

BLUEHAUS

a tp bennett company

Practice Profile

ABU DHABI | DUBAI | LEEDS | LONDON | MANCHESTER | MANILA | NEW YORK | RIYADH



Introducing TP Bennett Bluehaus

1921

Established in London

LLP

Structure

470

Total Team

2003

Established in the GCC

23

Years in GCC

78

GCC Team

Introducing TP Bennett Bluehaus

What we do

Public & private sector
Investor, developer &
occupier clients
New build, fit-out &
refurbishment
Listed building &
conservation
Delivery & BIM
Sustainable solutions

Our values

Connection
Trust
Excellence
Collaboration
Generosity

Sectors

Offices
Corporate interiors
Residential
Student accommodation
Education
Healthcare
Retail & leisure
Hotels, bars & restaurants
Public / Civic

Services

Architecture
Interior design
Masterplanning
Planning
Brief consultancy
Sustainability & wellness
Graphic design
Visualization



Our GCC and Asia Team

Leaders

The majority of our senior leadership team have worked together for more than 7 years at Bluehaus.

They drive their teams forward with a minimum of 15 years industry experience, and a minimum of 5 years Middle East experience.



Ben Corrigan
Founder & Principal Director



Adil Amin
Director of Interior Design



Imteaz Goolamhossen
Director of MEP Engineering



Noelle Halabi
Director of Architecture

Culture

Bluehaus started implementing Gallup tools in 2016 to measure engagement across our people whilst also providing a platform to share honest feedback & suggestions.

All team members undertake Gallup strengthsfinder as part of driving a culture of continuous learning and improvement, we strive to work to understand and enhance each team members core strengths and personalities.

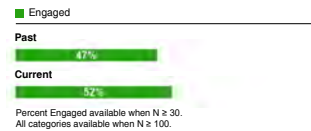
We also started implementing Gallup engagement surveys in 2016 and achieved our Gallup engagement goal of above the 'Grand Mean Percentile Rank' of 80' in 2020 (among 'The best in the world').

At Bluehaus we place enormous importance and focus on the well-being and happiness of our teams and people. we are very proud of our culture, this achievement and our wonderful team.

CURRENT



ENGAGEMENT INDEX



	Past Score (Respondents)	Change	Current Score (Respondents)	Gallup Database Percentile Rank
Q00 Overall Satisfaction How satisfied are you with your company as a place to work?	4.15 (40)	▲	4.29 (42)	90
Q01 Know What's Expected I know what is expected of me at work.	4.39 (41)	▼	4.30 (44)	43
Q02 Materials and Equipment I have the materials and equipment I need to do my work right.	4.12 (41)	▲	4.39 (44)	92
Q03 Opportunity to do Best At work, I have the opportunity to do what I do best every day.	4.23 (39)	▼	4.20 (44)	78
Q04 Recognition In the last seven days, I have received recognition or praise for doing good work.	3.79 (38)	▲	3.81 (43)	83
Q05 Cares About Me My supervisor or someone at work seems to care about me as a person.	4.23 (40)	▲	4.32 (44)	76
Q06 Development There is someone at work who encourages my development.	4.21 (38)	▼	4.18 (44)	89
Q07 Opinions Count At work, my opinions seem to count.	4.05 (41)	▼	3.68 (44)	47
Q08 Mission/Purpose The mission or purpose of my company makes me feel my job is important.	4.33 (40)	▼	4.12 (43)	65
Q09 Committed to Quality My colleagues are committed to doing quality work.	4.17 (41)	▼	4.02 (44)	43
Q10 Best Friend I have a best friend at work.	3.69 (36)	▲	3.93 (42)	88
Q11 Progress In the last six months, someone at work has talked to me about my progress.	3.44 (36)	▲	4.05 (43)	75
Q12 Learn and Grow This last year, I have had opportunities at work to learn and grow.	3.97 (38)	▲	4.14 (44)	74

GALLUP®

Cross-sector experience drives innovation



Corporate Interiors

Innovo Office, Dubai



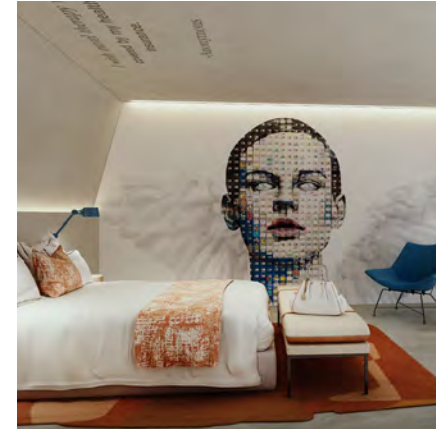
Mixed Use

Confidential Government HQ, Dubai



Leisure & Entertainment

Dubai Harbour Pier Club, Dubai



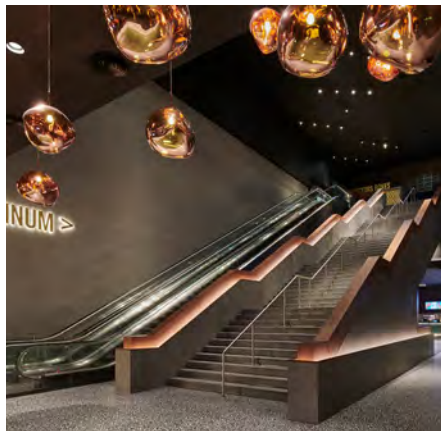
Hospitality

Airside Hotel, Abu Dhabi



Bars & Restaurants

Sushi Samba, Riyadh



Cinemas

Roxy, Dubai Hills



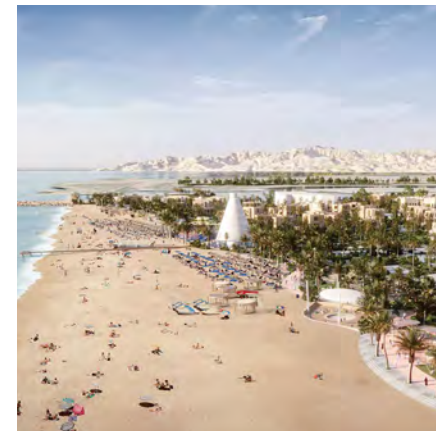
Heritage & Museums

Pearl Museum, Dubai



Retail

Pegasus Luxury Car Showroom, Dubai



Public Realm

Hamra Boardwalk, Ras Al Khaimah



Corporate

SHAMS, Sharjah

A global reach with 8 office locations



Care for our culture, people & community

45

Languages spoken



61% | 39% Leadership Team Gender Balance (M/F)

360°

Promote no ego, no blame culture

73

Work experience placements in 2025



50% | 50% Gender Balance (M/F)

35

Different nationalities



Committed to sustainable solutions

Carbon neutral

Practice pursuing innovative, sustainable and energy efficient design



We've defined our targets, and are scheduled to submit them to the SBTi in Q1 2026



Our targets align with UN Sustainable Development Goals

100%

Record in achieving desired sustainability accreditations (BREEAM, LEED, NABERS Fitwel)



Dedicated Sustainability Focus Group including 4 certified passivhaus designers



citi LEED & WELL (Platinum)
BREEAM (Outstanding)



OPEN SOCIETY FOUNDATIONS LEED (Gold)
& Fitwel (2 Stars)



MEPC NABERS (UK's first 5 star)
BREEAM (Outstanding)

Sustainability Certified Projects

Sustainability is central to our design approach. We apply best practice principles in every project, whether or not sustainability targets are formally required. We have a strong track record delivering workplace projects that achieve sustainability certification, notably;

Achieved

- Credit Suisse Office, Riyadh (LEED Gold)
- Accenture Office, Riyadh (LEED Silver - Id+C V.4.1)
- Dubai Chamber & Commerce Office (LEED Platinum)
- Siemens HQ, Abu Dhabi (LEED Platinum)
- Siemens HQ, Expo City Dubai (LEED Platinum)

Pursuing Currently

- Emirates Nbd HQ, Riyadh (LEED Platinum)
- Emirates Nbd HQ, Dubai (LEED Platinum)
- Accenture Office, One Za'abeel Dubai (LEED Silver Id+C V.4.1.)
- Tawazun Office, Abu Dhabi (LEED Gold and WELL Gold)

We work in collaboration with trusted sustainability consultants where LEED and WELL certification is sought.



Championing digital innovation & tech



Animations

Animations are essential in sharing the design experience with the Client. Using the coordinated BIM Model, it enables all project stakeholders to envision how the space will look upon completion.



Building Information Modelling

We've been utilising BIM in practice for over 15 years, integrating multidisciplinary design, coordination and data-driven project delivery to ensure accuracy, efficiency and seamless collaboration from concept through to construction.



Virtual Reality

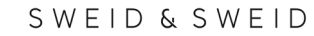
We utilise real-time render engines and Virtual Reality (VR) to create fully immersive environments. This technology is used to enhance our design process, while also allowing our clients to fully engage with our proposals for your project.



Artificial Intelligence

We embrace the latest advancements in AI with computational design. We use a combination of AI platforms and in-house developments to aid the design process or to increase efficiency and automation in multiple tasks across the practice.

Key Clients in the GCC



Clients and partners



Blue-chip clients include



Working with blue-chip developers including



Working with blue-chip occupiers including



wework



TikTok

Deutsche Bank

OPEN SOCIETY FOUNDATIONS

CREDIT SUISSE



citi



Investec

J&J

LLOYDS

inmarsat

CISCO

Expedia

Linklaters

PayPal

HM Revenue & Customs

BBC

AVIVA



HSBC

BARCLAYS

Meta

UBS

O₂

BlackRock



Spotify

skype

CHUBB

Google

Microsoft

J.P.Morgan



Tetra Pak



BANK OF AMERICA



SOCIETE GENERALE

BURBERRY



ORACLE

SONY

ESPORTS ENGINE

gsk GlaxoSmithKline



Award-winning design

2026

KSA Design ME Awards

Winner - Interior Design Firm of the Year

Winner - Commercial Project of the Year - Emirates NBD

Highly Commended - Interior Designer of the Year

BCO Regional Awards

Winner - Corporate Workplace - Deutsche Bank

Winner - Commercial Workspace - Stonecutter

Workplace Design Awards

Winner - Best Co-working/ Flexispace Design - Investec

2025

CID Awards Saudi

Winner - Best Architecture Firm, Bluehaus

CID Awards Saudi

Winner - Best Concept Office - Qiddiya & Seven HQ

Design ME Awards

Winner - Best Commercial Project of the Year - Dubai

Holdings Experience Workspace

Workspace Awards

Winner - Office Wellness Project of the Year

AJ Architecture Awards

Winner - Over £50m housing category - Gascoigne West Phase 2

Archello Awards

Winner - Office Building of the Year, High Rise Tower,

Public Vote Winner - Stonecutter

Northern Design Awards

Winner - Interior Design Practice

Winner - Landmark Office of the Year - BT, New Bailey

British Homes Awards

Winner - Affordable Homes - Gascoigne West Phase 2

BCO National Awards

Winner - Best Fit out of Workplace - Capital Group

BCO Regional Awards

Winner - Corporate Workplace - EdCity

Winner - Refurbished/Recycled Workspace Award - Aurora, Glasgow

Winner - ESG Award - Aurora, Glasgow

Insider North West Residential Awards

Winner - Social Housing Development of the Year - Moston Campus

2024

KSA Design ME Awards

Winner - Restaurant Design of the Year - Sushi Samba

CID Awards MENA

Winner - Interior Design Concept of the Year

Arabian Property Awards London

Winner - Best Office Interior

Workspace Awards

Winner - Office Design Team of the Year

London Design Awards

Silver Winner - Office Interior Design - Tetra Pak

Tokyo, Beijing & Warsaw

Winner - Corporate & Commercial Interior design - Marsh McLennan

UK Housing Awards

Winner - Neighbourhood Transformation - Gascoigne West Phase 2

Mix North Awards

Winner - Design Practice of the Year

Winner - Project of the Year, Workplace Interiors

5-15k sq ft - Canonical, London

Northern Design Awards

Winner - Interior Design - Social Space £1m - 12

Wellington Place Lounge

FX Awards

Winner - UK Workspace Environment - Capital Group

Building Better Healthcare Awards

Highly Commended - Best Mental Health/Dementia Care Development - 18 Mole Business Park

