

AN
INTRODUCTION TO

سراكو
SRACO

مجموعة سعيد رداد
SAEED RADDAD GROUP

SRACO
facility management

WWW.SRACO.COM.SA

Part Of Saeed Raddad Group

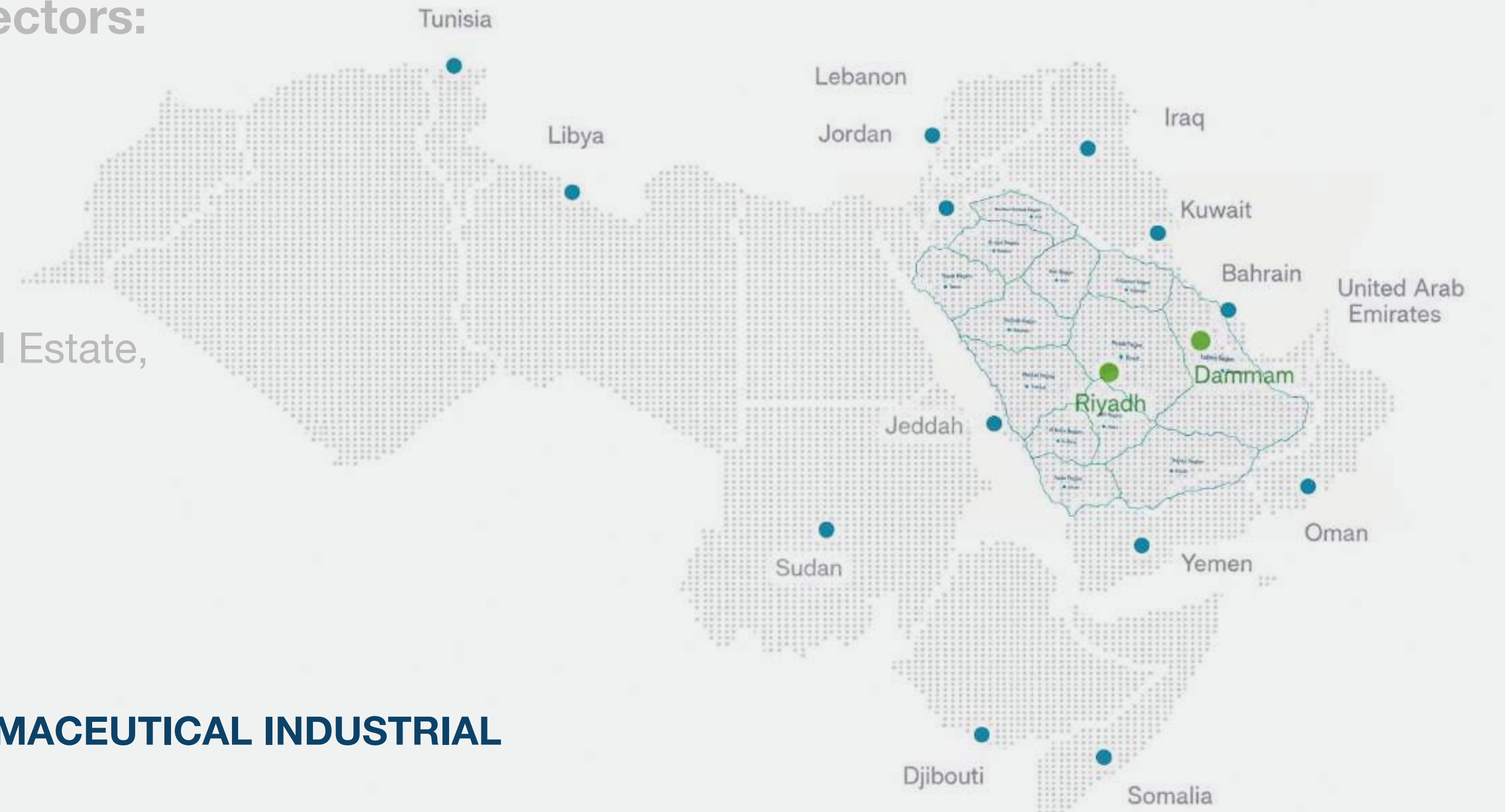


Saeed Raddad Group is an Investment Holding Group. Under its spectrum, there are diverse leading companies operating in various sectors:

Energy, Manufacturing, Engineering, Facilities Management, Human Resources, Medical and Pharmaceutical Industries, Travel and Tourism, Real Estate, and Information and Communication Technology.

- **FACILITIES MANAGEMENT**
- **CONSTRUCTION**
- **HUMAN RESOURCES**
- **MANUFACTURING**
- **ENERGY**
- **INVESTMENT**
- **REAL ESTATE**
- **MEDICAL & PHARMACEUTICAL INDUSTRIAL**

Regional Offices | Head offices Kingdom-Wide Coverage



Four Decades Of Compounding Scale

Founded in
1979

Saeed Raddad Group is an Investment Holding Group. Under its spectrum, there are diverse leading companies operating in various sectors: Energy, Manufacturing, Engineering, Facilities Management, Human Resources, Medical and Pharmaceutical Industry, Travel and Tourism, Real Estate, and Information and Communication Technology. Therefore, Saeed Raddad Group is considered the ideal investment partner and the best choice. Saeed Raddad Group is based in Dammam, Saudi Arabia. It serves most regions of the Kingdom, GCC countries, and Yemen.

