KAYSON
Construction Co.

# Building a Better World for Future Generation

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## About Kayson

Kayson Construction Company is among the main companies of Kayson Group directly led by the group. Therefore, first Kayson and then the Construction Company are presented here in this catalogue.
Kayson Company was established in 1975 as a private joint stock company and has ever since performed its activities under the mission “Building better world for existing and future generations with adhering to its values focusing on engineering and construction services, investment and development of the supply chain capacity development”, with the vision “to create value and provide world class construction services through people and organizational development to improve quality of life”.
To achieve the stated goals, professional teams in diverse areas as ‘Building and housing’, ‘Civil’, ‘Water and environment’, ‘Railway transportation’, ‘Oil, gas, and industry’ we formed in 2011.
Kayson projects haves been traced and performed based on the specific profession in each field.
To accomplish the supply chain and to fulfil qualitive and quantitative development, and diversification of activities, Kayson Group started establishing or participating or even stock purchasing of leading companies in the fields of engineering, contracting, manufacturing, trading, servicing and investment.

### Vision:

To create value and provide world class construction services through people and organizational development to improve the quality of life.

### Mission:

Building better world for existing and future generations with adhering to its values focusing on engineering and construction services, investment and development of the supply chain capacity development.

### Values:

- Respecting people, their values and rights
- Observing professional ethics and adhering to all obligations
- Observing safety and preserving health and environment
- Providing desired quality
- Cherishing creativity, initiative, and innovating culture
- Promoting technical and management continual optimization and development
- Being committed to win-win-win relationship

### Services:

- Development
- Project management
- Engineering
- Procurement
- Construction
- Financing
- Investment
- Operation and maintenance

## Our Task

Life make sense with eagerness; and eagerness blossoms when it becomes one with creativity; and creativity never gains its true meaning unless it supplies a service, takes a burden, and solves a problem.

Human beings are praiseworthy not for the possessions in their lives, but for the magnitude of their humanistic aspirations and the extent of their wholehearted attempts on this road.

The honorable service accompanied with modesty and continual effort to resolve difficulties with the flavor of kindness and smiling is the proof of a committed love for 'Life' and 'Construction'. It is associated with commitment to the country. How pleasant is to seed and wish for growing life again; a life full of power that creates beauty and wellness for the people we love and for the future generations.

Our capital is the precious stone of people's trust, and the epigraph of our deeds is commitment to quality and honesty by relying on the power of true belief and expediency as well as working of 'human beings', for it is human who builds and believes. This is how the bitter hardship and sweetens with the passion for friendship, and our hearts will be delighted by the pleasant smile of those who enjoy the results of our attempt!

Our path and goal are defined as 'development' and 'perfection'; being fully enthusiastic and aspirant for constructing and being constructed, taking better advantage of the opportunities we have to improve the quality of people's life, which is honest and committed working to make a better world for future generations".

## Fields of Professional Activity

**Housing and Building**

- Mass housing
- Complexes
- Infrastructure facilities and landscaping
- Residential, commercial, official, sports, cultural, commercial, official, sports, cultural, recreational, medical and touring complexes.

**Oil, Gas, and Industry**

- Exploration and production
- Refineries and petrochemical facilities
- Pumping and compressor stations
- Industrial and mines manufacturing complexes
- Tanks and pipelines
- Gas injection projects

**Railway Transportation**

- Urban railway tram
- Monorail
- Railways
- Subways

**Water and Environment**

- Dams
- Water transfer and diversion tunnels
- Irrigation and drainage networks
- Water and water waste treatment facilities
- Water and water waste collection and transmission
- Desalination

**Civil**

- Airport
- Road, highway and tunnel
- Bridge and un level intersection
- Port and harbor

**Electricity and Power Station**

- Power plants
- Power transmission lines and substations



## Subsidiaries and Their Main Fields of Activity

### Contractor (Engineering, procurement, construction)

**Kayson Construction Co.** (Designing and building residential parks, mass housing, and official/commercial/recreational/… complexes)

**Omran Kayson Co.** (Designing and performing civil and road projects, …)

**Kayson water and environment Co.** (Planning and performing dams, water transmission tunnels and …)

**Petro Sanat Kayson Co.** (Planning and performing and production works)

**Kayson Co.** (Planning and performing various construction works and sites mobilization)

**Darya Khak Pay Co.** ( Partnership, planning and performing urban and residential projects

### Manufacturing, Trading and Services

**Kayson Concrete Industries Co.** (Planning, manufacturing and supplying concrete, polymer and concrete-polymer products)

**Polymer Concrete Pipe Co.** (Manufacturing polymer and concrete products)

**Peshang Novin Co.** (Manufacturing various concrete dies and their related equipment, and various kinds of construction scaffolds)

**Middle East Omran Machine Co.** (Supplying construction machinery and related parts)

**Kayson Tamin Kala Co.** (Trading affairs)

**Kayson IT Co.** (Producing, purchasing, selling, export and import of various IT related products)

**Kayson Nezamgostar Co.** (Consulting and planning protective plans for facilities and equipment.

### Development, Investment and Financing

**Kayson Oil, Gas and Energy Co.** (Partnership, development and management in oil, gas, and petrochemical projects).

**Kayson Sirjan Tavangah Development Co.** (Construction energy generation and transmission facilities and Their Related Technical Facilities.

**Daniel Energy Sepehr Kish Co.** (Import and export, purchasing and selling all oil and gas products).

**Belpars Co.** (Investment and construction of trading and official projects).

**Prilesie Co.** (Planning and performing logistic projects).

**Kayson Belanes Co**. (Planning and building urban projects).

**Farasar Co.** (All kinds of investment activities).

**Kayson Sanat Abfa Co.** (Planning and performing all works of water and waterwast treatment industry).

**Keyson Engineering Development Co.** (Planning and all engineering).

**Kayson Mana Energy Co.** (Investment construction and operation of solar power plants, and…)

### Affiliates and Their Main Fields of Activity

**Pooya Energy Co.** (Services for oil/gas/petrochemical, industries and industrial and mining projects).

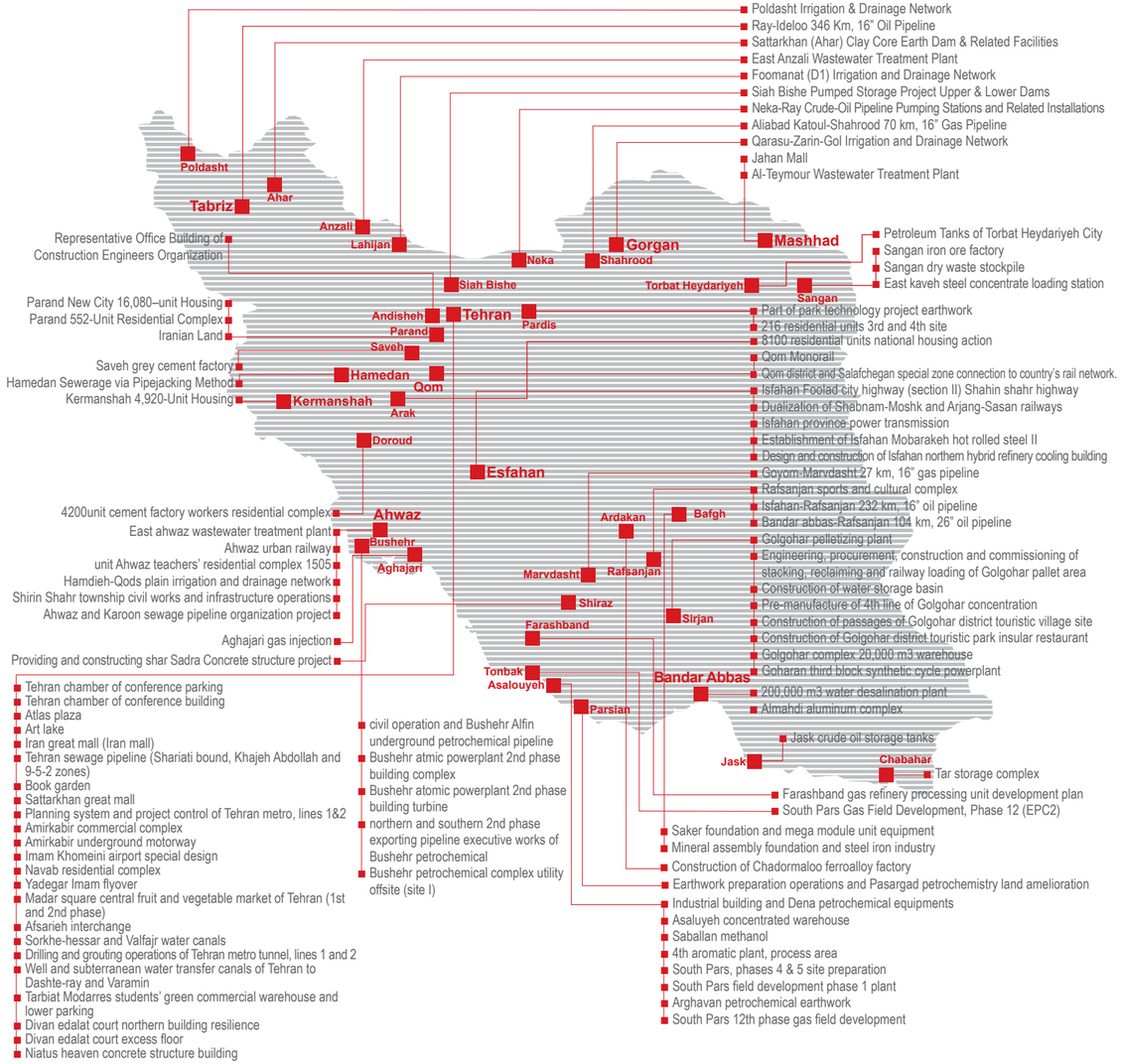
**Farasat Technical and Engineering Export Development Co.** (Planning, engineering, performing, management, installation, operation services in Iran and overseas).