Property Week ESG Edge Awards

Winner - New-Build Large Project of the Year - 11 & 12 Wellington Place

BCO National Awards

Highly Commended - Best Fit out Workplace - BP, London

Building Awards

Winner - Housing Project of the Year - Marylebone Square

British Construction Industry Awards

Winner - Residential Project of the Year - Marylebone Square

Schüco Excellence Awards

Winner - Refurbishment & Adaptive Reuse

Overall Winner - Parcels Building

RIBA London Awards

Winner - Parcels Building

BCO Regional Awards

Winner - Fit out of Workplace - BP, London

2023

Surge ME Awards

Winner - Overall Competition

AJ Architecture Awards

Winner - Refurbishment of the Year - Parcels Building

Northern Design Awards

Winner - Commercial Build - 11 & 12 Wellington Place

Leeds Society of Architects Awards

Winner - Sustainability Award - 11 & 12 Wellington Place

Yorkshire Property Awards

Winner - Commercial Development - 11 & 12 Wellington Place

BCO Northern Awards

Highly Commended - EE, Tyneside

Schüco Excellence Awards

Winner - Major Project - 11 & 12 Wellington Place

AJ100 Awards

Highly Commended - ADLib

Manchester Society Architects

Winner - Commercial/Built - 11 & 12 Wellington Place

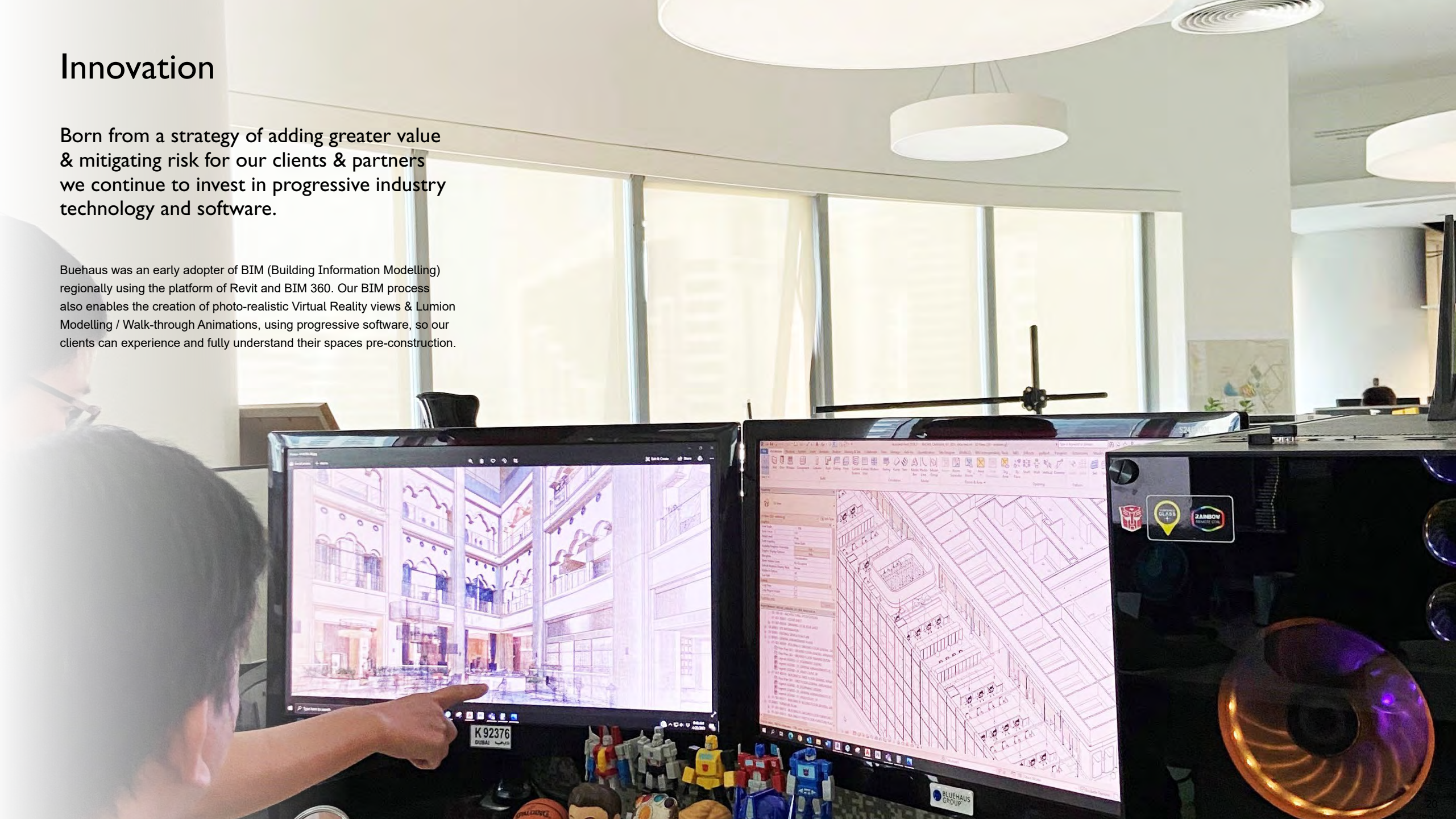
Yorkshire Commercial Real Estate Awards

Winner - ESG Excellence - 11 & 12 Wellington Place

Innovation

Born from a strategy of adding greater value & mitigating risk for our clients & partners we continue to invest in progressive industry technology and software.

Buehaus was an early adopter of BIM (Building Information Modelling) regionally using the platform of Revit and BIM 360. Our BIM process also enables the creation of photo-realistic Virtual Reality views & Lumion Modelling / Walk-through Animations, using progressive software, so our clients can experience and fully understand their spaces pre-construction.



Sectors

1

Workplace
Experience



2

Leisure &
Entertainment



3

Hospitality
Experience



4

Restaurants & Bars
Experience



5

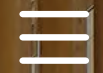
Residential
Experience



6

Retail
Experience





Workplace Experience

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Confidential Banking HQ



Riyadh, KSA
100,000 sq ft
Interior design & MEP Engineering
Client: Confidential

PIF Cobuilder 2, KAFD



Riyadh, KSA

106,000 sqft

LDC, ID & MEP

Client: Public Investment Fund

The Executive Centre, KAFD



Riyadh, KSA

70,000 sqft

LDC, ID & MEP

Client: The Executive Centre

Dubai Municipality HQ



Dubai, UAE

20,000 sqm

Interior Design & MEP Engineering

Client: Dubai Municipality

du HQ, Dubai



Dubai Hills, Dubai
120,500 sqft
LDC, ID & MEP
Client: Du telecoms



Dubai Hills, Business Park, UAE

120,500 sq ft

Lead Design Consultancy, Interior Design & MEP Engineering

Client: du

The Founding Fathers Office



The Founding Fathers Office, Abu Dhabi, UAE

130,000 sq ft

New Office LDC, Interior Design & MEP Engineering

Client: Ministry of Presidential Affairs

Dubai Islamic Bank



Deira, Dubai, UAE

180,000 sq ft / 13 floors

Interior Design

Client: Dubai Islamic Bank

Capital Group



1 Paddington Square, London

222,000 sq ft

Lead designer RIBA stages 0-6 (including workplace strategy) Cat A & B fit-out from new build shell & core with base build modifications (TRMs)

DIFC Fund Centre



DIFC Fund Centre
LDC, Interior Design & MEP Engineering
CLIENT: DIFC

Firmenich Regional HQ & Laboratories



Dubai Science Park, UAE

3,000 sqm

LDC, Interior Design & MEP Engineering

Client: Firmenich

Saudi National Bank



Riyadh, Saudi Arabia

210,000 sq ft

New HQ – Interior Design & MEP Engineering

Client: Saudi National Bank

Deutsche Bank



21 Moorfields, London

550,000 sq ft

New HQ building with office & trading functions, staff restaurant, wellness & fitness amenity, client meeting suite & auditorium

King & Spalding

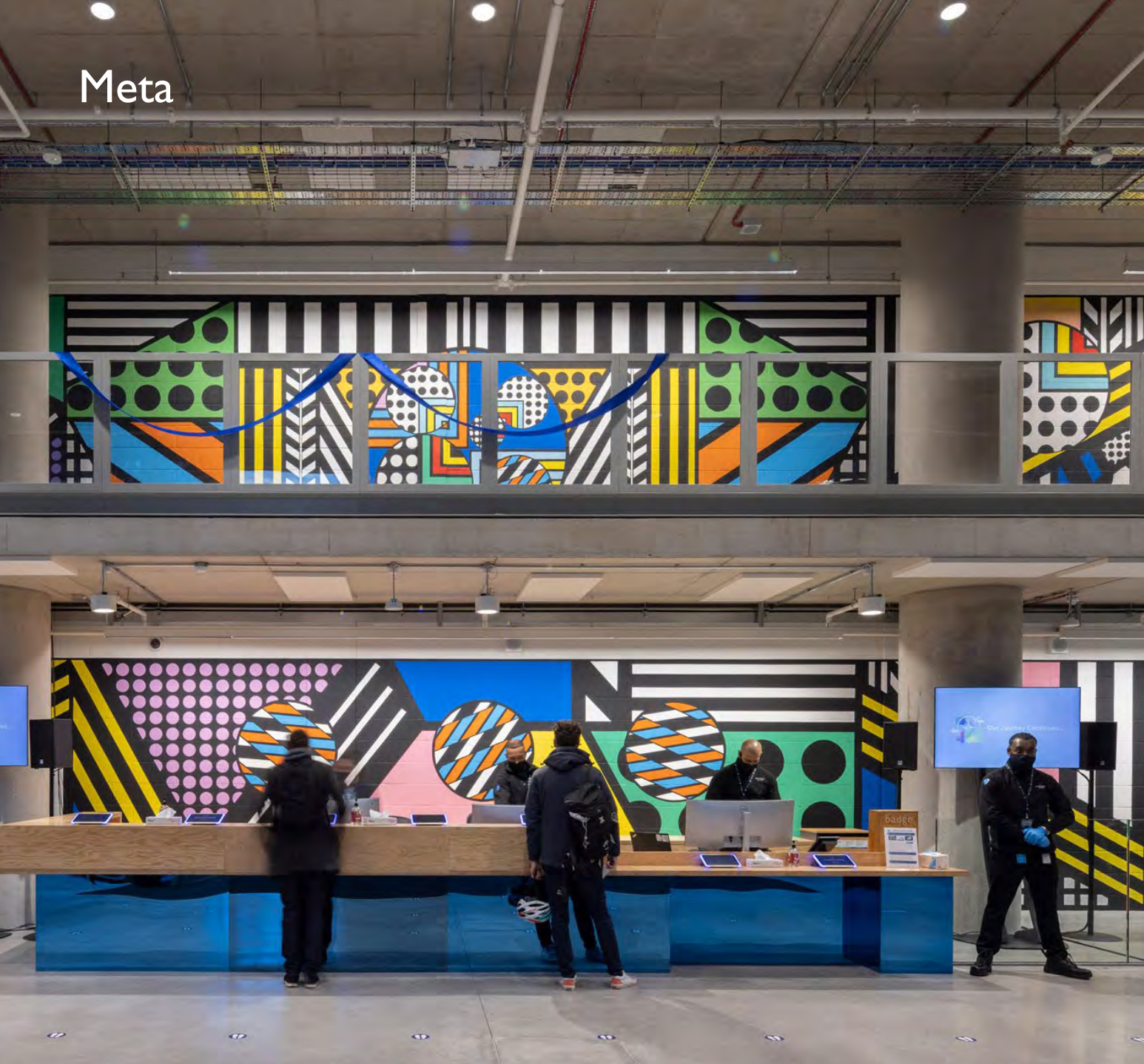


1290 6th Avenue, NY, New York

175,000 sq ft

A four-storey stack with conference center, multifunction space & internal employee hub

Meta



Brock Street, Kings Cross & Rathbone Place, London

35,000 – 600,000 sq ft

Technical due diligence, transaction support (HoTs & AfL), design development & delivery

British Council for Offices London Awards 2019 – Best Corporate Workplace (Winner)