48,000+

EMPLOYEES

1,700+

CLIENTS

45+

YEARS OF EXPERIENCE

Four Decades Of Compounding Scale

1979



1982



1987



1999



2001



2002



2005



2010



2012



2014



2015



2018



SRACO ICT



2020

2021

2022

2023

WHY SRACO?

Built to deliver at scale, safely



01

Scalable mobilization

Extensive network of +50 reputable recruitment agencies across 75 countries, equipped to support rapid, large-scale mobilizations drawing from a diverse and highly qualified global talent pool.

02

Uncompromising safety

Committed to the highest health & regulatory standards. Consistently achieving >%99 projects completed and ongoing projects with zero OSH incidents.

03

Agile Operational excellence

Demonstrated ability to operate in complex, highly regulated environments with seamless adaptation and zero operational disruption.

04

Long-term partnerships

Trusted by major clients:
+35 years with Saudi Aramco
+45 years with MOH
+11 years with SABIC
+20 years with KFUPM.



05

End-to-End Digital Operations

Operations are fully integrated on Oracle ERP, ensuring seamless end-to-end visibility, automated workflows, and precise control across every transaction, contract, and workflow in real time.

06

Proven Track Record Across Government, Semi-Government, Private Sectors, and PIF affiliated companies

SRACO brings firsthand understanding across all client segments standards, delivery expectations, procurement and operational requirements, and governance standards

Why SRACO?

Built To Deliver At Scale, Safely



A FULL-SPECTRUM PARTNER

01

CONSTRUCTION

Design, build & maintenance of outdoor environments.

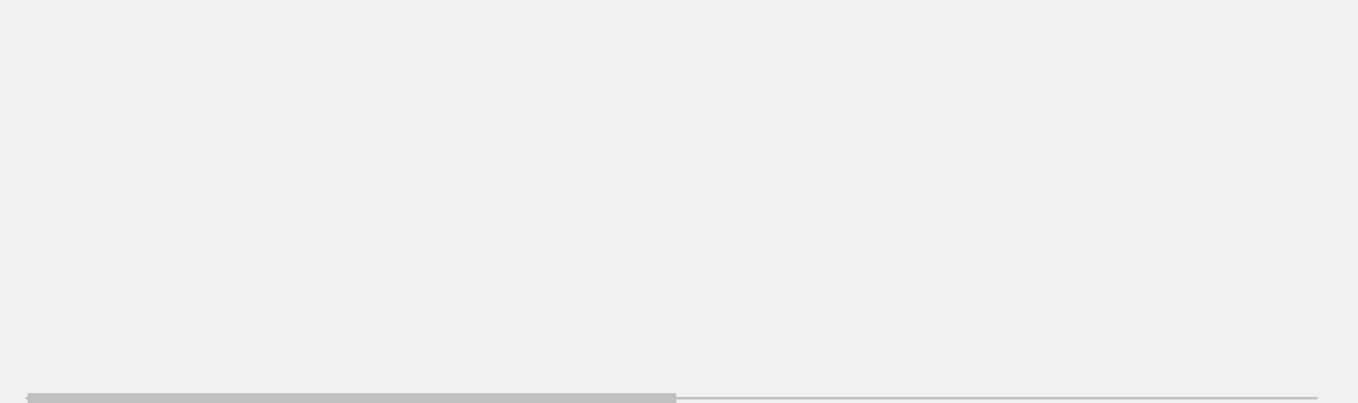
03

ICT

Smart infrastructure, networks & technology systems.

05

LANDSCAPE



02

FACILITIES MANAGEMENT

Integrated hard & soft FM across asset lifecycles.

04

SECURITY SERVICES

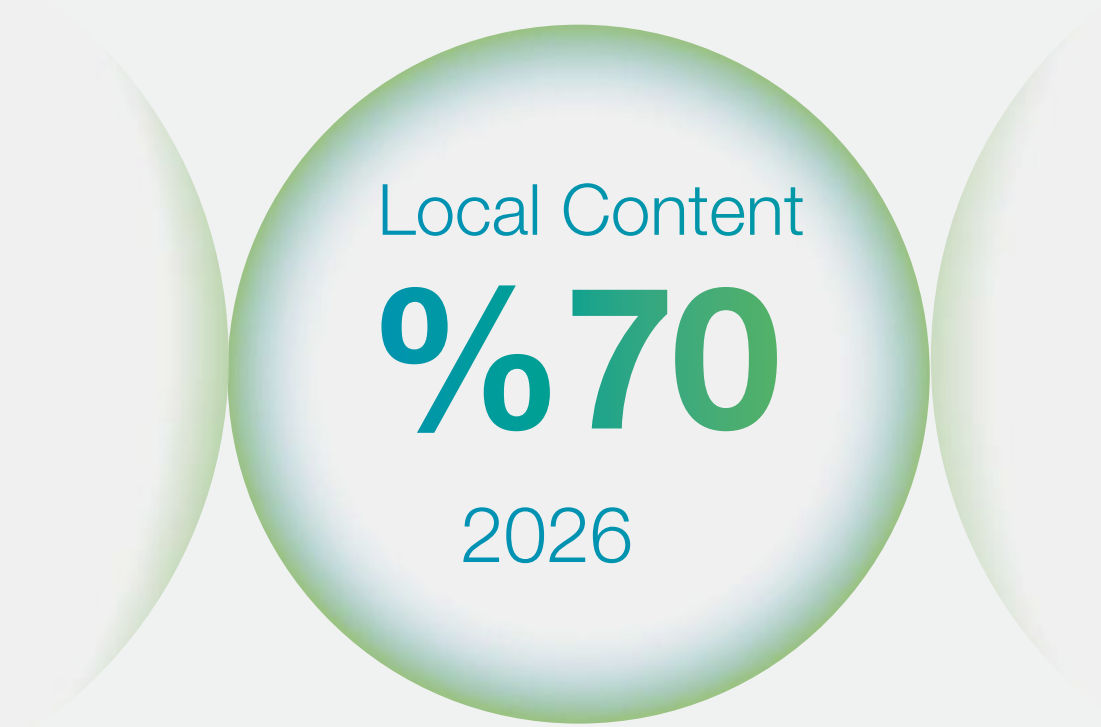
Manned guarding & protective security solutions.

