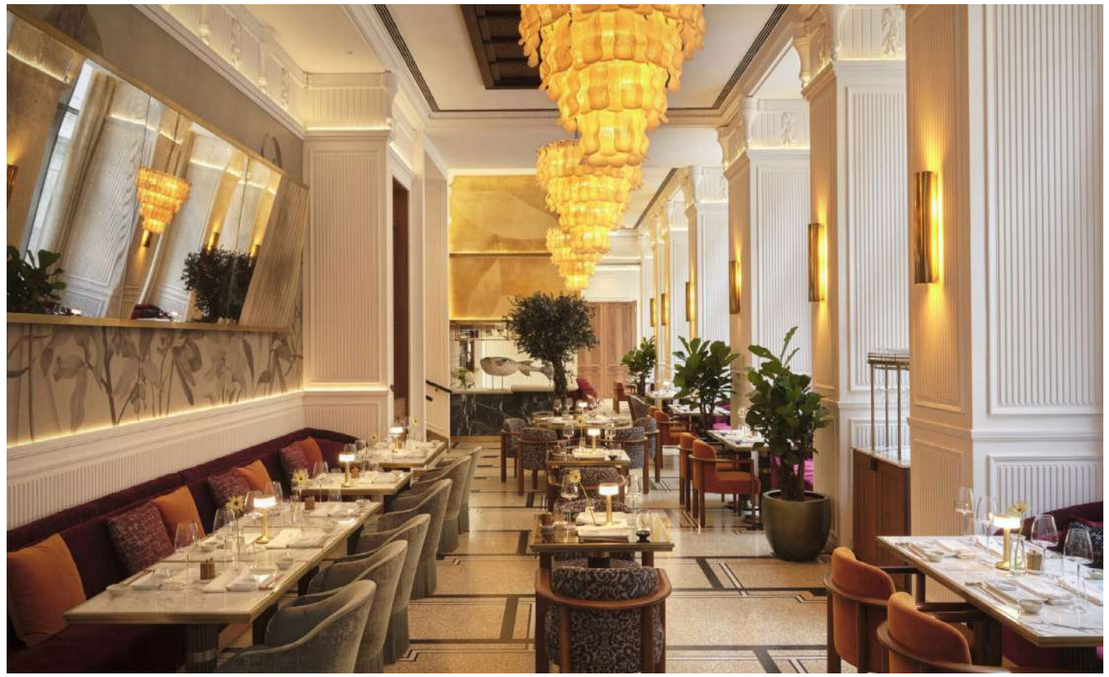
Budapest, Hungary

Client	Ali Bin Ali Group	Number Of Keys	102
Designer	Moinard Bétaille – 4BI & Associés	Start Date	September 2021
Partner	DVM Group	Duration	36 Months
Engineer	Sentient		





The project involves transforming the historic 1904 Klotild Palace part of a UNESCO World Heritage site near the Danube River into a luxury St. Regis Hotel under Marriott's flagship brand. Once completed, the 5-star hotel will feature 102 guest rooms and suites, a spa, restaurant, café, the signature St. Regis Bar and conference facilities.
Designed by renowned French firm Moinard-Bétaille (4BI & Associés), the project carefully balances heritage preservation with modern hospitality standards. MAN Enterprise, in collaboration with DVM Group, have undertaken soft and structural demolition as well as the full construction scope required for this prestigious conversion.