Bank of New York



160 Queen Victoria Street, London

300,000 sq ft

Workplace strategy, interior design

Client: Bank of New York

Bank of America



Rue la Boetie, Paris

86,000 sq ft

Interior design

Client: Bank of America

Ministry of Economy & Planning



Riyadh, Saudi Arabia

180,000 sq ft

Office Renovation - Interior Design

Client: Ministry of Economy & Planning Workplace

Mixed-use Academy Campus



Abu Dhabi, UAE

50,000 sqm

Interior Design

Confidential Government Client

Global Law Firm



40 Leadenhall, London

380,000 sq ft

**Basebuild monitoring, workplace strategy, interior design & fit-out
(RIBA 0-7)**

JP Morgan



Riyadh
20,300 sq ft
Interior Design
Client: JP Morgan

BP



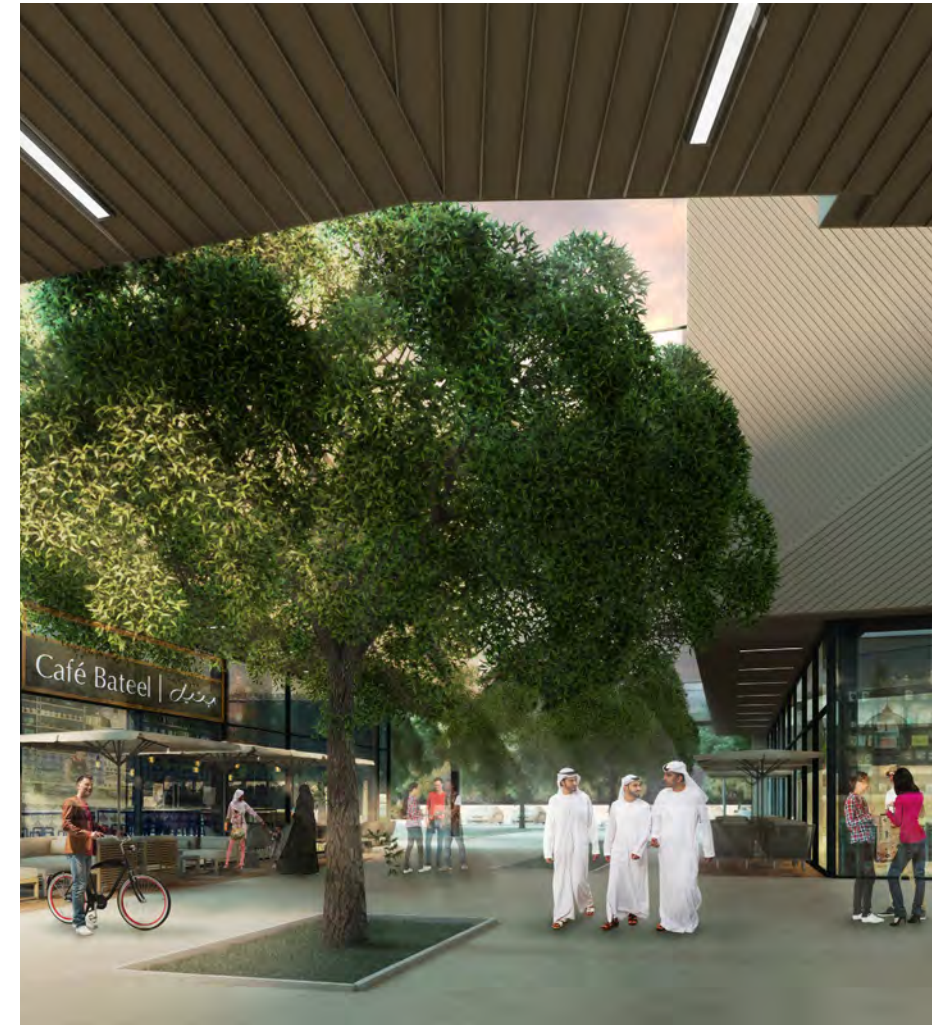
Cargo Building, 25 North Colonnade, London

204,000 sq ft

Workplace strategy for fully agile, interior design & technical delivery

Client: BP

Sharjah Media City



Sharjah, UAE

6,000 sqm

The first three buildings served as a mock-up for the 1M sqm masterplan

Architectural Lead Consultants and MEP Engineers

Client: SHAM

Pearson



221 River Street, Hoboken, New York

40,000 sq ft

Interior design

Client: Pearson

William Blair



22 Bishopsgate, London

65,000 sq ft

Technical due diligence, building search & selection, workplace strategy, interior design

77 Grosvenor Street



Mayfair, London, UK
80,000 sq ft
Interior Design
Client: Brookfield

Innovo



Dubai Hills, UAE

20,100 sq ft

Interior Design & MEP Engineering

Client: Innovo

HSBC



King Abdullah Financial District, Riyadh

35,000 sq ft

Workplace strategy, interior design

Client: HSBC

Smart Dubai Government



Dubai Design District, UAE

4 Floors

Interior Design & MEP Engineering

Client: Smart Dubai Government

Chanel



Dubai Design District, UAE

10,900 sq ft

Interior Design & MEP Engineering

Client: Chanel

Salama bint Hamdan al Nahyan Foundation



Abu Dhabi, UAE

10,500 sq ft

Interior Design & MEP Engineering

Client: Salama bint Hamdan al Nahyan Foundation

Deutsche Bank



21 Moorfields, London

550,000 sq ft

Workplace strategy, interior design

Client: Deutsche Bank

The Government of Dubai Media Office



Dubai, UAE

40,000 sq ft

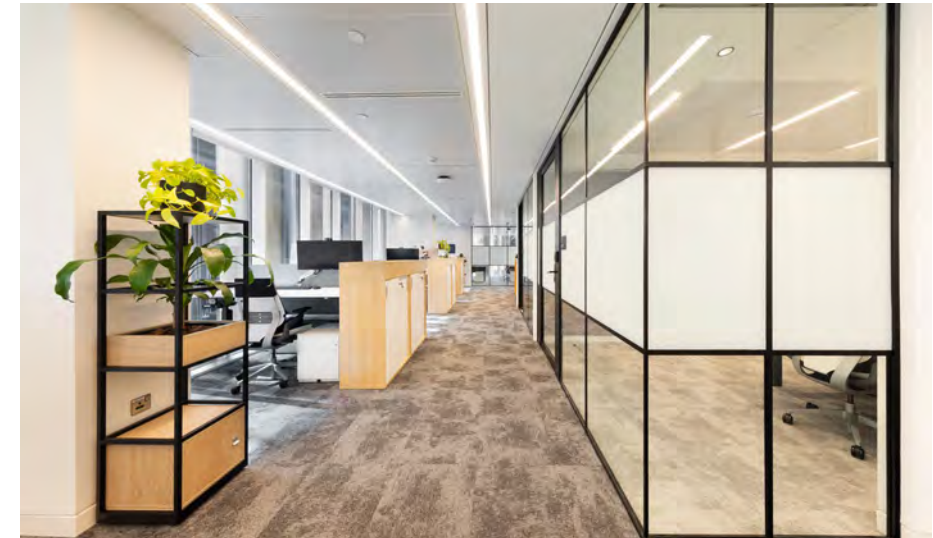
Interior Design & MEP Engineering

Client: Government of Dubai Media Office



BlackRock

BlackRock



Laysen Valley, Riyadh

7,000 sq ft

Workplace strategy, interior design

Client: Blackrock

Bain Capital



Devonshire House, London

52,000 sq ft

Interior Design

Client: Bain Capital

Goldman Sachs



King Abdullah Financial District, Riyadh

15,000 sq ft

Workplace strategy, interior design

Client: Goldman Sachs

Qiddiya



Building MU04, Riyadh

236,000 sq ft

Workplace strategy, Interior Design

Client: Qiddiya Investment Company

Dubai Holding



Dubai, UAE

20,300 sq ft

Warehouse Building Conversion – Interior Design & MEP Engineering

Client: Dubai Holding

Sanofi



Dubai, UAE

30,400 sq ft

Interior Design & MEP Engineering

Client: Sanofi

Credit Suisse



Riyadh, KSA

New Offices – Interior Design & MEP Engineering

Client: Credit Suisse

DIFC Buildings Common Areas



Dubai, UAE

11,200 sqm

Interior Design

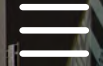
Client: DIFC



2

Leisure & Entertainment Experience

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The Youth Hub



Abu Dhabi, UAE

4,300 sqm / 3 floors

Interior design

Client: Prime Minister Office and Federal Youth Authority

Roxy Cinema



Dubai Hills, UAE

12,300 sqm

Ldc, interior design & mep engineering pre-contract & post-contract

Client: Meraas

Reel Cinema



Bahrain, Middle East

2,800 sqm

New cinema – ldc, interior design & mep engineering

Client: Emaar Entertainment

Dubai Harbour Pier Club



Dubai, UAE

3,620 sqm

Architecture services pre-contract & post-contract

Client: Shamal

Al Hamra Beach Boardwalk



Boardwalk Activation, Ras Al Khaimah, UAE

A one-kilometer boardwalk with eleven activity zones for guests and visitors

Client: Al Hamra Real Estate

Oasis Village, Sports Facility



New Sports Facility, Dubai

4,600 sqm

Facility with multi-purpose courts, a yoga pavilion, climbing wall, landscaped gardens, toilets and showers

Client: Jumeirah

Sheikh Zayed Grand Mosque



Abu Dhabi, UAE
Extension
MEP Engineering
Client: DPM

Orbi



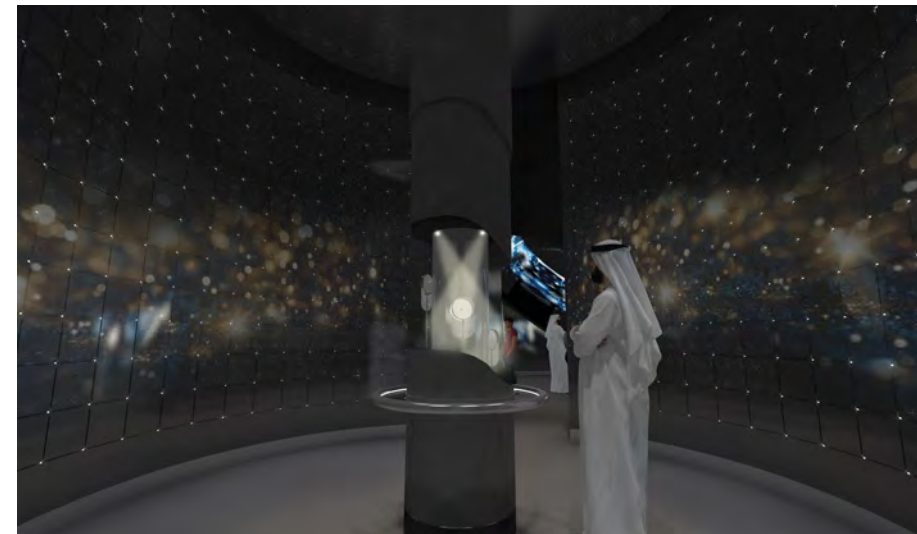
Edutainment Centre, Dubai

5,200 sqm

Lead Design Consultancy & Local Coordination

Client: Majid Al Futtaim (MAF)

Emirates NBD Pearl Exhibition



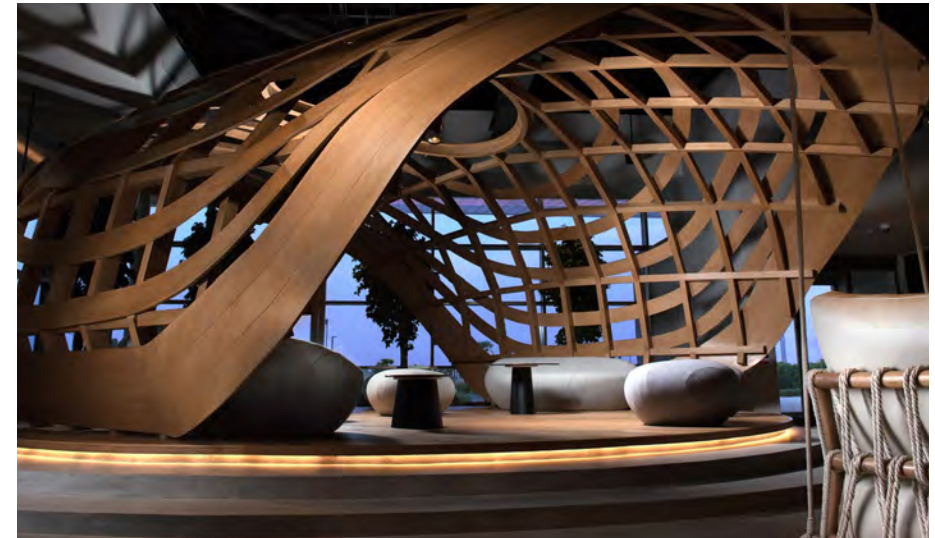
Dubai, UAE

815 sqm

Interior Design & MEP Engineering

Emirates NBD

Private Jet Lounge



Dubai World Central, UAE
Interior Design & MEP Engineering
Client: Jetex

6 No. Museums, KSA



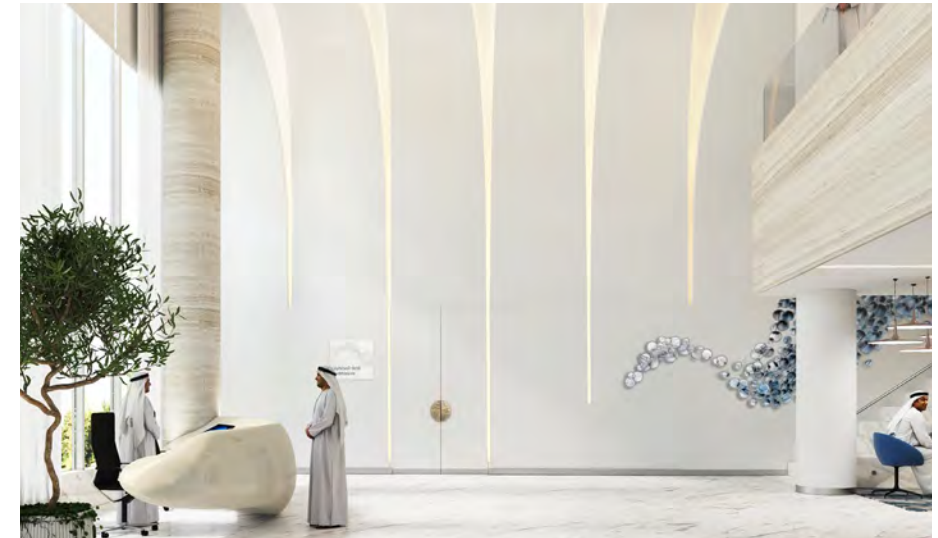
Saudi Arabia - 6 No. locations

Various sizes

MEP Engineering

Client: Ministry of Culture KSA

Mixed-use Academy Campus



Abu Dhabi, UAE
50,000 sqm
Interior Design to Schematic
Confidential Government Client