06

PEST CONTROL



Sraco by Numbers



1,000+ Maintaining buildings

30,000+ Workforce

370+ Active Projects

Grade **A** Ministry of Housing and Municipalities

Grade **A-** Tasneef Rating Agency (SAMA)

TIFM Provider, Saudi Aramco Certified

68%  Awarded Score

ESCO Certified
By: Saudi Energy Efficiency Center

CAT1 Provider, Saudi Aramco Certified

IFM Provider, Saudi Aramco Certified



Our Client

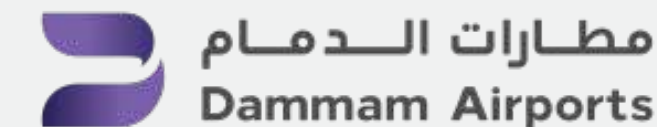
سراكو
SRACO



HALLIBURTON



Our Client



Advancing Better-Performing Environments
Transforming facilities into safer, more
efficient, more reliable, and better-performing
environments.

Delivering Best-in-Class Total Integrated Facility Management (TIFM) Services

Bridge Inspection

HVAC Support

General Maintenance

IT Support

Civil Support

Mechanical Support

Ground Maintenance

Biomedical Maintenance

Electrical Maintenance

Plumbing Services



Delivering Best-in-Class Total Integrated Facility Management (TIFM) Services

Hospitality

Landscaping

SCADA

SCADA (Supervisory Control and Data Acquisition)

Catering

Energy Management System

CCTV / Access Control

Elevator

Helpdesk, Meet and Greet,

Pottering, Mail and Messenger (Support Services)

Life Safety Systems

(Fire Alarms / Suppression...)

BMS

(Building Management Systems)