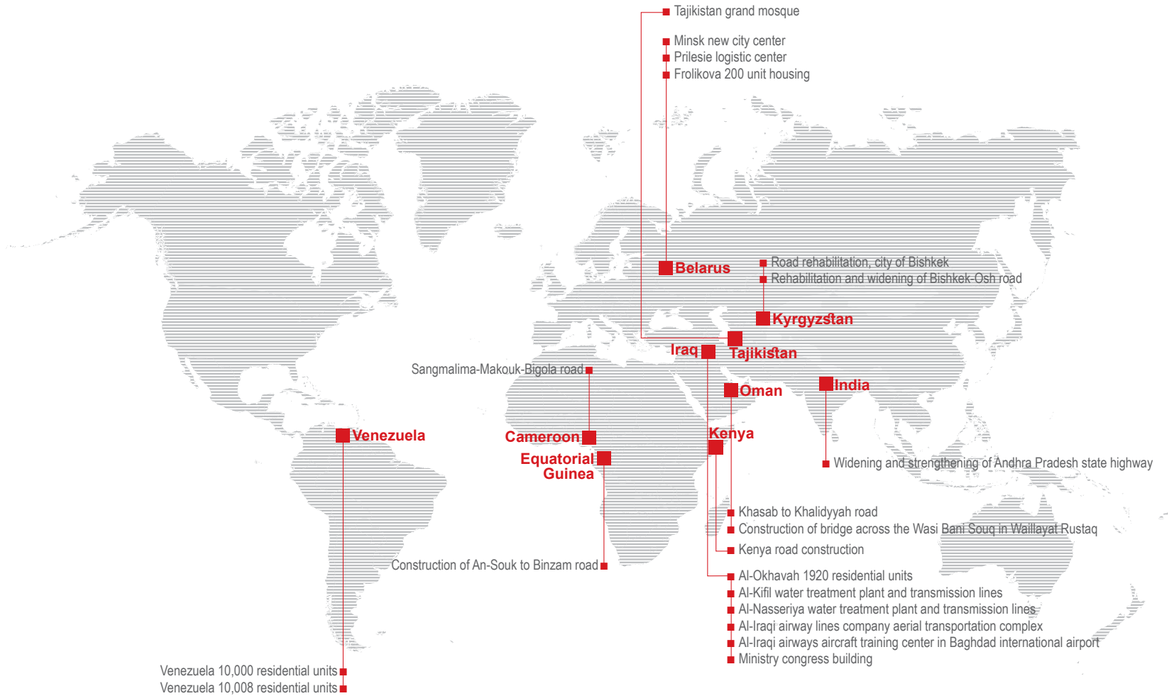
**Iran Investment Co.** (Direct or indirect in beneficial activities).

**Iranian Engineering Investment Co.** (SAMA) (Investment in companies and projects).

**West Energy Development Co.** (Constructing energy transmission facilities and their related facilities).

**Hormoz Mining Industries Development eel, cement, Co.** (Constructing Technology Park to establish steel, cement, petrochemical and refinery plants).


Poldasht
Tabriz
Ahar
Anzali
Lahijan
Representative Office Building of Construction Engineers Organization
Parand New City 16,080–unit Housing
Parand 552-Unit Residential Complex
Iranian Land
Saveh grey cement factory
Hamedan Sewerage via Pipejacking Method
Kermanshah 4,920-Unit Housing
Siah Bishe
Neka
Gorgan
Shahrood
Mashhad
Torbat Heydariyeh
Sangan
Andisheh
Tehran
Pardis
Parand
Saveh
Hamedan
Qom
Arak
Kermanshah
Doroud
Esfahan
4200unit cement factory workers residential complex
East ahwaz wastewater treatment plant
Ahwaz urban railway
unit Ahwaz teachers' residential complex 1505
Hamdieh-Qods plain irrigation and drainage network
Shirin Shahr township civil works and infrastructure operations
Ahwaz and Karoon sewage pipeline organization project
Aghajari gas injection
Providing and constructing shar Sadra Concrete structure project
Ahwaz
Bushehr
Aghajari
Ardakan
Bafgh
Marvdasht
Rafsanjan
Shiraz
Sirjan
Farashband
Tonbak
Asalouyeh
Bandar Abbas
Parsian
Jask
Chabahar
Tehran chamber of conference parking
Tehran chamber of conference building
Atlas plaza
Art lake
Iran great mall (Iran mall)
Tehran sewage pipeline (Shariati bound, Khajeh Abdollah and 9-5-2 zones)
Book garden
Sattarkhan great mall
Planning system and project control of Tehran metro, lines 1&2
Amirkabir commercial complex
Amirkabir underground motorway
Imam Khomeini airport special design
Navab residential complex
Yadegar Imam flyover
Madar square central fruit and vegetable market of Tehran (1st and 2nd phase)
Afsarieh interchange
Sorkhe-hessar and Valfajr water canals
Drilling and grouting operations of Tehran metro tunnel, lines 1 and 2
Well and subterranean water transfer canals of Tehran to Dashte-ray and Varamin
Tarbiat Modarres students' green commercial warehouse and lower parking
Divan edalat court northern building resilience
Divan edalat court excess floor
Niatus heaven concrete structure building
civil operation and Bushehr Alfin underground petrochemical pipeline
Bushehr atmic powerplant 2nd phase building complex
Bushehr atomic powerplant 2nd phase building turbine
northern and southern 2nd phase exporting pipeline executive works of Bushehr petrochemical
Bushehr petrochemical complex utility offsite (site I)
Poldasht Irrigation & Drainage Network
Ray-Ideloo 346 Km, 16" Oil Pipeline
Sattarkhan (Ahar) Clay Core Earth Dam & Related Facilities
East Anzali Wastewater Treatment Plant
Foomanat (D1) Irrigation and Drainage Network
Siah Bishe Pumped Storage Project Upper & Lower Dams
Neka-Ray Crude-Oil Pipeline Pumping Stations and Related Installations
Aliabad Katoul-Shahrood 70 km, 16" Gas Pipeline
Qarasu-Zarin-Gol Irrigation and Drainage Network
Jahan Mall
Al-Teymour Wastewater Treatment Plant
Petroleum Tanks of Torbat Heydariyeh City
Sangan iron ore factory
Sangan dry waste stockpile
East kaveh steel concentrate loading station
Part of park technology project earthwork
216 residential units 3rd and 4th site
8100 residential units national housing action
Qom Monorail
Qom district and Salafchegan special zone connection to country's rail network.
Isfahan Foolad city highway (section II) Shahin shahr highway
Dualization of Shabnam-Moshk and Arjang-Sasan railways
Isfahan province power transmission
Establishment of Isfahan Mobarakeh hot rolled steel II
Design and construction of Isfahan northern hybrid refinery cooling building
Goyom-Marvdasht 27 km, 16" gas pipeline
Rafsanjan sports and cultural complex
Isfahan-Rafsanjan 232 km, 16" oil pipeline
Bandar abbas-Rafsanjan 104 km, 26" oil pipeline
Golgohar pelletizing plant
Engineering, procurement, construction and commissioning of stacking, reclaiming and railway loading of Golgohar pallet area
Construction of water storage basin
Pre-manufacture of 4th line of Golgohar concentration
Construction of passages of Golgohar district touristic village site
Construction of Golgohar district touristic park insular restaurant
Golgohar complex 20,000 m3 warehouse
Goharan third block synthetic cycle powerplant
200,000 m3 water desalination plant
Almahdi aluminum complex
Jask crude oil storage tanks
Tar storage complex
Farashband gas refinery processing unit development plan
South Pars Gas Field Development, Phase 12 (EPC2)
Saker foundation and mega module unit equipment
Mineral assembly foundation and steel iron industry
Construction of Chadormaloo ferroalloy factory
Earthwork preparation operations and Pasargad petrochemistry land amelioration
Industrial building and Dena petrochemical equipments
Asaluyeh concentrated warehouse
Saballan methanol
4th aromatic plant, process area
South Pars, phases 4 & 5 site preparation
South Pars field development phase 1 plant
Arghavan petrochemical earthwork
South Pars 12th phase gas field development


Tajikistan grand mosque
Minsk new city center
Prilesie logistic center
Frolikova 200 unit housing
Belarus
Road rehabilitation, city of Bishkek
Rehabilitation and widening of Bishkek-Osh road
Kyrgyzstan
Iraq
Tajikistan
Sangmalima-Makouk-Bigola road
Oman
India
Venezuela
Cameroon
Equatorial Guinea
Kenya
Widening and strengthening of Andhra Pradesh state highway
Khasab to Khalidyyah road
Construction of bridge across the Wasi Bani Souq in Waillayat Rustaq
Kenya road construction
Construction of An-Souk to Binzam road
Al-Okhavah 1920 residential units
Al-Kifil water treatment plant and transmission lines
Al-Nasseriya water treatment plant and transmission lines
Al-Iraqi airway lines company aerial transportation complex
Al-Iraqi airways aircraft training center in Baghdad international airport
Ministry congress building
Venezuela 10,000 residential units
Venezuela 10,008 residential units

Where does Kayson come from and where does it head to?
Kayson is a company whose report includes over a hundred national and overseas projects; a company that employed nearly 27000 individuals directly a majority of whom are highly educated; a company that has -50year- history of legal registration and ranking and is now proud of its good reputation in our dear country and throughout the world. Our pride is not because of the above numbers but for the relative fulfilment of quality values to which it has been committed all these years and endeavored to be bound to.
The existence philosophy and fundamental values of the company which are the essence of its governing strategic thinking is tightly tied with one principle: being committed to our country where our identity is rooted, where has brought life and prosperity for us, and where we are bound to work for honestly and constructively. This is a sweet commitment that softens the roughness and enables us to treat any adversity with kind smile and unending tolerance.
Human beings have various ways before them to be delighted. They are strengthened by the feeling of liveliness, efficiency and effectiveness. This strength empowers them to leave all difficulties behind.
***The key to this power is to respect people and to mind it. Kayson was created by such power, and so were the country and the world.***

Being trustworthy, honest, and bound to such attributes with minding our own welfare is indeed a rare precious stone in a world overwhelmed by money and income, entrapped in deception, and where ignoring values is impudently cried out; particularly when there is no expectation to be understood from those who are drowned into income battle.