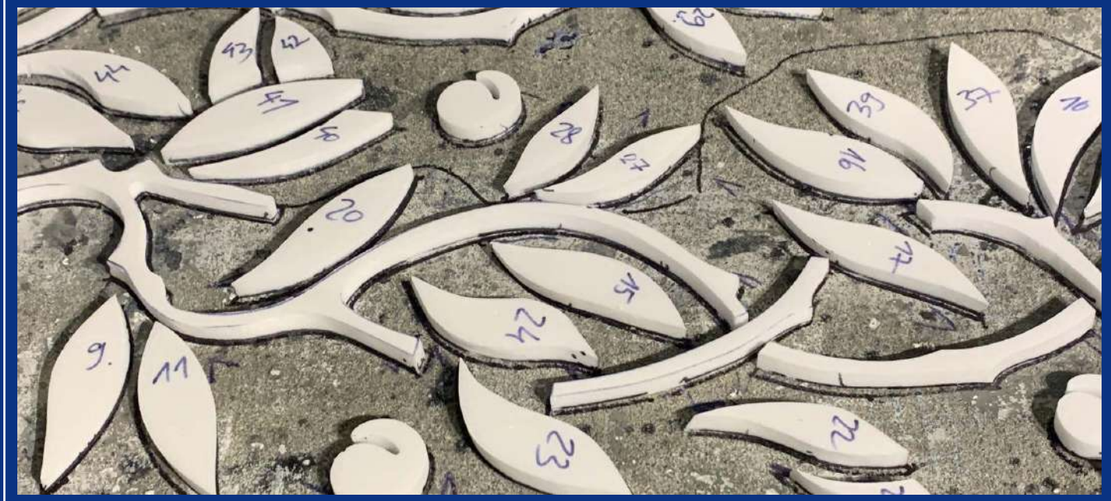
Klotild Palace is being reimagined into a St. Regis Hotel, where timeless architecture meets modern luxury.





CASE STUDY

RESTORATION OF THE TERRAZZO HISTORICAL FLOORS





The restored terrazzo zones are located on the ground floor of the Klotild Palace, covering all key public circulation areas. The scope begins at the main entrance of the hotel and continues through the reception zone, extending toward the lift lobby and the heritage staircase. It also includes the access routes leading to the café and the St. Regis Bar, ensuring a cohesive and historically accurate finish throughout the primary guest pathways.

Case Study /
Area of Work

The Klotild Palace, completed in 1902 by architects Korb Flóris and Giergl Kálmán, is one of Budapest's most significant protected monuments. As part of the "Budapest, including the Banks of the Danube, the Buda Castle Quarter and Andrássy Avenue" ensemble, it lies within a UNESCO World Heritage site. Among its most defining interior elements are the monolithic, fine-grained terrazzo floors, originally executed by the master craftsman Révai Oszkár.

A previous renovation carried out between 2006 & 2012 reconstructed several terrazzo areas. However, the current refurbishment under the St. Regis hotel project, driven by structural requirements, MEP upgrades and the installation of systems such as underfloor heating, requires a combination of full reconstruction and selective conservation. This case study summarizes the restoration logic, methodology, technical challenges and outcomes based on the official restoration documentation.



Scope of Work /
Full Reconstruction Areas

Complete terrazzo flooring removal and reconstruction were required in all areas affected by specific damage conditions.

01/Advanced surface wear and material degradation
02/Removal of existing substrates to accommodate new MEP installations and underfloor heating systems
03/Structural cracking and loss of integrity within the existing terrazzo layers

TERRAZZO REMOVAL & RECONSTRUCTION

ORIGINAL DESIGN PRESERVATION

Artistic and Heritage Value of the Terrazzo

The terrazzo floors feature a refined decorative language characteristic of late 19th-century Budapest architecture, incorporating Greek-influenced Egyptian ornamental motifs. The principal motifs include:

01/Palmettes and acanthus leaves
02/Laurel leaves and berries
03/Lotus flowers and buds

These motifs are arranged in repetitive, geometrically structured borders and fields. Their layout is not merely decorative but directly aligned with the architectural geometry of the building, reinforcing spatial axes, thresholds and proportional relationships within the interior.



I.Documentation Process Before Work

Proportion Accuracy	Full-scale (1:1) PVC foil tracings of all decorative motifs	Accurately replicated the exact proportions of the original design
Visual Scale	Extensive photographic documentation with dimensional references	Ensured authentic reconstruction
Geometric Layout	X/Y coordinate mapping of motif geometry	Protected the island's ecosystem
Motif Organization	Assignment of identification codes to each motif group	Ensured accurate replication of original geometry and spacing
Historic Alignment	Survey of historic deviations	Preserved the authentic alignment and character of the historic floors



II.Restoration and Reconstruction Methodology

— Substrate Reconstruction: The new substrate was designed to meet current performance standards while mitigating the risk of future cracking. The works included:

01/Laser-based surveys to verify and correct finished floor levels
02/Diamond milling of the substrate to create a mechanically bondable surface
03/Crack repair using resin injection and structural mortar systems
04/Reinstatement of expansion joints in accordance with the original layout and modern requirements
05/Installation of perimeter insulation to accommodate thermal movement

Case Study /
Terrazzo Reconstruction



The terrazzo reconstruction was executed using an in-site technique compatible with the historic appearance and modern constraints.