Delivering Best-in-Class Total Integrated Facility Management (TIFM) Services



3,300+

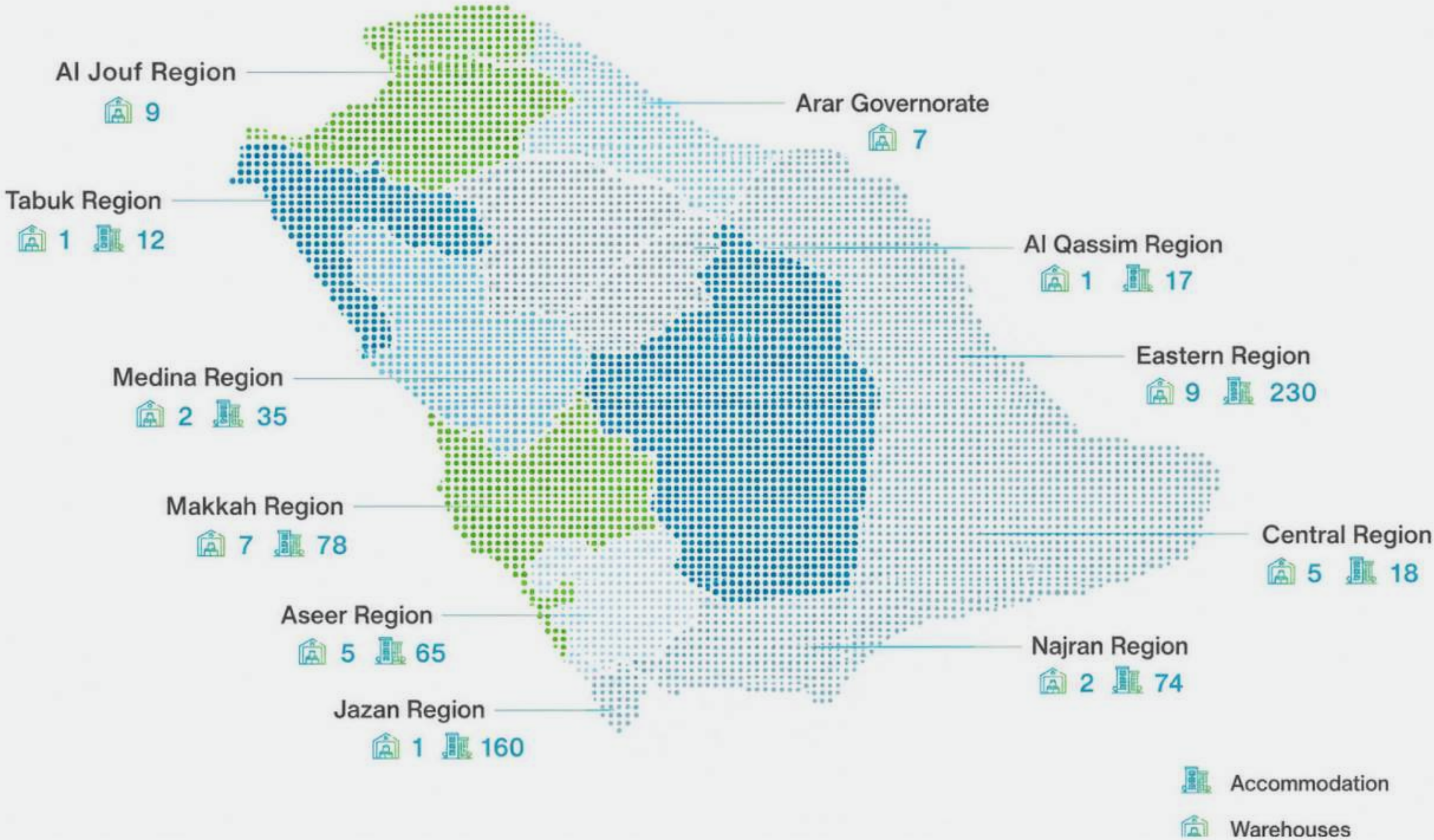
Owned vehicles & heavy machinery

700+

Accommodation

50+

Warehouses



ESG Investing in the Kingdom's future

ESG IN ACTION 2026 — 2025

1.3M 

Social contribution
initiatives delivered in 2025

Building a Sustainable Legacy

ESG is embedded in our approved Corporate Governance Framework. Across SRACO and its divisions, we are translating commitment into measurable action.

FLAGSHIP INITIATIVE · 2026

Green Steps Starts with Us

Over 2,000 plants distributed to employees across SRACO and its sister companies—environmental responsibility at every level.

2,000+

Plants
Distributed

SOCIAL CONTRIBUTION

Strategic Government-Sector Coordination

Active engagement with national social contribution agencies to co-design and scale community impact.

Multi 

coordination
underway

MHRSD Certificate of Appreciation

Official Recognition

Recognized by the Ministry of Human Resources and Social Development for active partnership in Kingdom social programs.

MHRSD

ministry
endorsement

Group ESG Policy, Targets & KPIs

Finalizing a comprehensive ESG policy with measurable targets and KPIs — anchored by a Chairman-signed commitment.

Health, Safety, & Work Welfare

FOUNDATIONAL PROMISE

Health, Safety & Worker Welfare — Our First Priority SRACO is committed to zero harm, protecting worker welfare through strong HSE programs aligned with Saudi Vision 2030 and workplace safety goals.

SRACO's accommodation facilities strictly comply with:

- Saudi Aramco housing guidelines
- Regulatory requirements from the Civil Defense,
- Ministry of Human Resources, and
- Ministry of Municipalities and Housing (Balady) authorities.
- +60 Certified Safety Officers and +10 Safety Supervisors serving ongoing projects.

ISO Standards & Management Frameworks

- **ISO 45001:2018**
Health & Safety Management
- **ISO 26000:2010**
Guidance Social Responsibility / Worker Welfare
- **ISO 31000:2018**
Risk Management Assessment

HSW Recognition



WHY SRACO FM



Offer Long Term Solutions

At SRACO we believe in putting our customers first. We apply solutions that not only resolve the problem temporarily but offer long-term solutions, extending the life cycle of assets. measurable action.

Maintenance of Technical Facilities

Our team boasts unmatched expertise in all areas, ensuring professional operational management and maintenance of technical facilities.

Provide Unequivocal Services

SRACO as an organization works on the vision of enhancing capability through technical advancements. This allows us to provide unequivocal services.

Conduct Trainings

We conduct training for our team after identifying the dynamic requirement of facility management, which makes them the most qualified, and updated professionals in the field.

Processes are Scheduled

Our procedures and processes are scheduled whereas services managed through databases; making sure that there are no lapses.

Monitored Remotely

All operators are monitored remotely, which allows our team to manage facilities 24/7 without failure.

Our Core Expertise



Improving Efficiency Through Project-Based Facility Management

We assist our clients in maximizing performance and reducing risks by implementing well-placed systems and procedures. Our project-based facilities management services enable our clients to reach and exceed their business goals.

Our most recent technological tools enable us to automate maintenance and operating activities. This enables our clients to better manage projects and reduce the possibility of errors. This also helps to improve spending transparency and reduce nonconformist spending.

Control Cost

Reduce Downtime

Improve Health and Safety

Increase Efficiency

Centralize Information

Our Core Expertise



We Bring Into Service

In the fast-paced business environment today, technology has taken a central role, There is a new wave of digitization and automation to improve business operations through technologies like AI, IoT and Robotics.

At **SRACO**, Oracle is used to process our internal transactions and control our documentations, also we have a state of the art CAFM system that employs flexible technological solutions to monitor and control our facilities management tasks in a more integrated and efficient manner.

With the latest technological innovations in place, our system can be accessed through not just computers but also through various other devices like smartphones and tablets.

The Oracle logo, consisting of the word 'ORACLE' in a bold, red, sans-serif font with a registered trademark symbol.

ORACLE Enterprise
resource planning (ERP)



Granlund

GRANLUND Manager computer
aided facility management (CAFM)

Our Core Expertise

We Bring Into Service

Our Service is modular in nature involved the implementation of a Smart Building Solution that includes:

- **LONIX**, which provides integrated automation solutions.
- **GRANLUND** Manager, a CAFM for collection of energy data and maintenance management.
- **COBA**, a software platform which facilitates integration & interoperability of all building systems.
- The systems are provided by best-in-class solution providers from finland.