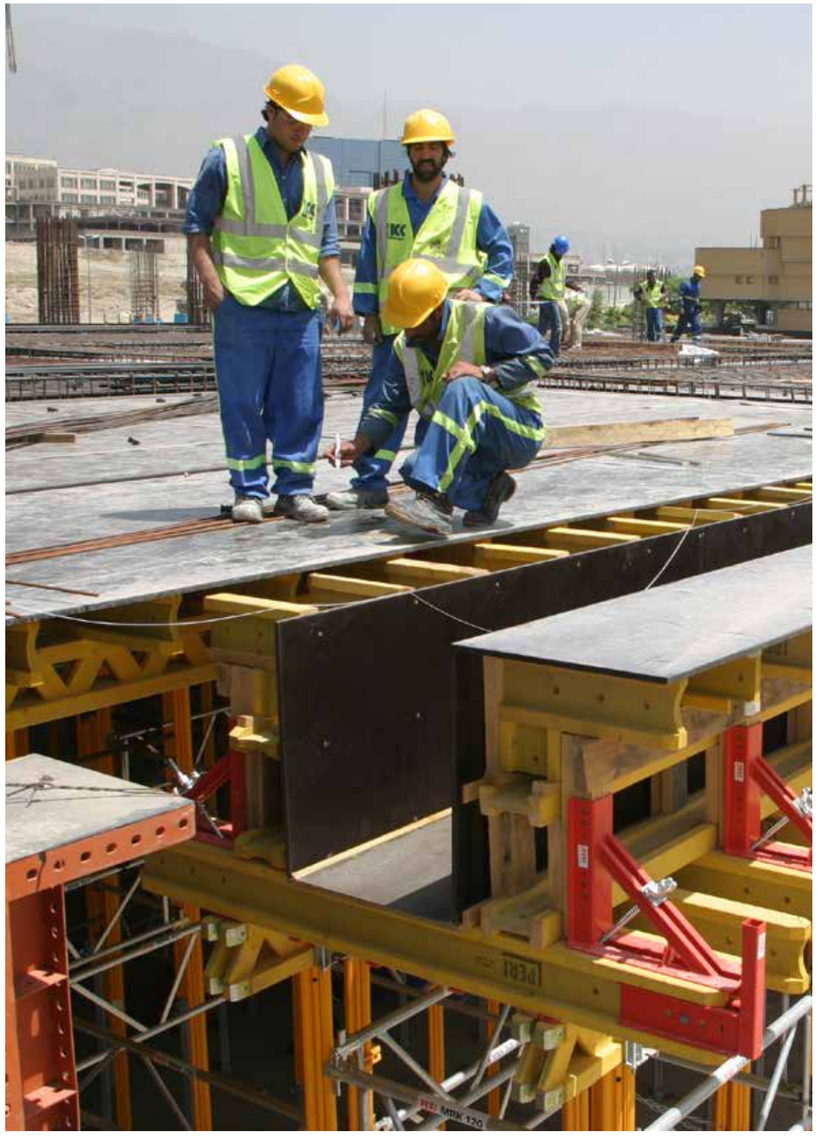
Those acquainted with the path of love were drowned in this deep sea,
Though were not trapped in its water full of sins and illusion.

Kayson has done many tasks in different ways so far especially during recent years to change its qualitative nature, for it has always followed the guiding inscription that states:

***"Don't forget your obligation to your country; consider human as your main wealth; be honest!"***
The reason Kayson has now about 26000 shareholders with the common sense of commitment, and its projects are competent to offer the best quality with the most competitive price against all barriers, is just its continual efforts in such a path.
Courageous contribution to new realms in the country and abroad, continual training of thousands of enthusiastic individuals, and elevating the vectors of constructiveness willing in people have all brought up Kayson to become an effective and immanent organization in the country. Kayson endeavors to fulfil all its liabilities and to be a good model, although there is a long way before us to achieve improvement.

## Quality Policy

- Concurring the fulfilment of its mission and achievement to its vision and objectives, Kayson is committed to do the following while observing the values based on contractual obligations as per national and international rules, regulations and standards together with the participation of all our colleagues:
- Continual monitoring and improvement of design quality and projects performance
- Continual improvement of efficiency and effectiveness of processes based on the results of audits, evaluations, performance measurements, and the feedbacks from organizational improvement management
- Optimal provision and allocation of necessary resources to execute processes effectives
- Enhancing knowledge, empowering and developing employees, and motivating them to be involved in the effective development and implementation of management systems, and transfer of their knowledge and experience
- Understanding and meeting the stakeholders' requirements and expectations based on sustainable development and mutual benefits



## HSE Policy

Kayson, as a general contractor is committed to protect health and safety of its employees and all stakeholders (such as contractors, partners, neighbors, visitors) , and to protect the environment as well. Such obligations binding to all organizational levels and all contractors are as follows:

- Creating a safe and healthy workplace
- Minimizing damages to the environment
- Minimizing disorder in daily life of people
- Observing (local, national and international) clients' HSE requirements
- Compiling, updating, and implementing proper and reliable models of HSE management systems
- Training and encouraging managers and supervisors to implement HSE basic principles
- Training and encouraging the employees in all organizational levels and obliging them to comply with HSE basic principles
- Training contractors and obliging them to comply with HSE basic principles
- Recording, studying and researching near misses, accidents, risks, and their causes in order to eliminate and minimize the probable reoccurrence, if not possible
- Continual improvement in management system and HSE function

## Code of Business Ethics

As the core values of Kayson are serving the country, its nation, and all people in the world, we do our best to make our dedication to these goals and values come true by professional action and communication and adhering to the following principles:

- Creating value and national self-belief in line with promoting our brand
- Collaborating in elevation and increasing welfare in our surrounding community (i.e. employees, their families, projects stakeholders, peripheral society to our activities and people)
- Avoiding any act against public interest and benefit
- Creating a healthy, peaceful, safe and lively workplace for personnel, and promoting healthy relationship with stakeholders
- Optimum usage of natural resources, protecting the environment, and observing safety and business health in our activities
- Observing related national and international rules and regulations
- Considering justice, honesty and transparency in our relations
- Taking responsibility, being committed to fulfil obligations, adhering to plans and schedules, and improving quality and disciplines
- Considering the benefits of stakeholders, and improving the public interests within a free, healthy and competitive space
- Respecting cultural and intellectual properties of others
- Providing equal opportunities based on competency regardless of age, gender or race
- Appreciating teamwork and prioritizing organizational interests to individual and sectional ones
- Optimal preserving and using of tangible and intangible assets and resources of the company.

The significant point in all above-mentioned codes which is binding to be observed is the win-win-win relationship which means not only the both parties of a business should take each other's benefit into consideration, but also their agreement must preserve the interests of the country, people, and third parties.

Following significant development of Kayson Co. and its vast activities in all civil branches, it started establishing various professional groups within its own group for the purpose of more effective and efficient concentration in professional fields, and development of individual and organizational competencies. Gradually, the increased competency of professional groups in defining, designing, supplying and performing the appointed construction projects, and their optimum management in all fields of project management led Kayson to decide about such professional groups' independence in management and decision as subsidiaries.

As a consequence, Kayson Construction Co. was established as an independent housing and building company within Kayson Group. Therefore, over -40year-experience and capability of Kayson Co. in successful execution of housing and building projects due to employing efficient personnel, all instructions and existing processes of the mother company together with other applied methods in knowledge management division were totally transferred to Kayson Construction Co., though being always supported by Kayson Group. Successful accomplishment of more than 22000 residential units in Iran and over 20000 ones in overseas within 12 complete residential complexes including landscaping, infrastructural and structural utilities; as well as a variety of residential, official and trading projects in Kayson Group; acting in the fields of general contracting; participating in investment; constructing and operating various construction projects have all been performed in the best way. In addition, having employed Kayson Construction Co. appointed young talented individuals besides highly experienced technical and executive managers allowed Kayson Construction Co to provide engineering, contracting, financial, procurement, research and development services, and to implement modern technologies in construction industry.

In line with acting upon Kayson Group's values, policies, missions and code of business ethics; integral and effective management of its own projects, as well as attracting clients' satisfaction, Kayson Construction Co. designed and implemented a well-set organizational structure. Some significant divisions of such a structure that were designed and implemented according to priority matrix include:

- **R&D, and know-how management:** The specific attention paid by Kayson Construction Co. to development and taking advantage of modern technologies and methods in construction industry resulted in formation of R&D division in this company with the objectives of monitoring and researching modern technologies in the world, investigating the possibility of applying them in our company projects, transferring such technologies, and training them to other colleagues. Moreover, this division is also responsible for defining, designing, and directing the activities of know-how management process ranging from know-how identification to their transfer and improvement in the level of projects and the headquarter. The stated duties consist of publishing the required science and experience in the company and for similar companies. in written or implicitly.
- **Engineering Division:** Comprising of main sub-branches of architecture, civil, structure, mechanical and electrical utilities, this division is responsible for designing, engineering, building and optimizing of projects. The division shall also select appropriate technologies, unify various branches of designing, and recruit the required professional consultants. If required, this division also undertakes occasional and plant designing in the projects where Kayson Construction Co. only acts as project executive. Accreditation of technical individuals and technical offices to work in projects is another duty of this division. The most significant parameters in designing and engineering tasks are code requirements and clients' demands and expectations.
- **PMO:** The responsibilities of this division include: providing an integrated project management program; controlling integrity of EPC plans, controlling and confirming them as per requirements of Kayson Construction Co.; tracing, cooperating and ensuring the deployment of project management process; measuring its deployment condition in the company projects; controlling the scope and satisfying clients; measuring and controlling projects function in terms of time and expense; collaborating with claims management; completing projects; supervising the progress of project management plan from various aspects; and submitting periodic reports to managing director within approved frames for the purpose of making decisions.
- **Quality assurance Divisions:** One of the main issues that shall be observed in all Kayson subsidiaries is to consider quality. The quality policy in our company is beyond contractual limitations and in line with clients' satisfaction and Kayson's good reputation and credibility. Subsequently, quality assurance division of Kayson Construction Co. undertakes a number of duties such as prequalification of goods and services suppliers and giving the feedback to related divisions; selecting suppliers of laboratory and inspection services and evaluating their function; selecting and appointing technical inspection teams and companies; providing quality management program, testing and inspecting and methodology program of project quality management; cooperating with projects in organizing QA team; and providing control check lists and QA internal documents for projects.
- **Warehouse Division:** The responsibilities of this division include designing; equipping; deploying information, work process and office systems; stock taking; and closing inventories in Kayson Construction Co. projects. Due to the need for integrated function, all the activities of identification, classification, codification of projects goods and assets are done by houseware division together with Kayson Construction Co. headquarter according to the approved instructions and related standards.
- shall be done in accordance with approved instructions and relevant standards with cooperation
- **HSE Division:** As protecting health and safety of employees and other stakeholders of projects is so important for Kayson Group, formation of HSE division was highly prioritized by subsidiaries such as Kayson Construction Company. Some of the responsibilities of this division are as follows: Performing HSE Minimums Code; providing and conducting the programs for cultivating HSE culture and its training in the level of projects and the headquarter; obtaining, saving and updating HSE certificate; assisting HS division of projects in recording the statistics of some accidents such as occupational ones; providing reports and analyzing such accidents in order to avoid any similar reoccurrence.
- **Planning and Systems Division:** This division was established in the company in order to integrally deploy organization and management system in all organizational processes and to continually monitor the compliance of all divisions yield with programs. The main activities of this division include providing and updating operational strategy and programs of the company; providing and updating organization processes; providing and improving internal structure of all divisions; collecting performance indicators, and measuring effectiveness, and suggesting improvement methods; preparing and deploying quality management systems such as ISO 9001, ISO 45001, ISO 14001; as well as necessary recommendation and tracing to resolve the self-assessment and self-auditing non-compliance.
- **Operation Division:** Although all the aforesaid supporting divisions play vital roles in successful projects of Kayson Construction Co., the system acts imperfectly unless the operating division within sites act in a right way. Kayson Construction Co. takes advantage of experienced and well-trained personnel with modern knowledge in performing its projects. The effective and tight interaction between supporting official teams and operational teams in a project has always led to perfect performance of all projects of the company, and it is quite evident in quality, speed and cost of performing projects by this company. The project management system, particularly in mass housing, industrial and complicated projects has brought premium achievements for Kayson Group.