Ministry of Economy & Planning Gallery



Riyadh, KSA

500 sqm

Interior Design

Client: Ministry of Economy & Planning

EXPO2020 Government Working Space



EXPO 2020, Dubai, UAE

1,000 sqm

Interior Design

Client: Government Affairs Department

Talabat Cloud Kitchen & Experience Centre



EXPO 2020, Dubai, UAE

1,600 sqm

Lead Design Consultants, Interior Designers and MEP Engineers

Client: Talabat

EXPO2020 Food Halls



EXPO 2020 Food Halls, Dubai, UAE

Interior Design for No 4 Food Halls, Signature Stars, Asian Quarter, Family Circle, Urban Block

Client: EXPO 2020

Glitch Entertainment Centre



Leisure-family entertainment centre, Dubai

4,000 sqm

Interior design and delivery on site

Client: Al Ghurair

Madame Tussauds



Blue Waters Island, Dubai, UAE

1,900 sqm

MEP Engineering services

Client: Meraas

Everton Football Club Hospitality Spaces



Hill Dickinson Stadium, Liverpool

Various Sizes

Interior Design

Client: Everton Football Club

Executive Lounge



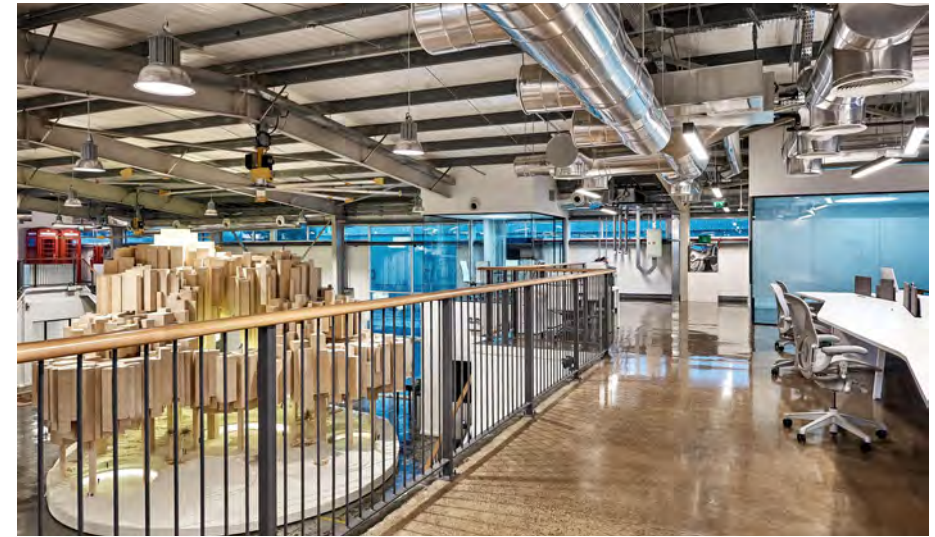
Anfield Stadium, Liverpool

28 hospitality boxes

Interior design & fit-out

Client: Confidential

Imkan HQ Showcase Area



Abu Dhabi, UAE

400 sqm

Interior Design

Client: Imkan

Aquaventure Arrival Experience



Aquaventure Arrival Experience Transformation

1,460 sq m

Replanning & redesign to improve customer experience

Client: Kerzner

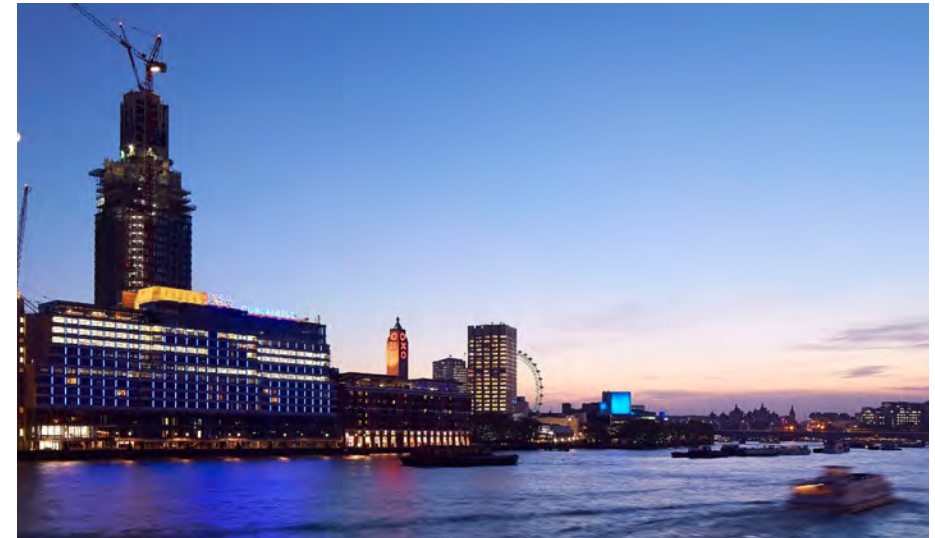


3

Hospitality Experience

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Sea Containers House



Southwark, London

500,000 sq ft, planning, new build office & hotel, comprehensive refurbishment & fit-out

Client: Sea Containers House

H Hotel



Dubai, UAE

30,700 sqm

Lead design consultants and mep engineers

Client: H Hotel

Harmsworth House



Temple, London

219 rooms & independent 110 sq m wine bar

Client: Staycity Group

The Intercontinental Hotel



Dubai Festival City, UAE

3,000 sqm

Lead Design Consultancy & MEP Engineering

Client: Al-Futtaim Group

New Bath Hotel



Bath, UK

152 room new-build hotel in UNESCO world heritage site

Lead Designer (Architect)

Client: Confidential

Radisson Blu



Reykjavik

Concept design

Redesign of restaurant & lobby of the hotel

Client: Radisson Blu

Airside Hotel



Abu Dhabi, UAE

138 keys / 3 floors

Lead design consultants, interior design and mep engineering

Client: Airside Hotel

10 Trinity



Tower Hill, London, UK

450,000 sq ft, refurbishment of Grade II* listed building, 41 luxury apartments & Five Star 100-room Four Seasons hotel

All images © Four Seasons Hotels & Resorts

ME by Melia Hotel



Dubai, UAE

93 Keys / 4 floors

Interior Design Coordination

Client: Omniyat Group

Museum Hotel



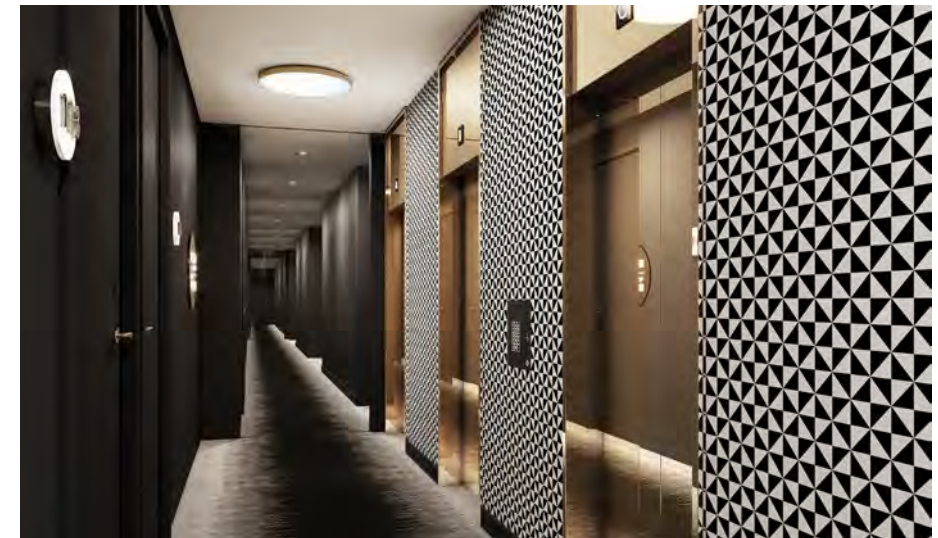
London

155 room new-build speculative hotel opposite the Young V&A Museum

Lead Designer (Architect)

Client: Confidential

Hotel Amano



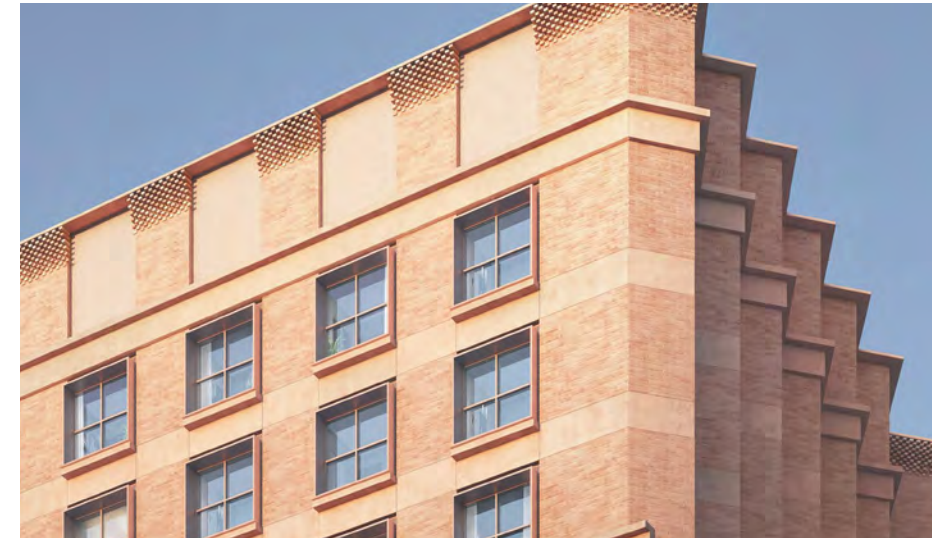
London, UK

Interior design

Client: AMANO Group

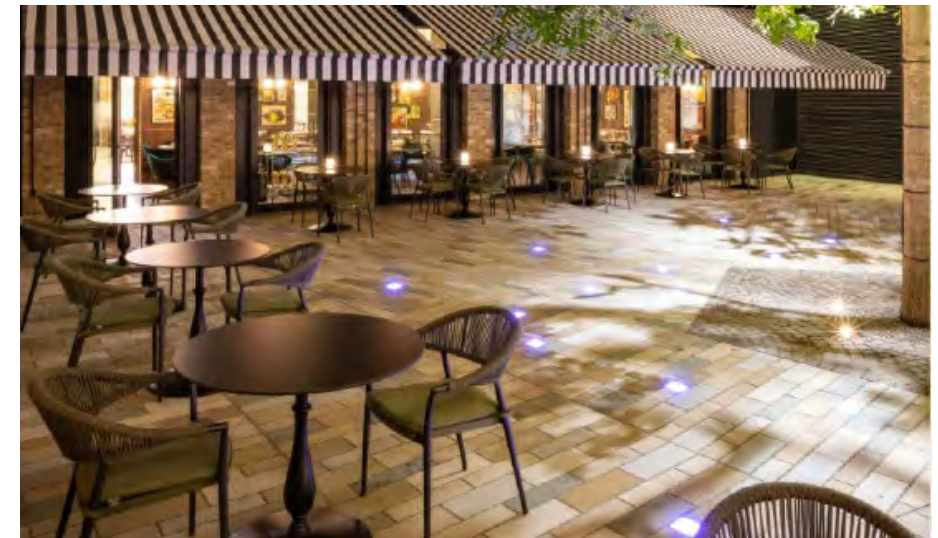
Images & design © Woods Bagot Europe Brooke Radtke as part of the leading design team