Our Core Expertise

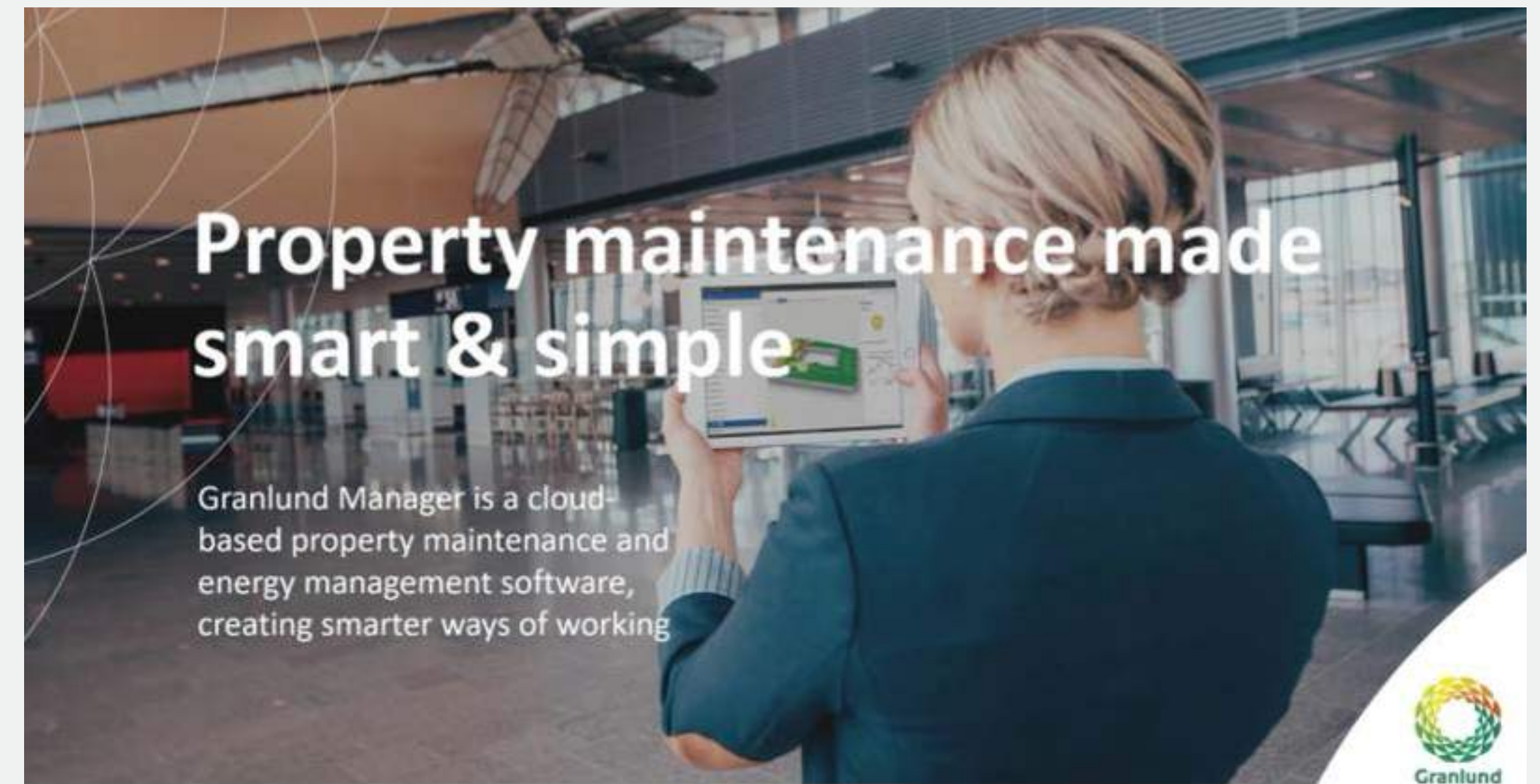


In our commitment to providing innovative and efficient facility management services, SRACO leverages the latest technologies like Granlund Manager, a cloud-based property maintenance and energy management software.

and ensure the optimal performance of buildings and assets. The software's intuitive interface, accessible via tablets and other mobile devices, empowers our teams to perform tasks efficiently, whether on-site or remotely.

By integrating Granlund Manager into our service offerings, SRACO enhances the value we deliver to our clients, ensuring that their properties are maintained at the highest standards while minimizing operational costs and environmental impact.

This advanced tool simplifies the management of facilities by offering a centralized platform that enables real-time monitoring and data-driven decision-making. Granlund Manager allows facility managers to streamline maintenance processes, reduce energy consumption,



Achieve Success Through Operational Efficiency



At SRACO, we believe that efficiency is the cornerstone of effective facility management. The image captures our approach to fostering efficiency by utilizing advanced tools and collaborative strategies. With the support of innovative software solutions like Granlund Manager, our teams can streamline operations, minimize downtime, and enhance productivity across all managed facilities.

The image also emphasizes our commitment to continuous improvement and the adoption of best practices. By harnessing technology and promoting an efficient working culture, we help our clients achieve their goals more effectively, ensuring that their facilities run smoothly and efficiently.

Our focus on efficiency not only drives success but also creates value for our clients, enabling them to win in today's competitive environment.

Mobile-Friendly Property Maintenance



In today's fast-paced and data-driven world, SRACO places a high priority on the accessibility and oversight of critical data.

The image highlights our commitment to transparent communication and efficient data management within our facility management operations.

By utilizing state-of-the-art tools like Granlund Manager, we ensure that all relevant stakeholders have easy access to real-time data, enabling informed decision-making and prompt action. The software's robust features allow for detailed oversight of various operational metrics, ensuring that our teams can monitor performance, track progress, and quickly address any issues that arise.