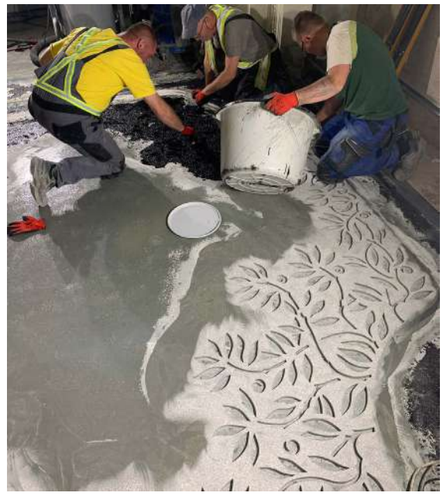


III.

01/Application of a two-component epoxy primer
02/Installation of glass-fiber mesh reinforcement
03/Placement of pre-shaped polystyrene inserts corresponding to the documented motif layout, forming temporary voids for the decorative pattern
04/Preparation of a white stone aggregate mix matched to the original geology, color and grain size
05/Placement and compaction of the in-site terrazzo mix around the polystyrene inserts
06/Removal of the polystyrene inserts after curing
07/Filling of the resulting motif voids with black epoxy material to recreate the decorative patterns
08/Progressive grinding and polishing to fine grit levels
09/Application of final sealing and surface impregnation

This approach allowed for precise replication of historic motifs while maintaining structural integrity within a reduced floor build-up.



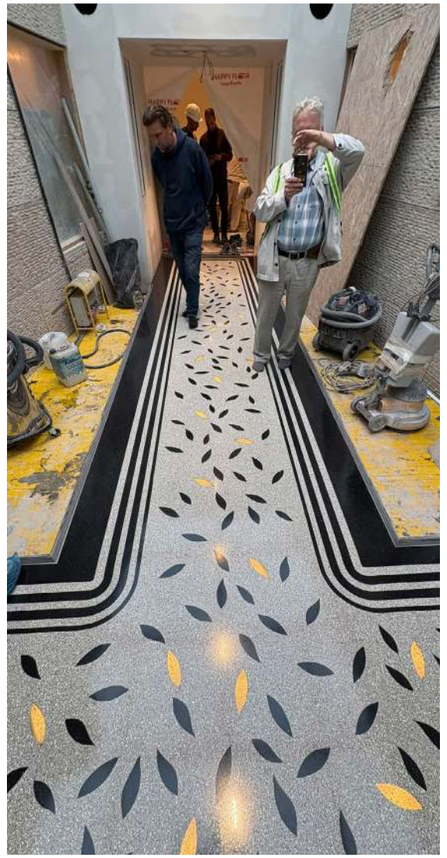


Key Challenges and Risk Factors

The primary challenges associated with the works included:

01/Limited available floor thickness due to underfloor heating systems and dense MEP routing
02/Historic geometric deviations requiring continuous adjustment of motif alignment
03/Limited availability of skilled artisans capable of executing monolithic in-situ terrazzo works
04/Exact matching of original stone aggregates and pigment tones

These risks required close coordination between conservation specialists, designers, contractors, and MEP teams throughout the execution phase.



OUTCOMES

The completed works achieved the following outcomes:

01/Faithful reproduction of the original terrazzo motifs, geometry and visual character
02/Integration of modern building services without compromising heritage value
03/Improved structural stability and crack resistance through reinforced substrate design
04/Long-term durability and maintainability suitable for high-traffic public areas

The restoration of the terrazzo floors at the Klotild Palace represents a complex heritage intervention requiring precise documentation, engineered reconstruction strategies and close multidisciplinary coordination. By combining traditional craftsmanship principles with modern materials and construction techniques.

the project successfully delivers a historically accurate terrazzo finish fully compatible with contemporary building performance requirements.

TRAININGS

INVESTING IN OUR PEOPLE, BUILDING OUR FUTURE

Our people are at the heart of our organization. Their expertise, commitment and desire for continuous improvement remain the foundation of our success.

In 2025, our approach to learning and development continued to evolve, with a strong emphasis on continuing education as a strategic pillar of our talent development framework.