Stacycity Stratford



Great Eastern Road, Stratford
250 rooms, amenity and outdoor terrace
Client: Stacycity Group

Sun Street Hotel



London, UK

Architectural design of new 5-floor boutique hotel plus restaurant & courtyard extension

Client: MTD Group

Carton House Hotel



Dublin, Ireland

Concept design for hotel arrival & restaurants

Client: Belmullet Hospitality Group

Hilton Resort & Spa



Ras Al Khaimah, UAE

Condition assessment & redesign of the HVAC & Hot Water

Client: RAK Hospitality Holding

Healthspan Alderney



Alderney, Channel Islands, UK
32 rooms
Full refurbishment & extension
Client: Healthspan Hotel Group

Summersalt Beach Club



Al Naseem Hotel Dubai, UAE

Lead Design Consultancy, Architecture & MEP Engineering

Renovation of the full beach club, and expansion of the restaurant, kitchen, lobby, and addition of a standalone retail shop

Client: Dubai Holding / Jumeirah Group

Jumeirah Beach Hotel Extension



Dubai, UAE

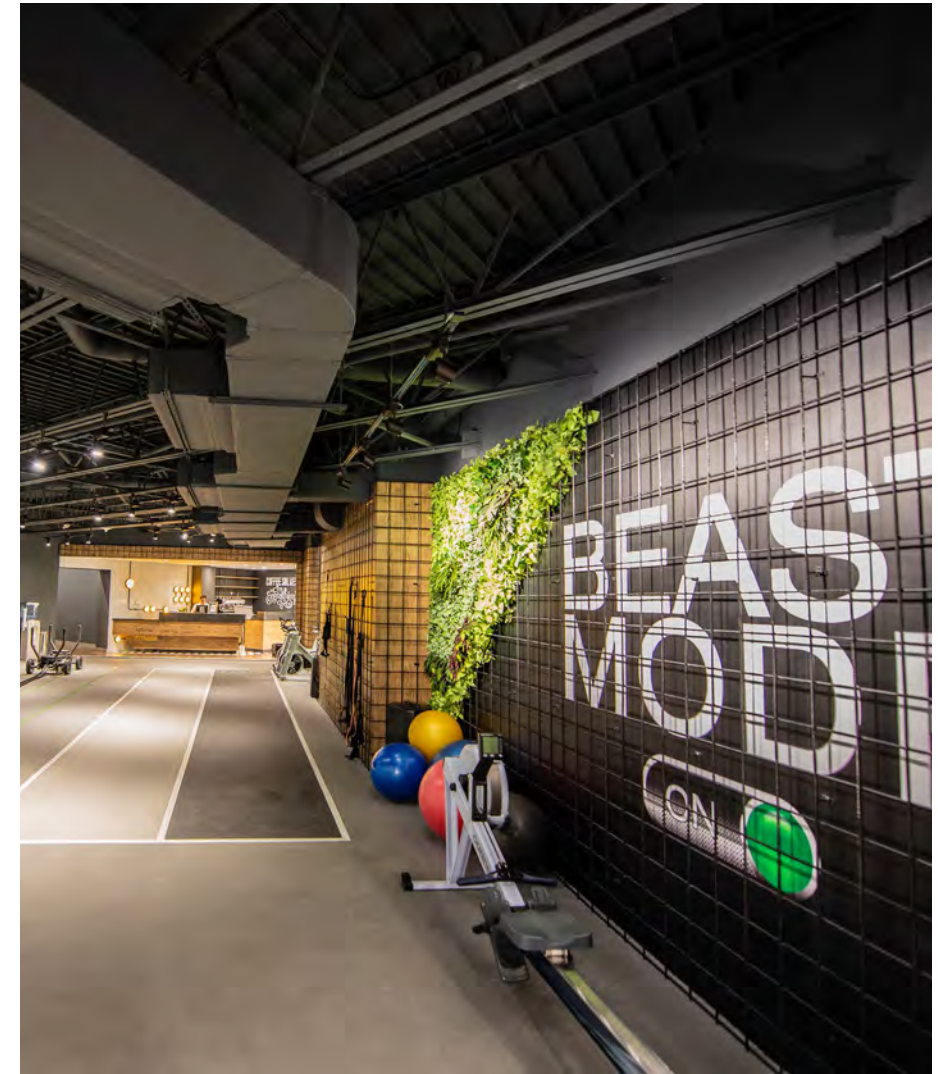
1,003 sqm

Lead Design Consultancy, Architecture & MEP Engineering

Extension of the Kitchen Connection restaurant to increase space & improve functionality while complementing the existing hotel façade

Client: Dubai Holding / Jumeirah Group

Optimal Fitness



New Gym, Dubai, UAE

400 sqm

Interior Design

Client: Optimal Fitness

Talise Spa



New Hotel Spa, Dubai
300 sqm
Lead Design Consultant
Client: Jumeirah Group



4

Restaurants & Bars Experience

BLUEHAUS
a tp bennett company

Sushi Samba



KAFD, Riyadh, KSA

3,000 sqm

Lead Design & MEP Engineering

Client: Sushi Samba

Brut, Radisson Blu



Reykjavik

Concept design

Redesign of restaurant & lobby of the hotel

Client: Radisson Blu

Bardo



New Restaurant, KAFD, Riyadh

3,000 sqm

Interior design

Client: Bardo

Banca Restaurant



Mayfair, London

5,000 sq ft

Interior Design

Client: Banca Restaurant

Barburrito



Manchester, UK

2,000 sq ft

Fit-out of shell unit as Barburrito casual dining restaurant

Client: Barburrito

Sal Beach Club



**Saadiyat, Abu Dhabi & Maldives
Beach Club & Restaurant
LDC, interior Design & MEP Engineering
Client: Jumeirah Group**

Kaleidoscope



Atlantis The Palm, Dubai, UAE

Renovation

Lead Design Consultancy & MEP Engineering

Client: Kerzner International

Timeout Market



Saadiyat Grove, Abu Dhabi, Dubai, UAE

3,450 sqm

Lead Design Consultants & MEP Engineering

Client: Timeout Market

Pier Chic



Al Qasr Hotel, Dubai, UAE

Design Consultancy

Client: Jumeirah

Arboretum



Al Qasr Hotel, Dubai, UAE

810 sqm

Renovation - Lead Design Consultancy & MEP Engineering

Client: Jumeriah Group

Al Mamlaka Social Dining



Kingdom Centre, Riyadh, KSA

2,410 sqm

New High-end food court – MEP Engineering

Client: Al-Mamlaka

Pai Thai



Jumeriah Al Qasr Hotel, Dubai, UAE

Renovation - MEP Engineering

Client: Jumeriah Group

Zuma



Abu Dhabi, UAE
1,000 sqm
MEP Engineering
Client: Zuma

Indochine



Dubai, UAE

460 sqm

MEP Engineering

Client: VKD Hospitality

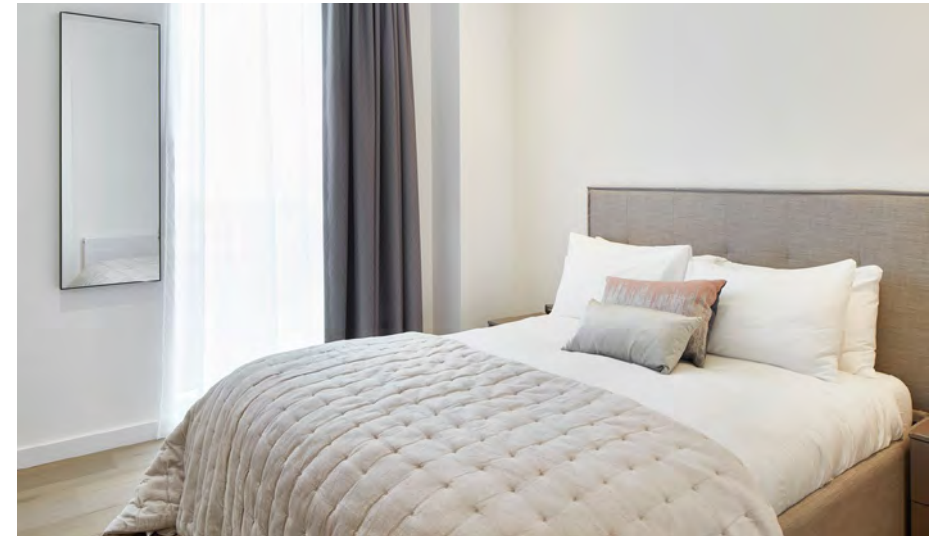


5

Residential Experience

BLUEHAUS
a tp bennett company

East Village No8



Stratford, London
482 BTR Apartments
Client: Qatari Diar

Ealing Filmworks



Ealing, London
209 apartments
Client: St Georges

Soho 13



Soho, London
13 Prime Apartments
Client: St Georges

Terre Oceane



Casablanca, Morocco

140 apartments

Client: Yamed Capital

4-5 Park Place



St James's, London
Private residences
Client: Confidential

Marylebone Square



Marylebone, London
54 private and 25 affordable apartments
Client: Kier Construction