Our approach to data accessibility and oversight not only enhances operational efficiency but also ensures that our clients have complete visibility into the management of their facilities. This transparency fosters trust and collaboration, ultimately leading to better outcomes and a more successful partnership.

Ensuring Accessibility and Oversight of Data

At SRACO, we understand the importance of flexibility and accessibility in modern facility management

Our mobile-friendly solutions empower facility managers and on-site staff to access essential tools and information anytime, anywhere, directly from their smartphones or tablets.

The image highlights our commitment to seamless, mobile-integrated property maintenance.

By incorporating QR code technology, we provide instant access to critical data, work orders, and maintenance logs with just a scan. This approach ensures that our teams can efficiently manage tasks on the go, reducing response times and enhancing overall productivity.

Our mobile-friendly platform supports real-time updates and communication, allowing for faster decision-making and more effective collaboration between all parties involved. SRACO's embrace of mobile technology ensures that our clients receive top-tier service, with the added convenience of on-demand accessibility.



Digital Twin: Merging Reality with Virtual Precision

SRACO is at the forefront of integrating advanced technologies to revolutionize facility management.

showcases our use of digital twin technology, a cutting-edge approach that combines static and dynamic information from various sources to create a highly accurate virtual model of a property.

By leveraging Building Information Modeling (BIM) data, we develop digital twins that replicate the physical and functional aspects of a building in a 3D virtual environment.

This technology allows us to visualize, monitor, and manage the facility with unparalleled precision. Whether its for planning maintenance, optimizing energy incoor consistency

use, or simulating potential scenarios, the digital twin provides a comprehensive view of the building's operations.

This virtual property model serves as a dynamic tool, enabling real-time insights and predictive analytics that improve decision-making and operational efficiency.

At SRACO, our commitment to innovation through digital twins ensures that our clients benefit from the most advanced and effective facility management practices available.



Tailored and Dynamic Reporting for Smarter Decisions

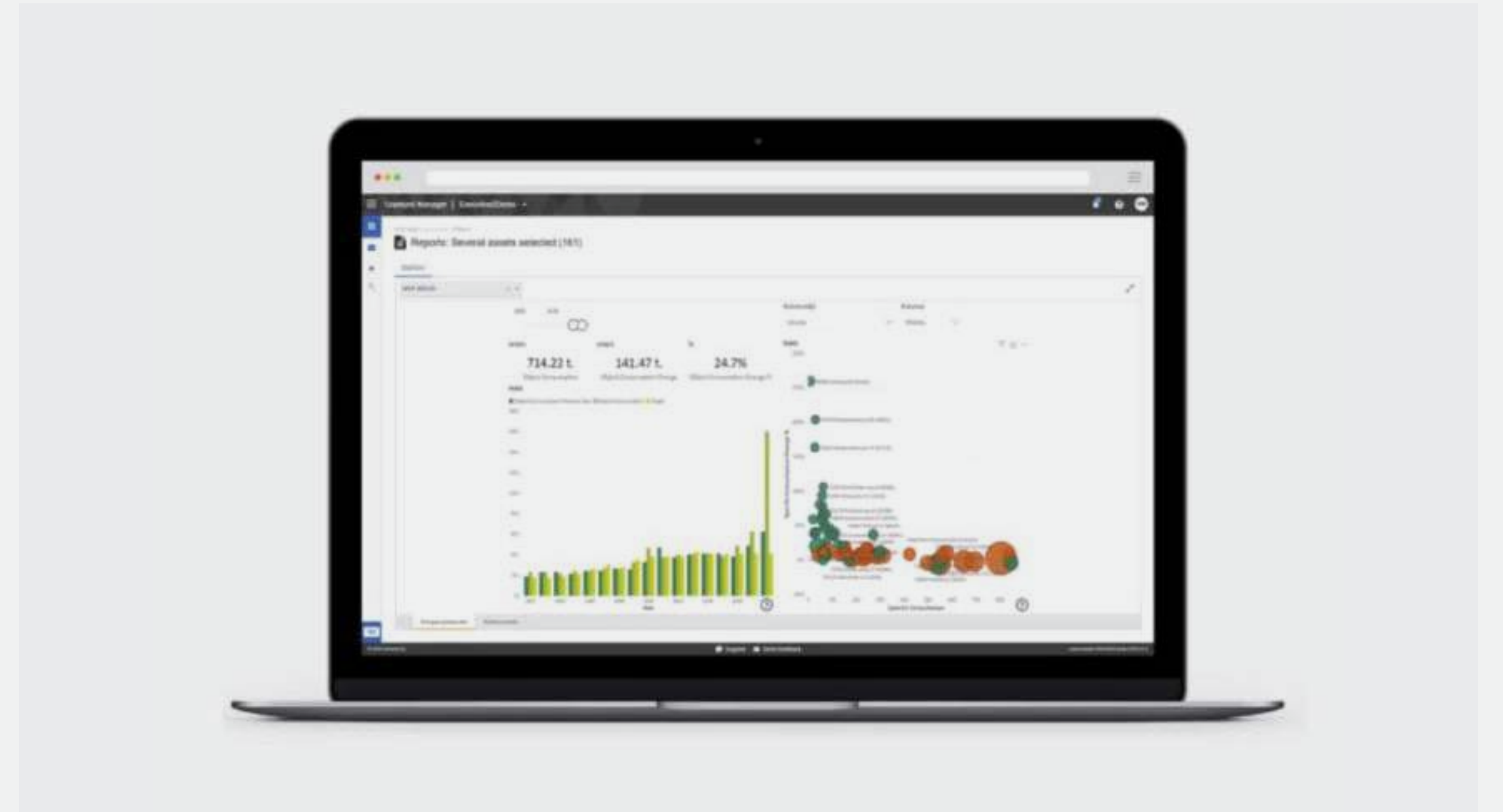


At SRACO, we believe that informed decision-making is the key to effective facility management. The image illustrates our commitment to providing tailored and dynamic reports that are designed to meet the unique needs of each client.