## CEO and Members of The Board

**Kamran Kiaie**
CEO and Chairman of the Board

**Hosein Kamarei**
نایب رئیس هیئت‌مدیره

**Ehsan Keyvanfar**
Member of the Board

**Reza Foroutan**
Member of the Board

**Mohammad Mehdi Farshchian**
Member of the Board

Progressive Integrated Management

Applying a advanced integrated management in key divisions of Kayson Construction Co., other staff departments, and project team resulted in extremely precious achievements in projects two of which are as follows:
Value Engineering: One of the most vital team activities done in any project as per its existing conditions is value engineering. For this purpose, a team comprising of client's representatives, consultant's representatives, executive staff, project manager, technical office staff, mangers and experts of Engineering, and R&D divisions first study the project comprehensively including its constructability during brainstorming session, and then optimize the project in terms of execution, cost, time, safety, quality, and other issues. So, all involved agents in the project including contractor consultant, client, and suppliers benefit from it.

Purchase Process: Since one of the main objectives in Kayson Co. is purchasing appropriate goods as per technical specifications of the project, and its stable quality from ordering to execution and installation at sites and delivery to clients, a complete and efficient process resulting from several years of experience was planned in this respect and is now applied in all projects of Kayson Construction Company. The process starts by purchase engineering division with determining and scrutinizing the specification of project commodities followed by specifying the required quantity and their authorized suppliers, and then providing a data sheet together with its appendixes per commodity. Warehouse division will allocate, a unique code according to the said data sheet (provided that the commodity was not defined earlier), and then procurement division will proceed to order and buy as per specifications and received program from PMO. The quality of the goods shall be confirmed by QA division prior to goods supply and also at the time of goods entry to the plant. However, in case the task performance takes long after supplying goods, QA shall also check and confirm the quality of goods in advance of applying any of them. In the event of market restriction and no possibility to meet the exact technical specifications of the considered goods at the time of supplying them, the case shall be immediately referred to engineering division of Kayson Construction Co. The latter will do a comprehensive study of the project, revise the planning and modify the technical specifications as per market conditions, and advise substitute commodity to all related divisions upon obtaining clients' confirmation.

# Residential Projects

# Project: 10,000 Residential units in Venezuela

**Client:** Ministry of housing of the Bolivarian Republic of Venezuela
**Project location:** Venezuela – Maturin (In Monagas state); Calabozo (In Guanico state); Acarigua (In Portuguesa state); San Carlos (in Cojedes state)
**Status:** Accomplished and under operation
**Starting date:** 2005
**Ending date:** 2009

## General description of the project

The project of constructing 10000 residential units in Venezuela within four residential complexes is the largest contract of exporting technical and engineering services in the history of our country, and is one of the largest and the most expeditious housing projects in the world.
The project consisting of designing and building over 10000 residential units in the form of -4storey-blocks with totally industrial methods, infrastructural facilities and auxiliary buildings such as schools, clinics, libraries and etc. within four separated -2500unit-complexes in four provinces of Venezuela was performed by Kayson Group based on EPC contract.
The said four sites is totally 210 hectares in area (differently per site ranging from the smallest 31 hectares to the largest 71 hectares).
Designing was done in a way that each block included -2bedroom or -3bedroom-units and were built with industrial method called "Cast-in-Situ Monolithic reinforced concrete Construction" system. Kayson Co. managed to achieve the high speed of building averagely 10 residential units per day in this project by applying the modern science of project management, advanced coordination and management of material, man force, machinery and caste system. In addition to the said residential buildings, nearly 64000sqm of auxiliary buildings were also constructed in total.

## Scope of work

The project's scope of work includes designing, procurement and performance of the following:

- **Residential buildings:** 10000 Units in four complexes each containing about 2500 residential units of -4storey-blocks %66 of which were -3bedroom and the remaining %34 were -2bedroom. Designing was based on Venezuela climate and the building were performed according to 'Cast-in Situ Monolithic reinforced concrete' method.
- **Auxiliary buildings:** Besides residential units, all necessary auxiliary buildings were also built for each complex including schools in various grades of education, kindergarten, library, saloons, outdoor courts and etc.
- **Infrastructural facilities and landscaping:** All networks of gas and water supply, sewerage, surface water collection from complexes, power and telephone wiring, lightening of complexes, landscaping, streets, parking lots, and green space were performed.
- **Designing:** Residential and auxiliary buildings design was perfectly done in Iran according to Venezuelan norms, standards and local codes and compatible with climatic and local conditions of each considered province, and approved by local authorities and ministry of housing and urbanization of Venezuela.
- **Logistics:** The project's required materials were mainly supplied from Venezuela and its neighboring countries. But the required casts for the project were provided in Iran due to our concern about accurate quality assurance of materials and geometric parameters, and then were packaged with a strong logistic management and shipped to Venezuelan site for delivery. The same was done for the goods or materials not available in that region.

## Project Statistics

| | |
|---|---|
| Gross Floor area of residential units | 925,000 m2 |
| Gross Floor area of side buildings | 65,000 m2 |
| Earth work | 2,000,000 m3 |
| Street area | 350,000 m2 |
| Open parking lots | 155,000 m2 |
| Sewerage network | 98,000 m |
| Surface water collection network | 105,000 m |
| Water distribution network | 62,000 m |
| Telephone lines | m 85,000 |
| Power cabling network | 1,000,000 m |
| Gas network | 35,000 m |
| Final smoothing | 385,000 m |
| Final landscaping (Streets, parking's, final smoothing and green space) | 1,210,000 m2 |

# project: Parand New City 16,080 Residential Units

**Client:** Parand New City Development Co.
**Financing method:** Bank Maskan and applicants' cash contribution
**Location:** Phase 6, Parand New City, Tehran
**Status:** Under delivery of the last phase to applicants
**Starting date:** 2011
**Number of delivered units in phase 1:**3,120 (Till the end of 2015)
**Number of delivered units in phase 2:**3,280 (Till the end of 2017)
**Number of delivered units in phase 3:**4,880 (Till October 2022)
**Number of units under delivery:** 4,800

## General Description

Parand Project of 16,080 residential units was performed as the largest mass housing project in Iran with "Cast in Situ Monolithic reinforced concrete" system. The layout of residential units was so designed that all required infrastructures and welfare facilities of a residential complex could be established in this mega project.
The project consists of building 16080 residential units within 402 blocks of 40 units each, in the form of two -20unit-detached semi-blocks with a median structure of stairs. Each semi-block consists of five floors with four units in each, constructed with a fully industrial method.
However, the blocks are of two different types with various sets of three, two, and one bedroom.
Besides residential units, there are infrastructural facilities, connecting routes, and landscaping in the scope of this project's work.
The total area of this residential complex is 203 Hectares, 150 Hectares of which is allocated to residential units and relevant landscape. The residential units were designed in two types of 2 and 3 bedrooms with industrial 'Cast in Situ Monolithic reinforced concrete' method.
The advanced project management in construction planning and taking advantage of the best cast, material and man force resulted in high expedition in the stage of civil execution to the extent that over 64 residential units were built per day and night.

The project's infrastructure preparation and supply including construction of access road, and entire and integrated performance and supply of infrastructural facilities. However, the governing economic conditions in this project arising from the type of tripartite agreement and reliance on cash contribution of applicants at final steps of construction resulted in the accomplishment of residential units to be fulfilled several phases.

## Scope of Work

Scope of work includes designing, procurement and performance of the following:

- **Constructing residential units:** 16,080 Residential units all built in -5storey blocks. %25 of total units were -3bedroom, %63 were -2bedroom, and the remaining %12 were -1bedroom.
- **Landscaping and infrastructural facilities:** Designing, building, and constructing urban infrastructures such as civil, surface water collection, infrastructural facilities such as sewerage, water distribution, power electricity, and lighting electricity advised to Kayson Group within separate contracts.
- **Designing:** All engineering services such as designing architecture, civil, mechanical and electric facilities, infrastructural facilities, landscape, access roads, and generally all required designing by Kayson or by its management in an outsource method simultaneously with project performance.