One Hyde Park

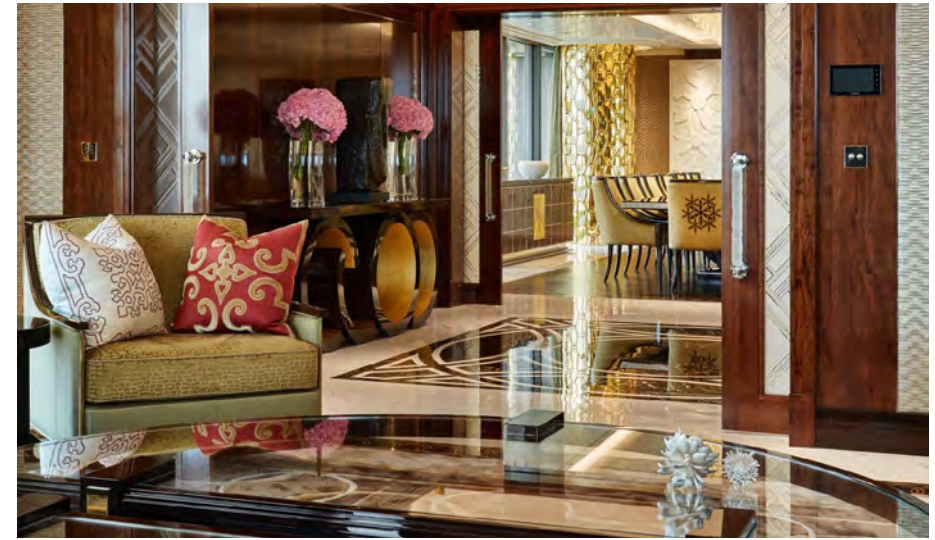


Hyde Park, London

Penthouse

Client: Candy & Candy

The Knightsbridge



Knightsbridge, London

Penthouse

Client: Confidential

Adagio Whitechapel



100 Whitechapel Road, London

147 rooms

Interior design of accommodation & amenity spaces

House of the Future



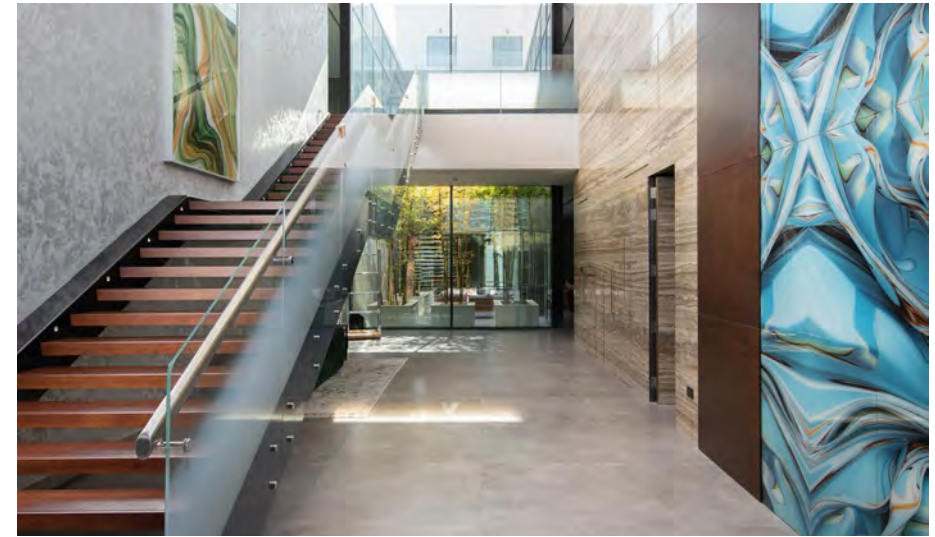
Dubai, UAE

183 sqm

Architecture

Client: House of the Future 2024/25

Private Villa



Dubai, UAE

2,500 sqm

Client: Confidential

Private Villa



Ireland, UK

2,500 sqm

Client: Confidential

Private Villa



Dubai, UAE

Sqm: Confidential

Client: Confidential

Private Villa



Dubai, UAE

Sqm: Confidential

Client: Confidential

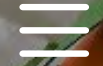
Private Villa



Dubai, UAE

900 sqm

Client: Confidential

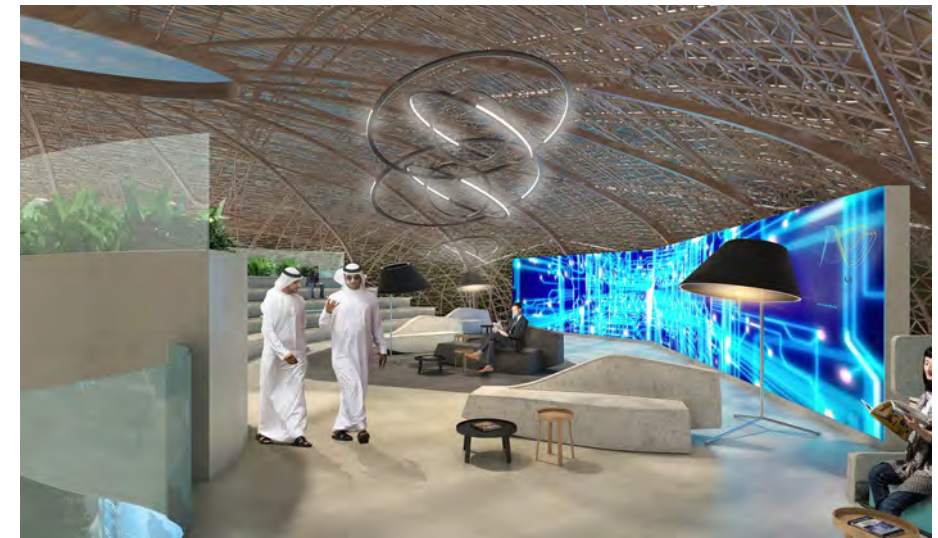


6

Retail Experience

BLUEHAUS
a tp bennett company

Tamm Digital Service Centre



Abu Dhabi, UAE

1,000 sqm

Client: Government of Abu Dhabi: Home

Level Kids Department Store



Department Store, Dubai, UAE

10,000 sqm

ID & MEP Engineering Design from Schematic & On-site, design
Coordination

Client: Chalhoub Group



Abu Dhabi, UAE

20,000 sqm

**ID & MEP Engineering Design from Schematic & On-site Design
Coordination**

Client: Chalhoub Group

Hero Retail Area



Dubai International Airport, UAE
Coordination support to Arup
Client: Dubai International Airports / Arup

Omantel Digital Centre



Oman, Middle East

900 sqm

Interior Design

Client: Omantel

Souq Extra



Mixed-use development Ras Al Khaimah

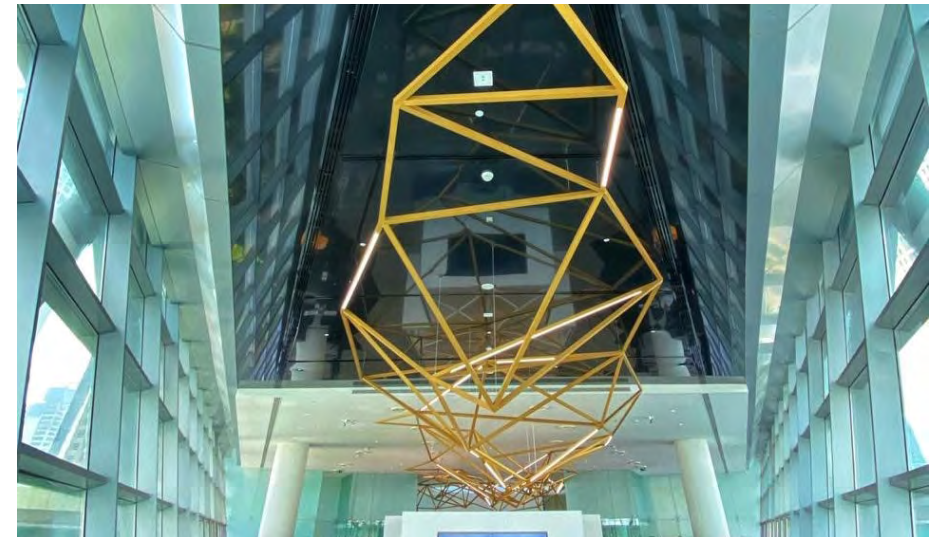
4,750 sqm

Cultural precinct, retail, leisure, community services

Feasibility Study

Client: Souq Extra

Dubai Diamond Exchange



Almas Tower, Dubai, UAE

Interior Design & MEP Engineering

900 sqm

Client: DMCC

Shamka Mall Extension



Abu Dhabi, UAE

Mall Extension

Client: Abu Dhabi Cooperative Society

King Fahd Retail District



Retail District, Riyadh, KSA

10,000 sqm

A retail development, with two major plazas along the infamous King Fahd Road in Saudi Arabia

Architecture Feasibility

Client: King Fahd Retail District

Pegasus Showroom



Pegasus Showroom

Dubai, UAE

Client: Pegasus



8

Our approach

BLUEHAUS
a tp bennett company

Our ethos

- Open minded
- Lateral thinkers
- Detail-oriented
- Collaborative
- Team players
- Leaders / Servers
- Supportive
- Responsive
- Calm
- Measured



We work with you

- Collaboration is a core value at tp bennett and good teamwork is a fundamental part of any successful project
- We create an environment that encourages and nurtures young talent within a supportive and experienced framework
- We will do all we can to harness your spirit and culture and bright minds, and breathe this into the project
- We will lead you through a structured, step-by-step process. It is our role to listen, interpret, challenge, engage and excite. We truly believe that the journey should be half the fun!



Big picture; small details

- We will work with you to develop the original design and develop it into a truly remarkable project
- Our holistic approach to analysis & design combines creative thinking and technical expertise to ensure our proposals are innovative, yet achievable & practical
- We have robust internal procedures and a keen attention to detail to ensure quality is intrinsic to each and every project. This includes the early identification and constant management of project risks to ensure there is as little impact on time, cost or quality as possible
- We are methodical and meticulous without ever losing sight of the big picture or stifling our creativity with undue process



We work for you

- We work as democratically as possible; a good idea can come from anywhere or anyone at any time
- We have no fixed house-style or design agenda
- Our creative and client-centred approach ensures the delivery of brief-specific solutions, confidently delivered with flair and personality
- We provide individual solutions that are thoughtful & intelligent. They are people-centric and focus on the user
- With creativity and innovation, we create buildings and spaces that are of the highest quality, future-proofed and great value

Delivering design to cost while adding value

We have an excellent and long-standing reputation in the industry for delivering projects within time and budget, of which we are proud. We have a robust office and project management system that enables us to plan and monitor project progress, quickly identifying and addressing any problems or drift and an experienced, well-resourced and supported design team, which will enable us to produce high quality information to programme and respond quickly to changes.

Our collaborative approach to working on complex, high profile projects such as this extends beyond our high levels of client service and governs the open, transparent and respectful way we lead and communicate with the wider design team, including the cost consultant.

As ever, establishing a robust client brief is essential to ensure the project team understands wider business initiatives, opportunities and project drivers. The brief should outline project vision and identify key measures of success that will form the foundation of the project. This deep understanding of client needs will help us test, validate and debate design concepts to ensure that project investment is allocated and focused toward elements of the design that offer the client the greatest value for money, and respond to a clearly defined project vision.

Good communication between the client and the design team is key to effective cost and programme control. We will need to plan the project carefully so that we allow the maximum time for the client and design team to explore the optimum solution for the project. Allowing sufficient time and attention to this initial stage will enable all the

groups involved to have considered contributions to the design. Using effective consultation, along with gateway project management means that consensus can be confirmed from the wider team at each stage of the project thus reducing the risk of additional costs and delays associated with design changes later on in the project.

At all stages, the design team and client need to work closely with the cost consultant to ensure that the design options meet the strategic brief and are realistic with regards to cost and programme. We will support the cost consultant's experience and skills and their involvement from the earliest stages in the design process. At the earliest stage, a realistic programme with contingency plans needs to be developed to help avoid problems and keep the project on course. Working closely with the other consultants and questioning and testing the design will highlight possible problems and causes of delay at an early stage.

These problems can therefore be designed out as far as possible. Clarity of roles within the wider client and design teams can also help reduce cost and programme problems, by ensuring that the key stakeholders can understand the process and make informed decisions well in advance of any critical path.

Working closely with the cost consultant we will explore alternative materials, forms of construction and levels of specification to satisfy client requirements as identified during the briefing process. These must always be evaluated against lifecycle costing, ongoing maintenance and total cost of ownership.



BIM Benefits



Design

- Increased accuracy during the design stages. Bim offers a digital representation of the building throughout the project life cycle.
- Precise simulation of the design.
- Better informed decision making.
- Improved collaboration.
- Better visualisation and simulation of the built form to enhance client and stakeholder understanding of the design.
- Supports the achievement on project goals of programme, cost, quality, delivery, energy consumption & sustainability.
- Improved scheduling. Bim creates detailed schedules to enable stakeholders to better plan and coordinate activities.



Fit - Out

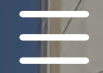
- Better coordinated design packages to mitigate project risk which can lead to project delays and cost overruns.
- Offers the option of splicing the model to ensure greater understanding to the contractor of the design and the various disciplines.
- Fewer change orders & RFI's.
- Minimises on-site installation conflicts (clash detection).
- Facilitates pre-fabrication & assembly therefore improving on quality and programme.
- Offers more accurate programming, visual phasing & schedule analysis.
- Can support optimisation of the construction sequencing.



Occupancy

- More efficient post-completion operations.
- Reduced operating costs.
- Potential to link to intelligent design information (space management & tracking, occupancy models, ff&e, energy consumption & scheduled maintenance).
- Improved facility management.
- BIM offers the opportunity for a comprehensive and coordinated digital model of the building to be created, enhancing the management of the building.
- Increased sustainability. BIM enables greater opportunity for improved performance of a building or fit-out.





8

Licenses & Insurances

BLUEHAUS
a tp bennett company

UAE & KSA Licenses & Insurances

Commercial License





رخصة تجارية Commercial License

تفاصيل الرخصة / License Details	
License No.	544828
رقم الرخصة	544828
Company Name	BLUEHAUS (L.L.C)
اسم الشركة	بلو هاوس (ش.ذ.م.م)
Business Name	BLUEHAUS (L.L.C)
اسم التجاري	بلو هاوس (ش.ذ.م.م)
License Category	دائرة التنمية الاقتصادية
Legal Type	Limited Liability Company - Single Owner (LLC - SO)
الشكل القانوني	شركة ذات مسؤولية محدودة - الشخص الواحد (ذ.م.م)
Expiry Date	05/05/2027
تاريخ الإنتهاء	05/05/2027
D&B D-U-N-S *	N 561451639
رقم الرخصة الأم	544828
Register No.	62591
رقم التسجيل التجاري	62591
DCCI No.	77535
رقم السجل التجاري	77535

الاطراف / License Members	
Share / الحصص / Role / الصفة	Nationality / الجنسية / الاسم / No.
100.00% Shares Owner / مالك / حصص	United Kingdom / بريطانيا / تي بي بينيت بارتشرشيب ليميتد
T P BENNETT PARTNERSHIP LIMITED	
Manager / مدير	United Kingdom / بريطانيا / بينجامين بيتر ماتيو كوريجان
BENJAMIN PETER MATHEW CORRIGAN	

أنشطة الرخصة / License Activities	
Activity	Status
Decoration & Implementation	Active
Electrical Fittings & Fixtures Repairing & Maintenance	Active
Plumbing & Sanitary Installation	Active

Print Date 07/04/2026 16:37 تاريخ الطباعة

Activity Owners

Receipt No.