While traditional training and development activities, such as technical training, workshops and participation in key industry events, play a vital role in strengthening specific skills, continuing education goes even further. It represents a long-term investment in the growth of our employees.

By investing in learning, we are building autonomous teams, safer projects, and a more innovative future, ensuring that our group remains a leader in the construction industry.



Selection of our Learning and Development activities

01

Continuing Education

EMBA Program:

By sponsoring EMBA programs for our managers and potential leaders across the group, we are investing in the development of our talents by providing them with all the skills and knowledge they need to perform their jobs and move into more strategic roles within the group if the opportunity arises. This program, which started in the beginning of 2026, develops strategic thinking, decision-making, leadership and other qualities that are essential for navigating the complexities of today's construction industry.

02

Learning and development

Risk in Construction:

Managers, Team leaders, Estimation officers & engineers from MAN Lebanon who attended the Risk in Construction training, gained practical skills to:
01/Assess project uncertainties and predict potential impacts on budgets and schedules
02/Apply statistical and probability techniques for quantifying construction risks
03/Use Monte Carlo simulations and Excel add-ins for risk evaluation
04/Develop actionable strategies for risk mitigation and decision-making under uncertainty
05/Allocate resources effectively by integrating risk analysis into planning
06/Establish financial and time buffers for unexpected challenges

IOSH Managing Safely:

The IOSH, or Institution of Occupational Safety and Health, is recognized worldwide for its commitment to promoting safety and health in the workplace. Given that safety in construction companies is essential, we have trained our safety engineers/officers/employees at MAN/Metrix/Hausman/Tecman Industry to hone their skills in identifying hazards, preventing incidents and adopting safe working practices daily.

Siemens PLC and field device Training:

To further reinforce the technical capabilities of our engineers and technicians and build advanced automation expertise, we enrolled engineers from Hausman Lebanon and Qatar, Metrix Lebanon as well as highly skilled technicians from MAN Lebanon in the Siemens PLC and field device training. The program covered the fundamentals of Logic Families and PLC hardware (vendor-independent), along with hands-on programming using TIA Portal. The training also addressed industrial communication protocols including PROFINET IO, Modbus TCP, Modbus RTU overview and S7 communication between PLCs. In addition, participants enhanced their skills in testing, debugging, troubleshooting, and hardware configuration and diagnostics.

Power BI Training

Managers and team leaders from MAN Lebanon participated in the Power BI training organized by Formatech. The training aimed to equip participants with advanced skills in data modeling, visualization and analytical management, enabling them to transform raw data into actionable insights for our organization.

03

Conference

CYBERSHIELD 2025 Conference: From Human Risk to Zero Trust

Our security and IT colleagues who attended the CYBERSHIELD 2025 conference explored the latest advances in cybersecurity, from human risks to zero trust strategies. Participating in events like this broadens perspectives, stimulates innovative thinking, and equips our teams with the knowledge they need to manage the new challenges of the digital world.

OUR ESG JOURNEY
ESG DASHBOARD 2025

Beirut Terraces embodies sustainable design, social responsibility and strong governance.



Environment

Carbon	Waste	Certifications
Energy CO2 Indicator 689 g CO2 eq/kwh	**Waste** Recycled Steel / Wood 100%	ISO 14001 ISO 9001 ISO 45001
Total CO2 17,414 t CO2 eq	**Wastewater** Disposed according to regulations 100%	

Social

Our People	Safety	Diversity
Employees 752	**H&S Training** Trained Workers 100%	**17 different nationalities**
Trainings hours per total working hours 2.2%	**H&S Score** Averaged Client Audit 90.25 %	

Governance

Code of Conduct	ES Policy	Diversity
Dispatched to 2000 suppliers / subcontractors	Issued and approved by the Board of Directors	ESG Committee renewed mandate 2025 by Board of Directors
50% confirmed commitment end of 2025		Sustainable Landing Loan facilities by HSBC entered year 2 in implementation

Targets

Reduce CO2 Indicator to <600g CO2/kwh by 2026

Acquire ISO 50001 and 14046

Health and Safety training> 2.4% H&S training hours per total working hours by 2025

Code of conduct signed by > 60% of suppliers and subcontractors by 2026

EVENTS

UPDATES ON OUR LATEST ACTIVITIES



4 Million award Photos Wathnan Equestrian Complex



Riyadh Marathon

The Riyadh Marathon 2026 took place on January 31st, bringing together more than 50,000 participants from across the Kingdom. The event was exceptionally well organized and marked by a vibrant atmosphere that reflected the growing culture of community sports in Saudi Arabia. MAN Enterprise was proudly represented in the half-marathon (21 km), highlighting the team's commitment to health, perseverance and participation in national sporting events.