## Project Statistics

| | |
|---|---|
| Gross floor area of residential units | 1,490,000 m2 |
| Earth work | 2,000,000 m3 |
| Streets and open parking's area | 490,000 m2 |
| Reinforcing | 42,500 Tons |
| Concrete | 520,000 m |
| Sewerage network | 16,683 m |
| Water supply network | 29,985 m |
| Power and lighting network | 240,000 m |

## project: Kermanshah 4,920 Residential Units

**Client:** Ministry of Housing and urbanization in Kermanshah
**Financing method:** Bank Maskan and applicants
**Location:** Dolatabad neighborhood, Kermanshah
**Status:** Accomplished and under exploitation
**Starting date:** 2010
**Ending date:** 2014

### General Description

Kermanshah residential project was built in an area of about 42 hectares in the form of a residential complex which is one of the fastest housing projects in Iran. There are 4920 in the projects that were built in the form of 246 five- floor apartment blocks with four flats per floor. The land for four parts was allotted in early step of the task, but the land for the fifth part was allotted afterwards. Various zones of 80 ,60 ,40 and 100 apartments (In the form of 4 ,3 ,2 and -5block) were designed and built based on the number of building blocks located in alignment.
Residential units were designed as -2bedroom apartments and constructed with 'cast-in-situ monolithic reinforced concrete' method. The entire blocks of this project were performed typically and with uniform plan, facilities and civil. Each floor contains four -2bedroom uniform symmetrical apartments with 76m2 area each. The reason for uniform designing is the client's request and the need for high-speed designing, cast supply and performance.
The complex was so designed that allowed building and supplying all required welfare facilities and infrastructures. Besides residential units, the project scope of work included infrastructural facilities, access roads, and landscaping.

### Scope of Work

The scope of work of this project includes the following:

- **Building residential units:** 4,920 housing units in five different zones, each in -5storey apartment blocks containing four uniform two-bedroom units with 76m2 area each in every floor.
- **Landscaping and infrastructural facilities:** Designing and building urban infrastructures such as civil operation; surface water collection; infrastructure facilities including sewerage, water distribution, and power and lighting electricity which were advised to Kayson Co. within separate contracts.
- **Designing:** All engineering services such as designing architecture, civil, mechanical and electric facilities, infrastructural facilities, landscape, access roads, and generally all required designing which were performed by Kayson Co. or outsourced under the management of Kayson Co.

### Project Statistics

| | |
|---|---|
| Gross Floor area of housing unit | 458,000 m2 |
| Earth work | 400,000 m3 |
| Streets and open parking space | 81,000 m2 |
| Reinforcing | 13,000 Tons |
| Concrete | 150,000 m3 |
| Casting | 1,550,000 m2 |
| Metal work | 2,400 Tons |

# 10,008 Residential Units Project in Venezuela

**Client:** Ministry of Housing, Bolivarian Republic of Venezuela
**Location:** Venezuela, Barquisimeto Cities (Lara state), San Felipo (Yarakuy state), and Valencia (Carabobo state)
**Status:** Accomplished and under exploitation
**Starting date:** 2011
**Ending date:** 2014

## General Description

Building over 10000 residential units of -4storey apartment blocks with 'cast-in-situ monolithic reinforced concrete' method, together with infrastructural facilities and auxiliary buildings such as schools, clinics, libraries, and etc. within three townships in three different Venezuelan states and through an EPC contract. The area of each complex is 78 ,42 and 88 hectares respectively (208 hectares totally). Based on the designing, each block encompasses of two types of units of 2 and 3 bedrooms built with 'cast-in-situ monolithic reinforced concrete' method.
Duo to the former successful experience of Kayson Co. in Venezuela and familiarity with the conditions of that country, the new project was performed with better quality, less cost, and higher speed.
Besides residential buildings, nearly 60000 m2 area of auxiliary buildings were also constructed which resulted in their relative independence in regard with the requirements of complexes.

## Scope of Work

The scope of work designing procurement and performance of the following:

- **Residential buildings:** 10008 Units in three township complexes consisting 3,456 ,2,520 and 4,032 units in the form of -4storey apartment blocks %66 of which we three and %34 were two-bedroom. Designing was based on climatic conditions of Venezuela and buildings were constructed with 'cast-with-situ-monolithic reinforced concrete' method.
- **auxiliary buildings :** To improve public welfare, all side buildings were constructed within an area of 60000m2 in the total three complexes in beside residential ones including schools in various educational grades, kindergarten, library, gym, outdoor sport courts and etc.
- **Infrastructures and landscaping:** The entire networks of gas supply; water; surface water collection; sewerage; telephone/ electricity/and lighting network of each complex surrounding; streets, parking and green spaces were constructed.
  **Designing:**The designing of buildings was perfectly done in Iran according to the norms, standards and local Codes of Venezuela and proper with climatic and local conditions of the related states, and then was confirmed by local authorities and Venezuelan Ministry of Housing and Urbanization.
- **Logistics:** The required materials for the project were mainly supplied from Venezuela and neighboring countries (if existed); otherwise, were supplied in Iran and shipped to the site of project. In addition, for more accurate quality assurance of all materials and geometrical parameters, the required casts were provided and made in Iran, and then packed, shipped and delivered to the site of project by taking advantage of previous project experience and an efficient logistic management.

**Project statistics:**

| | |
|---|---|
| Gross floor area of residential buildings | 927,000 m2 |
| Gross floor area of auxiliary buildings | 60,000 m2 |
| Earthwork | 1,700,000 m3 |
| Streets | 250,000 m2 |
| Open parking lots | 110,000 m2 |
| Sewerage network | 95,000 m |
| Surface water collection network | 92,000 m |
| Water distribution network | 51,000 m |
| Telephone lines | 55,000 m |
| Final landscaping (surface of streets, parking's, final smoothing and green space) | 1,200,000 m2 |

## project: Parand 552 Residential-Units

**Client:** Kayson (Investor)
**Contractor:** Etehad Omran Pars (Kayson's Subsidiary)
**Partners:** Housing Investment Co. and Dashtsazan Co.
**Location:** Phase Zero, New Parand City, Tehran
**Status:** Completed and under exploration
**Starting date:** 2003
**Ending date:** 2006

### General Description

Parand -552unit complex was constructed in an area of 50,000m2 beside the access road of Parand New City with Imam Khomeini International Airport with 'Cast in Situ Monolithic reinforced concrete' method.
The main goal in designing this project was to create a kind of residential complex that would be known as a role model for mass housing where the core of attention is human beings and their welfare. As a result, in the designing of this project some issues were accurately taken into consideration such as proper layout of units; diverse architecture; a mixture of indoor, outdoor and semi-open spaces in the whole complex; proper views; private space; green space design in a way that residential units are surrounded by a ground of garden.
Considering energy principles, and acoustic and thermal insulation is among other influential factors in designing and building this complex. For instance, an appropriate acoustic insulation was performed in units' floor to prevent transfer of knocking and beating sounds.
The other advantages of this complex include indoor parking; earthquake and other natural disasters resistant reinforced concrete structure; double wall partition; facings insulation, package unit for supplying hot water and heating, and observing all standards for civil engineering, mechanical and electric facilities.

### Scope of work

Designing and construction of a -552unit residential complex consisting of 2 ,1 and 3 –bedroom apartments with "cast-in-situ monolithic reinforced concrete" method.
All essentials of these buildings such as parking, cooling and heating system, kitchen sink and cabinets and etc. were included in the scope of work.

# Project: Arak 2,392 Residential-Units

**Client:** Province Road and Urbanization Administration
**Financing method:** Bank Maskan and applicants' cash contribution
**Superving consultant:** Ista Gooya Co.
**Location:** Arak
**Status:** Under construction
**Starting date:** 2022

### General Description

This Project comprised of 3,922 residential units within twenty-three -15storey blocks (1- floor for parking, ground floor, facilities and common areas, and 13 residential floors).

### Scope of Work

Performing earthwork; reinforcing; casting and concreting foundation, walls and ceilings; and performing all architectural operations; mechanical and electric facilities of blocks. For the purpose of expedition in this project, large panel and table form casting system was applied.

### Project Statistics

| | |
|---|---|
| Excavation | 31,000 m3 |
| Reinforcement | 16,500 Tons |
| Casting | 1,022,350 m2 |
| Concreting | 184,160 m3 |
| Block work | 237,000 m2 |
| Tessellation | 41,400 m2 |
| Tile work | 286,350 m2 |
| Stone work | 60,000 m2 |
| Painting | 770,500 m2 |
| Dropped ceiling | 105,800 m2 |
| Various doors | 18,000 number |
| Various windows | 8,000 number |


Arak 2,392-Residential-Units Project

# Project: Niatous Paradise Tower Concrete Structure

**Client:** Sahiholnasab Engineering Group
**Financing method:** Client's financial resource
**Location:** Fereshteh Avenue, Elahieh-Tehran
**Status:** Completed
**Starting date:** 2020
**Ending date:** 2022

## General Description

Niatous Paradise Residential Complex is located in a land with 1,006m2 area with total floor area of 65,000m2 in Fereshteh area of Tehran. This complex was constructed in 31 floors (including 25 residential floors on the ground floor and 5 underground floors) consisting of 60 residential units (ranging from 350 to 2,000m2) and 460 parking lots. Kayson Co. started its activity as a contractor of concrete structures in this project since August 2021.
To enhance the quality and expedite casting and concreting, a system of Table casting and placing Boom were applied in this project. Due to its fast and controllable function, Placing Boom is a highly applicable device in performing robust concrete buildings. This robust concrete project is performed with core wall method by making RC lines in ceilings for their partitioning.

## Scope of Work

Complete performance of concrete skeleton including reinforcing, casting, and concreting the foundation, protecting walls, shear core, pillars, ceilings and ramps within 31 floors.