The dynamic nature of our reporting tools ensures that information is always up-to-date, enabling quick responses to emerging issues and strategic planning for long-term success.

By delivering actionable insights through tailored reports, SRACO empowers our clients to make smarter, data-driven decisions that optimize asset management and enhance overall efficiency.

Using advanced software solutions, we generate comprehensive asset reports that offer real-time insights into the performance, condition, and lifecycle of critical infrastructure. These reports are customizable, allowing our clients to focus on the specific data that matters most to their operations.



IOT Smart Building Solution

1. Enterprise and People

- Crowd Management
- Location Management
- Mobil Enablement
- Occupancy Analytics
- Environment Conditioning based on preferences.
- Smart Parking
- Indoor Navigation
- Customer Experience Analysis
- Workforce Management
- Visitor System
- Meeting Rooms
- Smart Transportation

2. Assets

- Asset Location Management
- HVAC Operation / Maintenance Automation
- Lightning Automation
- Elevators Operations/Maintenance Automation
- Auto-lock Automation
- Optimized Asset Utilization
- Remote Monitoring and Control
- Predictive Maintenance of Asset
- Personal and Custom Operational Experiences
- Air Quality Monitoring
- Smart Waste Collection
- Coffee Machines Notification- Water Management

3. Operations

- Operational Management Panels / Dashboard Analytics
- Lease / Warranty Management
- On-Demand Service
- Self Service
- Floor Cleaning Plan
- Restrooms Cleaning Plan
- Landscaping Services Plan
- Restrooms Cleaning Plan
- Landscaping Services Plan

IOT Smart Building Solution

4. Security

- Intrusion Detection
- Smart Fire Alarms
- Smart Access & Authorization
- Evacuation System
- Security Cameras
- Facial Identification
- Gateways Automation
- Smart GAS Detection
- Carbon Footprint Estimation

5. Energy

- Energy Management
- Energy Analytics
- Sub Metering
- Occupancy Based Lighting
- Automated Solar Shading

6. Water

- Leak Detection
- Conservation Analytics
- Quality & Contamination Detection
- Water Management

8. Gateway / Data Centres

- Communication channel between all devices, building systems & occupants.