2 Millon Hours Ammonia Tanks



12 Million Hours Qurain Cultural District



Sports Day

MAN Enterprise co-hosted a Sports Day on Friday, 13 February 2026, at Al Ahli Sports Club, located near the D Ring Road mall signal and within close proximity to the company's head office. The event brought together employees from MAN, Metrix and Hausman, along with members of the labor force and representatives from the client team. Designed as a moment to step away from daily operations, the gathering offered colleagues and their families the opportunity to connect in a relaxed and engaging setting. Throughout the day, participants took part in a variety of sports activities and friendly competitions, creating an atmosphere of energy, collaboration and team spirit. The event reflected the company's commitment to fostering strong relationships across teams while encouraging a culture of wellbeing and community beyond the workplace.



CERTIFICATIONS

RECOGNITIONS BY CLIENTS AND PARTNERS

Our project teams have been recognized by clients and partners for outstanding achievements.

10 Million man-hours without (LTI):

— Project: Jabal Al Qurain
— Issued In: October 2025
— Type: Certificate of Appreciation



RoSPA Health & Safety Awards:

— Project: Royal Diriyah Golf Club House
— Issued In: 2025
— Type: Gold Award



12 Million man-hours without (LTI):

— Project: Qurain Cultural District
— Issued In: December 2025
— Type: Certificate of Appreciation



4,000,000 man-hours without (LTI):

— Project: Wathnan Equestrian Development
— Issued In: December 2025
— Type: Certificate of Achievement



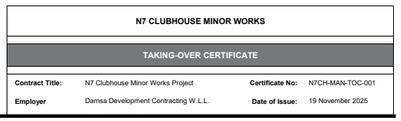
Satisfactorily executing the Works in accordance with the Contract:

— Project: Pearl QQ Villa
— Issued In: October 2025
— Type: Taking-Over Certificate



Satisfactorily executing the Works in accordance with the Contract:

— Project: N7 Clubhouse
— Issued In: November 2025
— Type: Taking-Over Certificate



1,000,000 man-hours without (LTI):

— Project: Al Daayen Farm Phase 02
— Issued In: September 2025
— Type: Certificate of Achievement



Fulfilling the requirements of the LEED Green Building Rating System:

— Project: Ministry of Culture Headquarters
— Issued In: September 2025
— Type: LEED Gold Certification



As we continue to grow, innovate and expand across regions, we remain committed to building with purpose, delivering excellence for our clients, empowering our teams and shaping communities for generations to come. We look forward to sharing more milestones in our next edition.

FOR ALMOST HALF A CENTURY WE HAVE BUILT A REPUTATION FOR TECHNICAL EXCELLENCE ACROSS AN ENDLESS ASSORTMENT OF ACHIEVEMENTS IN TECHNOLOGY, ENGINEERING, CONSTRUCTION, MANAGEMENT AND OPERATIONS.

Lebanon
Ashrafieh, Charles Malik Ave.
Sole Center
P.O. Box 16-5611 Beirut-Lebanon
Tel: +961 1 215111
Fax: +961 1 336222
contacts@manenterprise.com

Qatar
D Ring Road, Al Emadi Building, 1st floor
P.O. Box 22373 Doha-Qatar
Tel: +974 4455 3366
Fax: +974 4455 3377
contacts.qa@manenterprise.com

United Arab Emirates
Al Mouror Street, East 41, plot C55
Building No P-139, unit M2
Abu Dhabi - UAE
Tel: +971 2 64301167
Fax: +971 2 64301176
contacts.ae@manenterprise.com

Kingdom of Saudi Arabia
Office 9 - Takhassussi Branch
Street - Ar-Rahmaniyyah -
Riyadh 12341
P.O Box: 2586, Riyadh 12214 -
Kingdom of Saudi Arabia

Cyprus
123, Georgiou A' Avenue
4048 Germasogeia Limassol,
Cyprus
Tel: +357 25 554 255

Hungary
Hungary Branch: H-1118
Budapest, Villanvi ut 47