## Project Statistics

| | |
|---|---|
| Reinforcement | 7,800 Tons |
| Concreting | 40,000 m3 |
| Casting | 130,000 m2 |

# project: Shar Concrete Structure

**Client:** Maskan Jonoob Investment Co.
**Financing method:** barter client's internal funds
**Location:** Sadra new city, Shiraz
**Status:** accomplished
**Starting date:** 2020
**Ending date:** 2023

### General Description

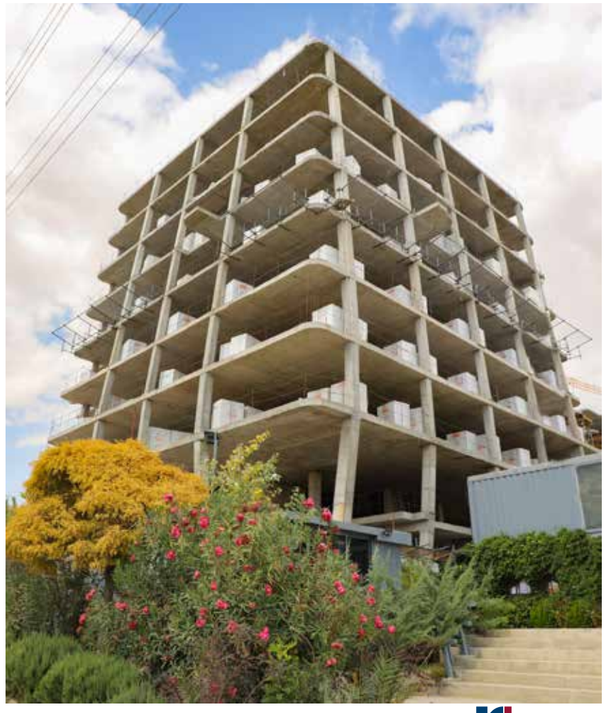
Following prominent experience of Kayson Co. in constructing concrete buildings, the supply and construction of Shar Concrete Structure of Sadra-Shiraz was assigned to this company.
The scope of work includes supplying materials and constructing the structure of two -9floor twin blocks together with a bridge between blocks.
The first three floors of all blocks are joint corridors with business occupancy which give a unique character to the building together with linking bridges between blocks.

### Scope of Work

Complete construction of concrete structure including reinforcing, casting, and concreting the foundation, protecting walls, shear walls, pillars and ceilings of two twin blocks of 8 and 9 floors.

### Project Statistics

| | |
|---|---|
| Total floor area of the project | 33,500 m2 |
| Site area | 14,000 m2 |
| Concreting | 17,000 m3 |
| Reinforcing | 7,800 Tons |



# Project: Paradis New City 264-Residential Units

**Client:** Paradis New City Development Company
**Financing method:** Cash-Bank Maskan and applicants' cash contribution
**Location:** Phase 9 -Pardis New City -Tehran
**Starting date:** 2020

## General Description

Paradis -264Residential units project is one of the Ministry of Road and Urbanization's Projects of "National Action of Housing Supply" constructed by Kayson Co. from August 2020 in Phase 9 of Pardis New City in line with contribution with supplying citizens' housing.
This project consists of constructing completely three blocks with 88 units with concrete structure and block joint slab including rough work and finishing, as well as landscaping in an area of 12,000m2 with floor area of 38000m2.
All the three blocks were designed in 11 floors 8 of which as residential and the remaining three as parking lots. The units were designed in the form of -2bedroom.

## Scope of Work

- **Constructing residential buildings:** 264 residential units all constructed within -11floor blocks. Parking is located in the ground, first and second floors. The remain floors each have 11 residential apartments.
- **Landscaping and infrastructural facilities:** Designing and constructing urban infrastructures and access roads.

## Project Statistics

| | |
|---|---|
| Earthwork | 126,000 m3 |
| Landscape area | 10,000 m2 |
| Reinforcement | 550 Tons |
| Concreting | 4279/62 m3 |
| Brickwork | 2,140 m3 |
| Tilework | 7,000 m2 |
| Plaque stone | 2,800 m2 |
| Stepped ceiling | 1,800 m2 |

# Non-Residential Project

# Prilesie Logistic center and Warehouses

**Client:** Prilesie Company (Subsidiary of Kayson in Belarus)
**Type of contract:** Investment and execution
**Location:** Prilesie Area (9 Km to Minsk)-Belarus
**Status:** Accomplished in various phases of execution and under exploitation
**Starting date:** 2010
**Ending date:** 2014

## General Description

In order to develop logistic centers in Europe, Belarus government started the comprehensive development program of its logistic centers by constructing the first modern logistic center of Belarus in its capital city. As one of the most leading Iranian companies in export of technical and engineering services, Kayson Co. undertook this robust project which is one of the most important national projects of Belarus. Kayson Co. managed to execute this giant project through several years of attempt, and comprehensive studies as well.

Locating at 9Km to Minsk in an area named Prilesie, this center is in neighborhood of two main trans-European transportation highways near Minsk, and using free zone lands beside Shabani Industrial Zone resulted in a unique and strategic geographical status for this project. Prilesie logistic center project was constructed in an area of 80 hectares at intersection of M1 highway (European corridor No.2 of Berlin-Moscow) and M4 highway (Klaiped-Odesa). The east-west corridor or M1 passes through Berlin, Warsaw, Minsk and Moscow, and is the largest European loading corridor of east-west road.

The warehouses of this complex were designed and performed based on the climatic conditions of the area with the best world class quality and unique features, and is now under operation.

The warehouses of this complex were designed and performed with the best world class quality with unique features and is now under operation.

## Scope of Work

- **Class A indoor warehouses:** Over 200000m2 of indoor warehouse space in Prilesie Complex.
- **Landscaping and other activities:** As Prilesie logistic center should encompass all transportation components, services and main buildings like a township, a vast range of civil and infrastructural operations were designed and performed therein. The operations include layout, landscaping, green space, access roads (inside and outside the complex), surface water collection and transfer systems, sewerage system, water supply (hygienic and fire extinguish), cabling, electricity and telephone transfer system and supporting many activities such as constructing buildings, surface water collection, street road making, open and indoor parking, and many other activities.

## Project Statistics

| | |
|---|---|
| Surface preparation including drainage and soil consolidation | 450,000 m2 |
| Site access roads from outside (M1 and M4 highways) | 20,000 m2 |
| Access roads inside the site | 79,800 m2 |
| Fencing | 3,000 m |
| Lighting | 6,650 m |
| Surface water collection system including grading, water distribution network, sump system, pumping system, faucets, and etc. | 450,000 m2 |
| Infrastructural facilities including water, sewerage, gas, electricity of the total complex | 450,000 m2 |
| Preparation of warehouses ground | 140,000 m2 |

# project: Tehran Chamber of Commerce Building

**Client:** Chamber of Commerce, Industries, Mining and Agriculture
**Financing method:** Cash client's internal funds
**Location:** Motahari Avenue, Tehran
**Status:** Accomplished and under exploitation
**Starting date of first and second contractors:** 2019-2018
**Ending date:** 2022

## General Project

The construction of this project was assigned to Kayson Co. within two contracts. The subject of contract 1 is designing and performing excavation, foundation and structure; and the subject of contract 2 is performing rough work, finishing, facility, testing and delivery.
Chamber of commerce project was performed in Tehran downtown with top-down method. The advantages of such a method include less soil replacement; faster execution; shorter time schedule with the likeliness of simultaneous performance of civil construction, architecture, facilities; the least inconvenience for neighbors and traffic; omitting the expenses of excavation guarding structure; and decreasing construction expenses by omitting temporary retaining structure.
The most modern technologies for designing and construction were applied in this project. Building information modeling technology (BMI) was applied during designing and construction that led to abundant positive outcomes.
Special designing principles were utilized in the project including façade central hanging including façade central hanging core as a symbol of commerce and economy's light up even at night, resembling a precious diamond in the deep of darkness.
Performing the first contract encompassing civil works led Kayson Company to achieve the country's best structure award in the 10th National Exhibition of Steel and Structure in 2019. Following the successful accomplishment of the first contract, Kayson Co. Signed the contract for the building completion including architecture and facilities.

## Scope of Work

- The scope of work of the first contract includes excavation, excavation stabilization, and civil construction.
- The scope of work of the second contract includes designing, procurement and performing the following: rough work, finishing, electric and mechanical facilities up to testing and delivery.
- The project floor area is 12,868m2.
- The project is comprised of 9 floors on the ground, ground floor, and 6 underground floors.

## Project Statistics

| | |
|---|---|
| Gross Floor area | 12,868 m2 |
| Steel structure | 1,837 Tons |
| Concreting | 6,000 m3 |
| Cable | 90,000 m |
| Facilities piping | 70,000 m |
| Air duct | 3,500 m2 |
| Tiles | 52,000 m2 |
| Curtain wall facade | 1,100 m2 |

# Atlas Plaza Concrete Structure Project

**Client:** Atlas Pars Star Project Co.
**Client's consultant:** Pardisan Saze Consulting Engineers Co.
**Designer's consultant:** HEERIM Korean Co.
**Location:** Abasabad hills-Tehran
**Status:** Accomplished
**Starting date:** 2014
**Ending date:** 2016

## General Description

Atlas Plaza multipurpose project was defined in an area of 7 hectares on Abasabad hills with the view to Taleqani Park. Its structure construction was assigned to Kayson Co. by Atlas Pars Star Co., a subsidiary of Iranian Atlas Construction Group (owned by Bank Ansar)

The trading center of this complex consists of several stores, restaurants, coffee shops, entertainment space and cinema site. Atlas Plaza Complex is surrounded by Shahid Haqani highway from north; Holy Defense Museum from south; Central Bank jewelry Museum (under construction) from east; and Park Taleqani from west, with a view to Modares highway.

This multi-purpose complex is located on the main entrance gate of Abasabad, the north most part of this touring region. The plentiful number of attractions around the complex and the giant Plaza inside it, easy access, linking with highway networks and taxi or bus terminals are among unique advantages of this complex.

As it was stipulated on the contract to maintain the same prominently status of concrete structure after its finishing, the perfect performance of this structure was precisely done. Therefore, besides submitting an accurate mix design (for its characterized strength beyond the normal limit), the external mold of Doga Co. containing plywood and adjustable Aluminum jacks were utilized. Moreover, post tensioned prestressed concrete was used due to high length of span, and placing boom was applied for concerting.

## Scope of Work

Kayson's scope of work as per the signed contract includes fulfilment of pile; excavation; drainage and insulation; leveling and tuning, earthing, lean concrete and foundation; concrete structure including pillars, walls, beams and ceilings; and other project related executive operations in the south west of the complex.