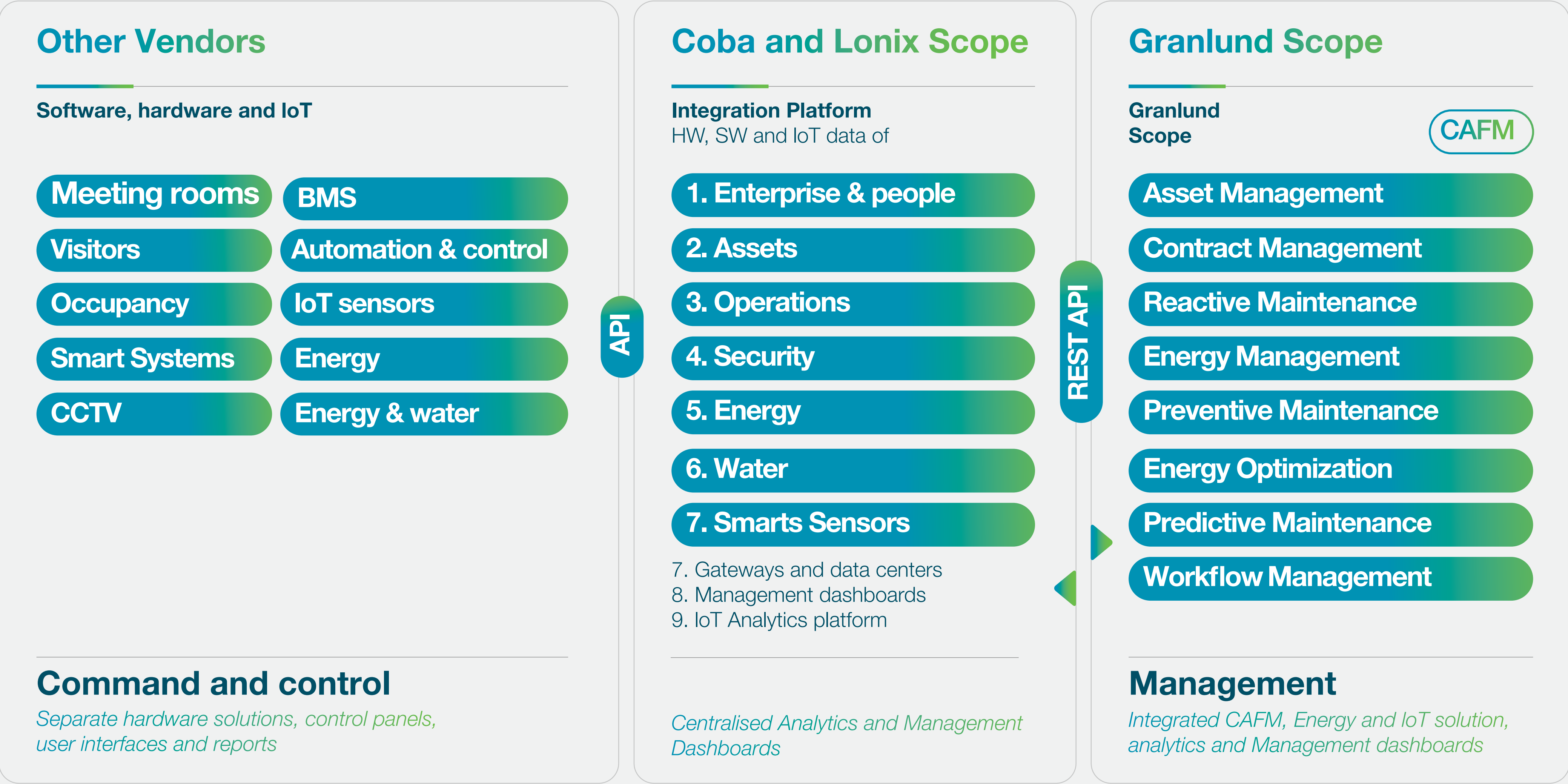
9. Managements Panels / Dashboards

- Secure management system and interface to create profiles and adjust settings of the entire smart components and works as advance control system.

10. IOT Analytics Platform

- Collects data from sensors and runs advance analytics to promote proactive maintenance.

IOT Smart Building Solution For SJMB



Corporate Memberships & Associations



SRACO is also a proud member of the U.S. Green Building Council (USGBC) since 2020. The aim of the Council is to create buildings and communities that regenerate and sustain the health and vitality of all life.

We are also an active Corporate Member of the British Institute of Cleaning Sciences (BICSc), where we ensure the adaptation of latest cleaning and maintenance process for operations. SRACO is a proud member of IFMA (International Facility Management Association) that helps empower facility professionals all over the globe. As a member of IFMA, SRACO is able to recognize the unique needs of the Kingdom in the area of facility management. By participating in different credential programs and educational courses. SRACO has registered itself as a company that bases its operations on international standards.



Certificates of Appreciation



Certificates of Appreciation



Certificates of Appreciation



Certificates of Appreciation



Certificate of Registration

This is to certify that

SRACO COMPANY
6292-1 Ghirnatah Dist, Dammam 2551-32243, Kingdom of Saudi Arabia

has been independently assessed by QRO
and is compliant with the requirement of:

ISO 55001:2014

Asset management — Management systems — Requirements

For the following scope of activities:

Facility Management Services, Consulting Services, Construction, Operation & Maintenance, Asset & Energy Conservation, Regeneration & Disposal of Assets, Facilities Decisions Related to the Energy Management & Sources.

Date of Certification: 16th September 2025 2nd Surveillance Audit Due: 15th September 2028
1st Surveillance Audit Due: 15th September 2026 Certificate Expiry: 15th September 2028

Certificate Number: 2025091605



Head of Certification

Validity of this certificate is subject to annual surveillance audits to be done successfully on or before 365 days from date of the audit (in case if surveillance audit is not allowed to be conducted, this certificate shall be suspended / withdrawn).
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Website: www.qrocert.com, E-mail: info@qrocert.com



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6292-1 Ghirnatah Dist, Dammam 2551-32243, Kingdom of Saudi Arabia

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and is compliant with the requirement of:

ISO 31000:2018

Risk Management

For the following scope of activities:

Facility Management Services, Consulting Services, Construction, Operation & Maintenance, Asset & Energy Conservation, Regeneration & Disposal of Assets, Facilities Decisions Related to the Energy Management & Sources.

Date of Certification: 16th September 2025 2nd Surveillance Audit Due: 15th September 2028
1st Surveillance Audit Due: 15th September 2026 Certificate Expiry: 15th September 2028

Certificate Number: 2025091602



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6292-1 Ghirnatah Dist, Dammam 2551-32243, Kingdom of Saudi Arabia

has been independently assessed by QRO
and is compliant with the requirement of:

ISO 50001:2018
Energy Management Systems

For the following scope of activities:

Facility Management Services, Consulting Services, Construction, Operation & Maintenance, Asset & Energy Conservation, Regeneration & Disposal of Assets, Facilities & Decisions Related to the Energy Management & Sources.

Date of Certification: 16th September 2025 2nd Surveillance Audit Due: 15th September 2028
1st Surveillance Audit Due: 15th September 2026 Certificate Expiry: 15th September 2028

Certificate Number: 305025091608EN



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Certificate of Registration

This is to certify that

SRACO COMPANY
6292-1 Ghirnatah Dist, Dammam 2551-32243, Kingdom of Saudi Arabia

has been independently assessed by QRO
and is compliant with the requirement of:

ISO 45001:2018
Occupational Health and Safety Management System

For the following scope of activities:

Facility Management Services, Consulting Services, Construction, Operation & Maintenance, Asset & Energy Conservation, Regeneration & Disposal of Assets, Facilities & Decisions Related to the Energy Management & Sources.

Date of Certification: 16th September 2025 2nd Surveillance Audit Due: 15th September 2028
1st Surveillance Audit Due: 15th September 2026 Certificate Expiry: 15th September 2028

Certificate Number: 305025091609HS



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and is compliant with the requirement of:

ISO 45001:2018
Occupational Health and Safety Management System

For the following scope of activities:

Facility Management Services, Consulting Services, Construction, Operation & Maintenance, Asset & Energy Conservation, Regeneration & Disposal of Assets, Facilities & Decisions Related to the Energy Management & Sources.

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Thank You