الجهاز التي لها صلاحية متابعة

يمكنك الآن تجديد رخصتك التجارية من خلال الرسائل القصيرة أرسل رقم الرخصة إلى 6969 (دو/اتصالات) للحصول على إذن الدفع.

Get FREE access to Zoho One for the first year

احصل على زوهو ون مجاناً لمدة الأولى

يمكنك الآن تجديد رخصتك التجارية من خلال الرسائل القصيرة أرسل رقم الرخصة إلى 6969 (دو/اتصالات) للحصول على إذن الدفع.

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احصل على زوهو ون مجاناً لمدة الأولى





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Commercial Register




شهادة شهر قيد شركة في السجل التجاري Commercial Register

تفاصيل القيد / Register Details	
Main Lic. Nr	544828
رقم الرخصة الأم	544828
Business Name	BLUEHAUS (L.L.C)
اسم الشركة	بلو هاوس (ش.ذ.م.م)
Legal Type	Limited Liability Company - Single Owner (LLC - SO)
الشكل القانوني	شركة ذات مسؤولية محدودة - الشخص الواحد (ذ.م.م)
Expiry Date	05/05/2027
تاريخ الإنتهاء	05/05/2027
D&B D-U-N-S * No.	561451639
رقم العالمى	561451639
Nominated	300,000.00
الاسمى	300,000.00
Paid	300,000.00
المدفوع	300,000.00
No. of Shares	300
عدد الأسهم	300
Currency	UAE Dirhams
العملة	درهم إماراتي

تفاصيل رأس المال / Capital Details	
Capital	300,000.00
رأس المال	300,000.00

عنوان الرخصة / License Address	
Address	مكتب رقم 1208 - 1207 - 1206 - ملك بسام بن ابراهيم بن السليمان البسام-تيكوم-الصفوح2

عنوان السجل التجاري / Commerce Address	
Address	مكتب رقم 1208 - 1207 - 1206 - ملك بسام بن ابراهيم بن السليمان البسام-تيكوم-الصفوح2

أنشطة السجل / Register Activities	
Interior Decoration	أعمال تنفيذ التصميم الداخلي
Electrical Fittings & Fixtures Repairing & Maintenance	إصلاح وصيانة التمديدات والتكديبات الكهربائية
Plumbing & Sanitary Installation	تركيب الأدوات والتمديدات الصحية
Decoration Design & Implementation	أعمال تصميم وتنفيذ الديكور

Print Date 07/04/2026 16:37 تاريخ الطباعة

Activity Owners

Receipt No.

الجهاز التي لها صلاحية متابعة

يمكنك الآن تجديد رخصتك التجارية من خلال الرسائل القصيرة أرسل رقم الرخصة إلى 6969 (دو/اتصالات) للحصول على إذن الدفع.

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Certificate of Insurance

Date: 16th September 2025


Certificate of Insurance

To whom it may concern,

We hereby Certify and Confirm that **M/s Bluehaus LLC** are insured with us under Professional Indemnity Insurance – Annual Policy as per the following details:

Policy Number	P/04/3020/24/00145/R01
Policy Type	Professional Indemnity Insurance – Annual Policy
Policy Form	AIG wording for Architect and Engineers
Name of the Insured	Bluehaus LLC
Address of the Insured	Unit 1206, Level 12 Tameem House, Barsha Heights, Dubai UAE P.O Box 49439, Dubai, UAE
Additional Insureds	- BHGA International Ltd FZ LLC - BHGA Consultancy FZC - Bluehaus Design KSA
Professional Services	Architectural and Engineering Services
Period of Insurance	From : 15 th September 2025 To : 14 th September 2026 (Both days inclusive; 00:00 hours at UAE Standard Time)
Retroactive Date	15 th September 2008
Limit of Indemnity	AED 20,000,000 any one claim and AED. 40,000,000 in the aggregate including legal costs and expenses during the policy period.
Territorial Limits	Worldwide excluding North America
Jurisdiction	Worldwide excluding North America
Governing Law	United Arab Emirates

This certificate is issued at the request of the insured and is subject to terms & conditions of the Original Policy which shall prevail.




Page 1 of 1

Momentum Insurance Agents LLC, Sukha Sapfoor #R10, Al Khooj Al Taq 2, Business Bay, Dubai P.O Box 283541, A.Rg. #772, T+ 971 4 5667235, momentumagents.com
مومنتوم إنشورنس آجنتس ل.ل.ك. - بومنتوم لوكلاء التأمين - دبي - ب.ص 283541 - دبي - رقم الهاتف: 5667235 - 971 4 5667235

UAE & KSA Insurances

Commercial General Liability Insurance



CERTIFICATE OF INSURANCE

Ref No: PCGL/03/2026/000005

Date: **March 10, 2026**

Subject: **Commercial General Liability Insurance**

This is to certify that the following insurance policy has been issued to:
M/s. BLUEHAUS LLC

Insurance Cover: Commercial General Liability Insurance
Insured Name: BLUEHAUS LLC
Additional Insured: -
Policy No.: PCGL/03/2026/000005
Address: Unit 1260, Level 12, Tameen House, Tecom, P.O.Box 49439, Dubai, United Arab Emirates, , United Arab Emirates
Currency: AED
Period of Insurance: From: 05/03/2026 00:00 To: 04/03/2027 23:59 (Both Days Inclusive)

Limit of Insurance: In consideration of receipt of the full premium, and subject to all the terms, conditions and exclusions of this policy, we agree to provide the following limits:


STATUS	COVERAGES	LIMIT PER OCCURRENCE	AGGREGATE LIMIT
Covered	Public Liability	18,360,450.00	18,360,450.00
Not Covered	Products Liability	Not Applicable	Not Applicable
Covered	Personal And Advertising Injury Limit	500,000.00	500,000.00
Covered	Tenant's liability – Damage to Premises Rented To You Limit	500,000.00	500,000.00
Covered	Medical Expense Limit – Any One Person	10,000.00	10,000.00
Covered	72 Hours Sudden and Accidental Pollution	18,360,450.00	18,360,450.00

ONLY THOSE COVERAGES THAT ARE MARKED COVERED APPLY TO THIS FORM

Aggregate Limit as stated above for Public Liability refers to the General Aggregate Limit as mentioned under Item 2 of SECTION III - Limits of Insurance.
Aggregate Limit as stated above for Products Liability refers to the Products-Completed Operations Aggregate Limit as mentioned under Item 3 of SECTION III - Limits of Insurance.

أسيريكان هوم ايسورانس كومپاني (إف جى دي)
American Home Assurance Company (Dubai Br.)
One Sheikh Zayed Road, Trade Center Tower 2/3
The 1111st, Corniche, P.O. Box 40549, Dubai, UAE
T : +971 4 509 4111 | F : +971 4 352 9186
www.aig.com

Registered under UAE Federal Law No. 6 of 2007.
Insurance Authority No. 27.
Commercial License No. 612472, issued 06/07/2008



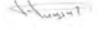

CERTIFICATE OF INSURANCE

Ref No: PCGL/03/2026/000005

Deductible: AED 2,500.00 for each and every loss
Territory: UAE & KSA
Jurisdiction: UAE & KSA

The terms and conditions of the insurance policy shall prevail in the event of any inconsistency between this certificate and the policy.

Yours sincerely,


Authorized Signatory

March 10, 2026
For: American Home Assurance Company (Dubai Br.)

أسيريكان هوم ايسورانس كومپاني (إف جى دي)
American Home Assurance Company (Dubai Br.)
One Sheikh Zayed Road, Trade Center Tower 2/3
The 1111st, Corniche, P.O. Box 40549, Dubai, UAE
T : +971 4 509 4111 | F : +971 4 352 9186
www.aig.com

Registered under UAE Federal Law No. 6 of 2007.
Insurance Authority No. 27.
Commercial License No. 612472, issued 06/07/2008

Workmen's Compensation & Employer Liability Insurance



CERTIFICATE OF INSURANCE

Ref No.: 62195815_PH03000315
Date: March 06, 2026

Subject: Workmen's Compensation & Employer Liability Insurance
This is to certify that the following insurance policy has been issued to:
M/s: BLUEHAUS LLC

Insurance Cover: Workmen's Compensation & Employer Liability Insurance
Insured name: BLUEHAUS LLC
Additional Insured: -
Address/ Location: Unit 1260, Level 12, Tameen House, Tecom, Dubai, AE, P.O. Box 49439, United Arab Emirates, P.O. Box 49439
Policy Number: PWCI/EL/03/2026/000003
Currency: AED
Policy Period FROM: 05 March 2026 00:00
Policy Period TO: 04 March 2027 23:59

LIMITS OF INSURANCE: In consideration of receipt of the full premium, and subject to all the terms, conditions and exclusions of this policy, we agree to provide the following limits:



STATUS	COVERAGES	LIMIT IN AED
COVERED	Coverage A - Workmen's Compensation Labour Law	Statutory - UAE Federal
COVERED	Coverage B - Employers Liability	AED 4,000,000 per occurrence/- and Unlimited in the aggregate/-
COVERED	Medical Expenses Following Work Related Accidents - Private Hospitals / Clinics	AED 35,000/- per employee, per accident
COVERED	Repatriation expenses following work related injury per person (including expenses of accompanying person) up to:	AED 35,000/-

ONLY THOSE COVERAGES THAT ARE MARKED COVERED APPLY TO THIS FORM

DEDUCTIBLE: Nil
COVERAGE TERRITORY: UAE and KSA extended to worldwide excluding USA and Canada for non-manual business trips
JURISDICTION: UAE and KSA

The terms and conditions of the insurance policy shall prevail in the event of any inconsistency between this certificate and the policy.

Yours sincerely,
For: American Home Assurance Company (Dubai Br.)
(Authorized Signatory)

أسيريكان هوم ايسورانس كومپاني (إف جى دي)
American Home Assurance Company (Dubai Br.)
One Sheikh Zayed Road, Trade Center Tower 2/3
The 1111st, Corniche, P.O. Box 40549, Dubai, UAE
T : +971 4 509 4111 | F : +971 4 352 9186
www.aig.com

Registered under UAE Federal Law No. 6 of 2007.
Insurance Authority No. 27.
Commercial License No. 612472, issued 06/07/2008

UAE & KSA Insurances

Property: All Risks Insurance



شركة التأمين من التورانس الهومي والبيسي
American Home Assurance Company (200591)
The H Home - Complex
Trade Center First, 27th Floor
P.O. Box 40569, Dubai, U.A.E.
Tel: +971 (4) 529-6111, Fax: +971 (4) 352-2168
www.aig.ae

10th March 2026
TO WHOMSOEVER IT MAY CONCERN
Property All Risks Insurance
Insured: BLUEHAUS LLC

We confirm that BLUEHAUS LLC are insured with us under Property All Risks Insurance as per following details:

Insured Name / P.O. Box:	BLUEHAUS LLC / 49439
Location:	Unit 1206 - 1206, Level 12, Tameen House
Policy Number:	P22/03/2026/000154
Period of Validity:	From 3rd March 2026 To 2nd March 2027 (Both days inclusive)
Cover:	Property damage
Type of coverage:	All risk
Insured values:	AED 1,712,500
Territory / Jurisdiction:	United Arab Emirates

We also confirm that a 30 (thirty) days notice will be given to you and the Insured prior to the non-renewal or cancellation of this policy.
Subject otherwise to the terms, conditions and limitations of the policy.
For: AMERICAN HOME ASSURANCE COMPANY (Dubai Br.)



Authorized Signatory

شركة التأمين من التورانس الهومي والبيسي
American Home Assurance Company (200591)
The H Home - Complex
Trade Center First, 27th Floor
P.O. Box 40569, Dubai, U.A.E.
Tel: +971 (4) 529-6111, Fax: +971 (4) 352-2168
www.aig.ae

Registered under UAE Federal Law No. 6 of 2007.
Insurance Authority No. 75.
Commercial License No. 613302 dated July 6th, 2005.