The building contains parking and trading floors all designed and constructed with unbounded prestressed form.
Although excavation stabilization had been performed with nailing and strand method before Kayson Co. entered into the contract, performance and fixing of dump proof course was done by Kayson in some parts of the building as required.

## Project Statistics

| | |
|---|---|
| Reinforcing | 8,300 Tons |
| Concreting | 103,600 m3 |
| Casting | 224,000 m2 |
| Project Floor area | 122,333 m2 |


## project: Iran Chamber of commerce Parking

**Client:** Iran Chamber of Commerce, Industries, Mines, and Agriculture
**Financing method:** Cash-client's internal founds
**Consultant:** Bavand Consulting Engineers
**Location:** Taleqani Avenue- Tehran
**Status:** Under construction
**Starting date:** 2021

### General Description

- Approximate floor area: 17200m2
- Floors application:
- Ground floor: open pace, roof garden, guard, power room
- First basement: Gym, reception, boil room, and facilities rooms
- Second to eighth basements: Parking and facilities
- Performance method: Top-down
- Structure system: Moment resisting frame
- Retaining system: Concrete retaining walls
- Substructure floor system: Concrete roof slabs
- Total number of floors: 8
- Equipped with parking smoke control system including supply fans, exhaust, sensors jet fan, panel board and control with fan coil and air handling unit
- Equipped with BMS system to control mechanical-electric subsystems
- Equipped with fire alarm system, emergency lighting, UPS, closed camera televisions (CCTV), smart parking management
- Axial fans with non-aluminum blades
- Utility centrifugal fans
- Linear and end section circulation pumps and sewage pumps

### Scope of Work

Constructing the structure, architecture and facilities of Iran chamber of commerce parking with an approximate floor area of 200.17m2, with top-Down method in the level ranging from-25.40 to +5.60

### Project Statistics

| | |
|---|---|
| Excavation | 68,000 m3 |
| Piling the main structure | 1,900 m |
| Consumed steel sheets and beam | 950 Tons |
| Consumed bar | 950 Tons |
| Consumed concrete | 10,000 m3 |
| Cabling | 112,000 m |
| Jet fan | 57 number |
| Lift | |
| Tile and stone | 17,000 m2 |

## project: Mashhad Jahan Mall Concrete Structure

**Client:** Khorshid e Derakhshan e Hashtom Toos Company
Financing method: Cash-client's internal found
**Location:** Janbaz Square, Mashhad
**Status:** Accomplished
**Starting date:** 2017
**Ending date:** 2020

### General Description

Mashhad Mall participative project is located in an area of 78,000m2 and approximate floor area of 620,000m3 at the corner of Sajad intersection (Khayam) with trading (mall) application, official tower, hotel and parking. The partner's share is 51% private sector and 49% Astan Ghods Razavi. In January 2018, Kayson Co. started its activities in this project as the contractor of constructing concrete structure.

### Scope of Work

Supplying materials (except reinforcement), complete construction of concrete structure for site A2 including foundation, two floors (beam, pillar, shear wall, slab), and three floors of retaining wall.

### Project Statistics

| | |
|---|---|
| Gross Floor area | 620,000 m2 |
| Casting | 126,000 m2 |
| Reinforcing | 14,000 Tons |
| Concreting | 95,000 m3 |

# project: Stabilization of the Court of Administrative Justice Building

**Client:** The Court of Administrative Justice
**Financing method:** Cash, client's internal found
**Location:** The Court of Administrative Justice Building-Tehran
**Status:** Accomplished
**Starting date:** 2020
**Ending date:** 2021

## General Description

This project contains two types of tasks: reinforcing the foundation of southern building, and stabilizing the northern structure. The significant items of this project include preserving safety in simultaneous executive operations and stabilization in a complex under exploitation; replacement and transfer management of electric and mechanical equipment while observing No-disturbance approach in the function of existing building.
This project had a great number of technical and executive complexities, and required simultaneous advanced design and performance management for a successful result. Therefore, contract management was of high importance in this project.

## Scope of Work

- Destruction of the existing bedding and excavation for the purpose of positional stabilization of the foundation in required parts;
- Destruction of the existing foundation including rebar planting, reinforcing, increasing foundation thickness and width in some parts;
- Replacing some equipment of boiler room and other electronic and mechanical facilities in case of interference with stabilization activities;
- Eart filling and renovation of flooring in destructed parts similarly with the existing architecture;
- Destruction of existing finishing and rough work in required parts for stabilization;
- Probable replacement of electric and mechanical equipment in destructed parts;
- Reinforcement of the existing structure including reinforcement of pillars, beams around panel zone; and adding brace in some spans;
- Renovation of replaced facilities in the destructed areas similarly with their original form.

## Project Statistics

| | |
|---|---|
| Gross Floor area | 11,400 m2 |
| Site area | 5,400 m2 |
| Foundation concrete | 1,000 m3 |
| Foundation excavation | 1,200 m2 |
| Flooring destruction | 2,000 m2 |
| Iron work for beams and pillars reinforcement | 210 Tons |
| Braces | 120 Tons |

# Project: Constructing Additional Floors for the Administrative Court of Justiceof Justice

**Client:** Administrative Court of Justice
**Financing method:** Cash-development budget
**Consultant:** Tarh e Noandishan Co.
**Location:** Administrative court of justice-Tehran
**Status:** Accomplished
**Starting date:** 2021
**Ending date:** 2023

## General Description

The project of adding floors of northern building of the Administrative Court of Justice was defined to supply about 5,000m2 new official space on the existing building from 11.5+ to + 32.5 level in five floors.

## Scope of Work

Required destruction for fitting the new structure to the existing one, full construction of steel structure, plus all operations of rough work, finishing, electric and mechanical facilities in 5 floors in the western and eastern half of northern building.

## Project Statistics

| | |
|---|---|
| Floor area | 5,000 m2 |
| Steel structure | 700 Tons |
| Steel deck | 53 Tons |
| Reinforcement | 46 Tons |
| Concreting | 650 m3 |
| Mechanical piping | 13,000 m |
| Cabling | 94,000 m |
| Façade work | 6,400 m2 |
| Dry wall (kenaf) | 38,000 m2 |

# project: Magnet Minsk Multi-function Complex

**Client:** Belpars Co.
**Type of contract:** Investment and construction
**Location:** Minsk-Belarus
**Status:** Pending for the purpose of investors identification and absorption
**Starting date:** 2018

## General Description

The initial idea for constructing a luxurious complex in Minsk was first offered by CEOS in Kayson Co. after introducing Belarus investment opportunities. The primary step was to consult with national and local authorities regarding requested projects and demands of their government. So, Belpars Company was registered in that country with the promise of their then government for financial support. Based on Minsk Municipality suggestions and our investigation, the multifunctional trading-official and residential project was selected as our target investment project in one of the north eastern areas in the vicinity of a main avenue of Minsk. Due to high significance of this project and the necessity to create a luxurious brilliant one, the most reputable international companies were appointed for conceptual designing.

The multifunctional Magnet Minsk Complex was developed in an area of 161000m2 in a land of 68000m2. The complex has particular technical, executive and exploitation complexities due to its four main occupancies including official, hotel trading and parking within overlapping buildings but with separate space. Magnet Minsk consists of two -11storey southern and northern towers, and the middle building which links the two towers. Their different occupancy includes:

- Official building
- Trade center, floored parking, super market, cinema and restaurant
- Hotel building

In terms of urban location, this building is situated in the intersection of Nezavisimosti (from north) and Kalinovski (from west) avenues in the city new district, 850 meters away from Belarus National Library building.

## Scope of Work

- Trading building incorporating hypermarket on the basement; trading units on the first and second floors; six separate cinemas and auxiliary service on the third floor. Children playground, chain restaurants, and sports space are other occupancy included in this complex.
- Next to this building, there are a quay and trading floored parking with approximate capacity of 1200 cars as well as the required area for visitors stop.
- On the south of the complex, the Five Star hotel is located in 11 floors with the capacity of about 260 residential units including lobby, restaurants, swimming pool and spa, gathering hall and nearly 100 parking lots.
- Situated in the north of the complex with 11 floors, the official building comprises of 90 European class A official units; bank; restaurants, and private parking with the capacity of about 200 cars.

## Project Statistics

| | |
|---|---|
| Project land | 67,000 m2 |
| Project Floor area | 161,000 m2 |
| Office area | 38,000 m2 |
| Trading area | 66,000 m2 |
| Hotel area | 35,000 m2 |
| Landscaping | 44,000 m2 |
| Parking space | 22,500 m2 |

# project: Representative Office Building of Construction Engineers Organization of Tehran Province, Andisheh City

**Client:** Construction Engineers organization of Tehran Province %15 of design and construction expense was supplied by Kayson Co.
**Location:** Andishe New City-Tehran Province
**Status:** Accomplished and under exploitation
**Starting date:** 2016
**Ending date:** 2018

## General Description

Representative office building of Tehran Construction Engineering Organization in Andisheh City is the pioneer in green construction confirmed by the Engineering Organization, and is a successful and effective model in the early path of optimum resource utilization and prevention of contamination and environmental destructive consequences.
The fundamental designing principles of this project were implementation of modern technologies to reduce energy consumption, and utilization of renewable energy. Some of the factors included in the designing of this project were outdoor official space for users' easier interaction; considering pause and break space for users and for visitors; flexibility of the space; visibility of facilities equipment and structural components of the building in order to promote green and modern technologies. The sustainable climatic design of this building was for the purpose of taking advantage of climatic conditions and environmental potentials such as maximum usage of sunshine, wind and earth. Some of the features of Andisheh green building are as follows:

- Proper supply of day light to minimize the heat of electric lighting source, and then to reduce cooling load
- High efficiency lighting electric devices (LED)
- Applying high efficiency air conditioning equipment such as VRF cooling system, condensing boiler, and heat recovery system
- Precast façade insulation
- Using typically coated glass for filtration of intake natural light, minimizing thermal waste, and controlling radiation
- Using Solar energy to generate consumable warm water
- Using Solar power to generate electricity
- Using Grey water system to reduce water consumption

## Scope of Work

Designing and constructing Tehran Representative Office Building of the Construction Engineering Organization in Andisheh City including building operations; electric and mechanical facilities, installing green elements in a -4storey building (basement-ground floor-and 2 floors on the ground) within an area of nearly 683m2 including official and parking; landscaping, commencement and delivery of a green model building.

### Project Statistics

| | |
|---|---|
| Floor area of the building | 683 m2 |
| Earthwork | 600 m3 |
| Reinforcing | 70 Tons |
| Concreting | 160 m3 |
| Structure load | 52 Tons |

# Project: Expansion of Kordenstan Barez Tire Factory

**Client:** Kordestan Barez Tire Co.
**Financing method:** Cash-client's internal funds
**Consultant:** Andishevarzan Sanat Jam Consulting Engineers Co.
**Location:** Dehgolan-Sanandaj
**Status:** Under construction
**Starting date:** 2023

## General Description

The subject of this project was to enhance the factory production capacity and to expand its service and welfare space. The approximate floor area of this project is 15,800m2 including construction of tire prefabrication buildings; tire warehouse; amphitheater; gym; change in administrative building; guarding; entrance portal; and access road.

## Scope of Work

Performing all structure work, architecture, and facilities as follows:

- Tire prefabrication building in an area of 3,450m2
- Tire storage building, eastern side corridor in an area of 9,300m2
- Amphitheatre and official building in an area of 1,100m2
- Gym and landscaping in an area of 1,400m2
- Portal and access roads

## Project Statistics

| | |
|---|---|
| Heavy steel work | 800 Tons |
| Light steel work | 116 Tons |
| Reinforcing | 100 Tons |
| Concreting | 2,730 m3 |

# project: I.R.I Central Bank Garden Museum

**Client:** CBI Construction Projects Executive Office
**Financing method:** Cash-client's internal funds
**Consultanc:** Sinam Consulting Engineers
**Location:** Abasabad-Tehran
**Status:** Under construction
**Starting date:** 2023

## General Description

CBI Garden Museum Project is located in an approximate area of 12 hectares in Abasabad land in Tehran. Kayson Co.'s activities in this project include execution of remaining civil work, structure, buildings, electric and mechanical facilities and landscaping.
Landscaping and green space was performed in southern side of the project in an approximate area of 32,000m2 (including 18,000m2 of hard area and buildings, and 15,000m2 of soft area and green space).

## Scope of Work

The vital executive headings of the project are as follows:

- Performance of the remaining facility works of blocks E, F, G, H, I.
- Building operation, and electric and mechanical facilities of the buildings and lands of the southern part including sewerage pumping station, glass storage, filter room of the southern waterscape, constructing waterscape of the southern side pond; green space, and etc.
- Buildings and lands out of the southern part including green house space; parking; garbage keeping and hauling; finishing the existing buildings and etc.

## Project Statistics

| | |
|---|---|
| Landscaping | 32,000 m2 |
| Earthwork | 92,000 m3 |
| Reinforcing | 750 Tons |
| Concreting | 17,000 m3 |
| Mechanical piping | 33,000 m |
| Various cabling | 80,000 m |
| VRF system | 115 Sets |
| Cisco informing networks system | 100 Billion Tomans |

# Project: Jomhuri Islami Pray Hall in the Holy Shrine of Imam Reza(A)

**Client:** The Holy Razavi(A) Shrine organization for construction and maintenance
**Financing method:** Cash - development budget
**Consultant:** Emarat Khorshid Architecture, Restoration, and Urbanization Consulting Engineers
**Location:** Bab al Javad Entrace, Holy Razavi Shrine, Mashhad
**Status:** Under construction
**Starting date:** 2023

## General Description

Construction of Jomhuri Islami prayhall is performed in an area of 13000m2 in the holy Razavi Shrine for the purpose of expanding the pray hall of the Holy Shrine and creating a space which allows pilgrimage of the roof top. This project is preformed over Behesht e Jomhuri graves in 1- floor beside important pilgrimage spaces and esteemed Razavi bed, as well as existing Islamic architectural shells in the courtyard.

## Scope of Work

- Destruction of southern shell and arcade; collecting some parts of 1- floor structure (Behest-e-Jomhuri);
- piling; destroying the buried part of concrete piers, micro piling, foundation and new piers;
- placing necessary crane and equipment; cutting and replacing the minaret to the new place;
- Performing the remaining structure in ground floor and roof top;
- Constructing a structural form on the pilgrimage roof top of the courtyard;
- Performing rough work, finishing, mechanical and electric facilities of the project;
- Performing ornamental layers on shells and ceilings (decorating the wooden ceiling with figures and wooden decoration);
- - Performing installation and facilities equipment

## Project Statistics

| | |
|---|---|
| Floor area | 13,000 m2 |
| Reinforcing | 1,150 Tons |
| Casting | 22,000 m2 |
| Concreting | 14,500 m3 |
| Heavy steel work | 500 Tons |
| Tiles and stones | 18,000 m2 |

## Sustainable Human Development

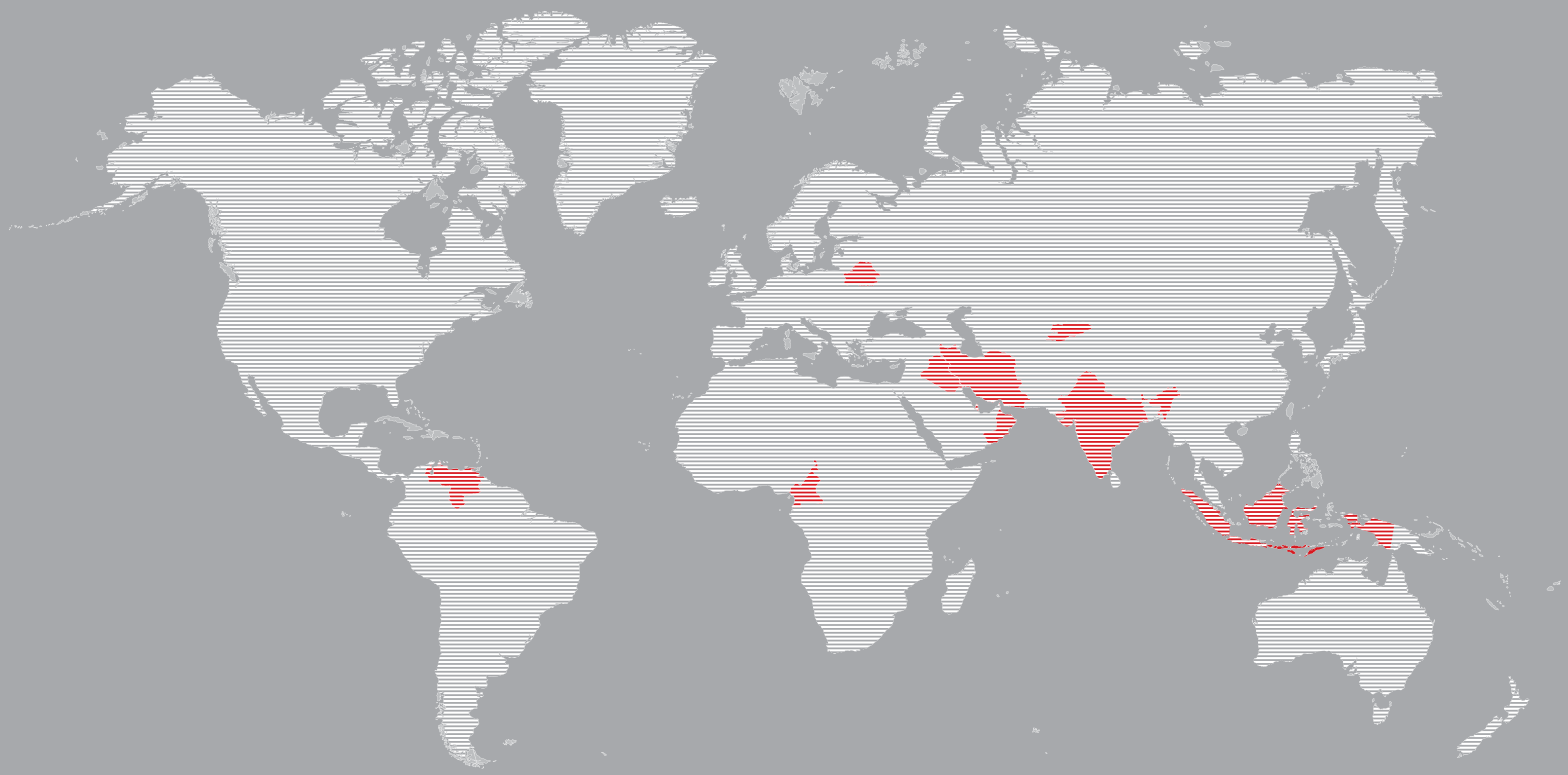
Sustainable Human Development is an approach based on deep emotional and moral sense of Iranian people that leads profit-oriented processes to human-oriented ones.

Sustainable Human Development is a lost responsibility amidst the haze of income and economy, a renowned responsibility rooted in historical ethics and emotion of Iranians, the people who love each other, rely on collective emotion, and avoid being drowned into the sea of loneliness.

Sustainable Human Development was established in 2009 in Kayson aiming at fulfilment of this lost responsibility. Kayson has ever since taken significant steps in this path with its project managers and employee's cooperation and sincerity within an environment filled with the fragrance of friendship. To achieve the said goal, Kayson Co. formed several workshops in the fields of building cultural-sports complexes; blood donation and stem cells; sports and health; travelling and touring and environmental sustainability in order to perform a variety of projects in the country and overseas. Accordingly, the statistics of Kayson's total activities in projects, head offices and subsidiaries reach over 2000 cases.

It is so important to pay particular attention to sustainable Human Development, to feel responsible for the people who work for you and the people whose place of residence you work in. It is essential to create an appropriate living environment and pleasant work place for your employees; and to empower local residents by training and recruiting them in projects. Besides, the quality of factory equipment, from offices to dormitories, reveals true respect for humans. Having institutionalized the Sustainable Human Development approach in Kayson Group, Kayson Construction Company has also been committed to this principle.

# Building a Better World for Generations

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تلفن: ۲۲۱۳۱۰۳۲ و ۲۴۸۰۱۰۰۰ (۲۱) ۹۸+

فکس: ۲۲۱۳۴۹۹۲ (۲۱) ۹۸+

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