Page 1 of 2



شركة التأمين من التورانس الهومي والبيسي
American Home Assurance Company (200591)
The H Home - Complex
Trade Center First, 27th Floor
P.O. Box 40569, Dubai, U.A.E.
Tel: +971 (4) 529-6111, Fax: +971 (4) 352-2168
www.aig.ae

10th March 2026
TO WHOMSOEVER IT MAY CONCERN
Property All Risks Insurance
Insured: BLUEHAUS LLC

We confirm that BLUEHAUS LLC are insured with us under Property All Risks Insurance as per following details:

Insured Name / P.O. Box:	BLUEHAUS LLC / 49439
Location:	Unit 2708, Level 27, Tameen House
Policy Number:	P22/03/2026/000154
Period of Validity:	From 3rd March 2026 To 2nd March 2027 (Both days inclusive)
Cover:	Property damage
Type of coverage:	All risk
Insured values:	AED 587,500
Territory / Jurisdiction:	United Arab Emirates

We also confirm that a 30 (thirty) days notice will be given to you and the Insured prior to the non-renewal or cancellation of this policy.
Subject otherwise to the terms, conditions and limitations of the policy.
For: AMERICAN HOME ASSURANCE COMPANY (Dubai Br.)



Authorized Signatory

شركة التأمين من التورانس الهومي والبيسي
American Home Assurance Company (200591)
The H Home - Complex
Trade Center First, 27th Floor
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Registered under UAE Federal Law No. 6 of 2007.
Insurance Authority No. 75.
Commercial License No. 613302 dated July 6th, 2005.

Page 2 of 2

UAE & KSA Insurances

Business Interruption Insurance



شركة التأمين الأمريكية والخليجية
American Home Assurance Company (QIB0091)
The H Heli - Complex
Trade Center First, 27th Floor
P.O. Box 40569, Dubai, U.A.E.
Tel: +971 (4) 529-6111, Fax: +971 (4) 352-2166
www.aig.ae

10th March 2026
TO WHOMSOEVER IT MAY CONCERN
Business Interruption Insurance
Insured: BLUEHAUS LLC

We confirm that BLUEHAUS LLC are insured with us under Business Interruption Insurance as per following details:

Insured Name / P.O. Box:	BLUEHAUS LLC / 49439
Location:	Unit 1206 - 1208, Level 12, Tameen House
Policy Number:	P22/03/2026/000154
Period of Validity:	From 3rd March 2026 To 2nd March 2027 (Both days inclusive)
Cover:	Business Continuity
Type of coverage:	Gross Profit Annual Rent
Insured values:	Gross Profit: Not Covered Annual Rent: AED 356,476
Indemnity Period:	Up to 12 months
Territory / Jurisdiction:	United Arab Emirates

We also confirm that a 30 (thirty) days notice will be given to you and the Insured prior to the non-renewal or cancellation of this policy.

Subject otherwise to the terms, conditions and limitations of the policy.

For: AMERICAN HOME ASSURANCE COMPANY (Dubai Br.)



Authorized Signatory

شركة التأمين الأمريكية والخليجية
American Home Assurance Company (QIB0091)
The H Heli - Complex
Trade Center First, 27th Floor
P.O. Box 40569, Dubai, U.A.E.
Tel: +971 (4) 529-6111, Fax: +971 (4) 352-2166
www.aig.ae

Registered under UAE Federal Law No. 6 of 2007.
Insurance Authority No. 75.
Commercial License No. 613362 dated July 6th, 2003.

Page 1 of 2



شركة التأمين الأمريكية والخليجية
American Home Assurance Company (QIB0091)
The H Heli - Complex
Trade Center First, 27th Floor
P.O. Box 40569, Dubai, U.A.E.
Tel: +971 (4) 529-6111, Fax: +971 (4) 352-2166
www.aig.ae

10th March 2026
TO WHOMSOEVER IT MAY CONCERN
Business Interruption Insurance
Insured: BLUEHAUS LLC

We confirm that BLUEHAUS LLC are insured with us under Business Interruption Insurance as per following details:

Insured Name / P.O. Box:	BLUEHAUS LLC / 49439
Location:	Unit 2708, Level 27, Tameen House
Policy Number:	P22/03/2026/000154
Period of Validity:	From 3rd March 2026 To 2nd March 2027 (Both days inclusive)
Cover:	Business Continuity
Type of coverage:	Gross Profit Annual Rent
Insured values:	Gross Profit: Not Covered Annual Rent: AED 186,166
Indemnity Period:	Up to 12 months
Territory / Jurisdiction:	United Arab Emirates

We also confirm that a 30 (thirty) days notice will be given to you and the Insured prior to the non-renewal or cancellation of this policy.

Subject otherwise to the terms, conditions and limitations of the policy.

For: AMERICAN HOME ASSURANCE COMPANY (Dubai Br.)



Authorized Signatory

شركة التأمين الأمريكية والخليجية
American Home Assurance Company (QIB0091)
The H Heli - Complex
Trade Center First, 27th Floor
P.O. Box 40569, Dubai, U.A.E.
Tel: +971 (4) 529-6111, Fax: +971 (4) 352-2166
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Registered under UAE Federal Law No. 6 of 2007.
Insurance Authority No. 75.
Commercial License No. 613362 dated July 6th, 2003.

Page 2 of 2

KSA Licences

KSA Trade Licence (English)



Commercial Registration Certificate

Bluehaus Company For designing

National Number : 7029617722

Release date : 16/06/2022

Entity Type Company Limited liability
: company

Company Characteristics : (Professional)

Status : Active

Basic data of the commercial register

7029617722

1900 mc.gov.sa

KSA Trade Licence (Arabic)



شهادة السجل التجاري

شركة بلو هاوس للتصميم

الرقم الوطني الموحد: 7029617722

تاريخ الإصدار: 16/06/2022

نوع الكيان: شركة ذات مسؤولية محدودة

صفات الشركة: (مهنية)

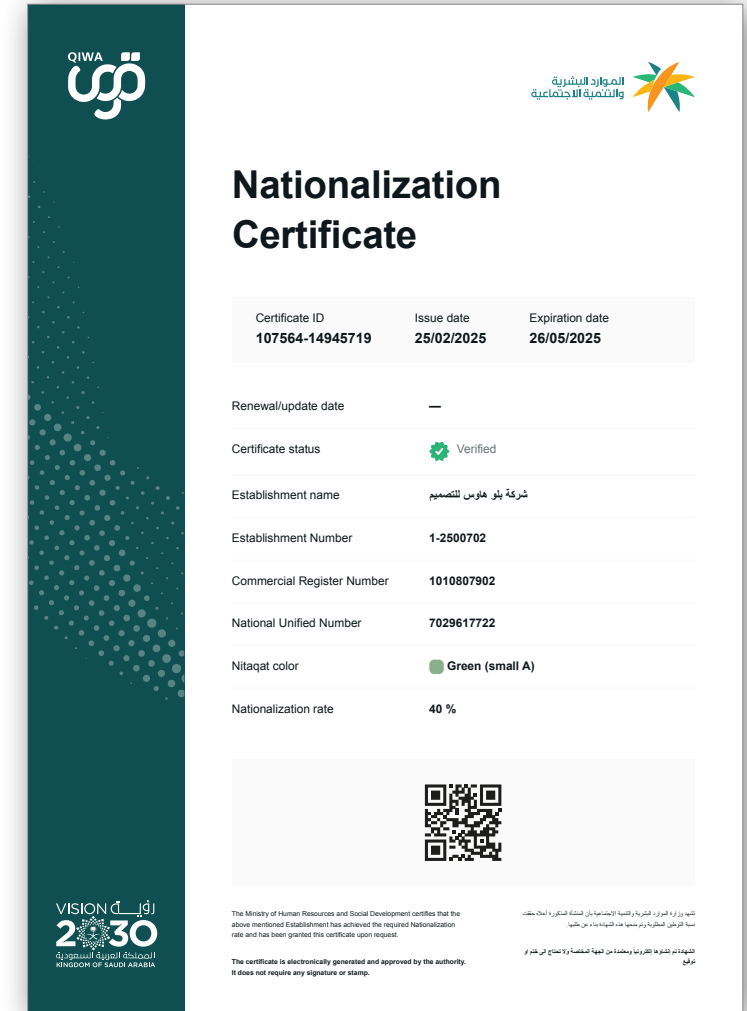
حالة السجل: نشط

البيانات الأساسية للسجل التجاري

7029617722

1900 mc.gov.sa

Nationalization Certificate



Nationalization Certificate

Certificate ID	Issue date	Expiration date
107564-14945719	25/02/2025	26/05/2025

Renewal/update date: —

Certificate status: ✔ Verified

Establishment name: شركة بلو هاوس للتصميم

Establishment Number: 1-2500702

Commercial Register Number: 1010807902

National Unified Number: 7029617722

Nitaqat color: ● Green (small A)

Nationalization rate: 40 %

QR Code

The Ministry of Human Resources and Social Development certifies that the above mentioned Establishment has achieved the required Nationalization rate and has been granted this certificate upon request.

The certificate is electronically generated and approved by the authority. It does not require any signature or stamp.

تتميز وزارة الموارد البشرية والتنمية الاجتماعية على الشركة المذكورة بالتحقق من نسبة التوطين المطلوبة وتم منحها هذه الشهادة بناءً على طلبها.

الشهادة تم توليدها إلكترونياً بعدد من الجهات المختصة ولا تحتاج إلى توقيع أو ختم.

رؤية 2030
الجمهورية العربية السعودية
Kingdom of Saudi Arabia

KSA Certificates

VAT Registration Certificate


الهيئة العامة للزكاة والدخل
General Authority of Zakat & Tax


1002210371869259

تاريخ الإصدار: 2022/06/29
الرقم المميز: 3113307906


ضريبة القيمة المضافة
VAT

اسم المكلّف: شركة بلو هاوس للتصميم شركة شخص واحد
رقم السجل/الرخصة/العقد: 1010807902
الفترة الضريبية: ربع سنوي-Quarterly
تاريخ استحقاق أول إقرار ضريبي: 2022/10/31

CR / License / Contract No.: 1010807902
Tax Period: ربع سنوي-Quarterly
First Filing due date: 2022/10/31



كـمـكـلـف مـسـجـل فـي ضـريـبـة الـقـيـمـة المـضـاـفـة، لا يـجـوز لـك تحـصـيل ضـريـبـة الـقـيـمـة المـضـاـفـة مـن عـمـلـاـك قـبـل تـاـرـيـخ نـفـاذ التـسـجـيـل بـالـضـريـبـة، فـي كـاـن تـبـيـن عـبـر ذـلـك، سـنـقـوم الـهـيـئـة العـاـمـة للـزكـاة وـالدـخـل بـتـنـفـيـذ العـقـرـاـمـاـت المـسـتـحـقـة

هـذـه الوـثـيـقـة مـرسـلة مـن النـظـام الـإلـي وـلا تـحـتـاج إـلى تـوقـيـع
- الـهـيـئـة العـاـمـة للـزكـاة وـالدـخـل -


الهيئة العامة للزكاة والدخل
General Authority of Zakat & Tax


1002210371869259

تاريخ الإصدار: 2022/06/29
الرقم المميز: 3113307906


ضريبة القيمة المضافة
VAT

شهادة تسجيل في ضريبة القيمة المضافة
VAT Registration Certificate

تـشـهـد الـهـيـئـة العـاـمـة للـزكـاة وـالدـخـل بـأن المـكـلـف أدـنـاه مـسـجـل فـي ضـريـبـة الـقـيـمـة المـضـاـفـة
بتـاـرـيـخ 2022/06/29

Hereby, The General Authority of Zakat & Tax (GAZT) certifies that the taxpayer below is VAT registered on 29/06/2022

اسم المكلّف: شركة بلو هاوس للتصميم شركة شخص واحد
رقم التسجيل الضريبي: 311330790600003
تاريخ نفاذ التسجيل: 2022/07/01
عنوان المكلّف: الرياض العجدير، الملك عبدالعزيز، 13311


Taxpayer Name: شركة بلو هاوس للتصميم شركة شخص واحد
VAT Registration Number: 311330790600003
Effective Registration Date: 2022/07/01
Taxpayer Address: الرياض العجدير، الملك عبدالعزيز، 13311



كـمـكـلـف مـسـجـل فـي ضـريـبـة الـقـيـمـة المـضـاـفـة، لا يـجـوز لـك تحـصـيل ضـريـبـة الـقـيـمـة المـضـاـفـة مـن عـمـلـاـك قـبـل تـاـرـيـخ نـفـاذ التـسـجـيـل بـالـضـريـبـة، فـي كـاـن تـبـيـن عـبـر ذـلـك، سـنـقـوم الـهـيـئـة العـاـمـة للـزكـاة وـالدـخـل بـتـنـفـيـذ العـقـرـاـمـاـت المـسـتـحـقـة

هـذـه الوـثـيـقـة مـرسـلة مـن النـظـام الـإلـي وـلا تـحـتـاج إـلى تـوقـيـع
- الـهـيـئـة العـاـمـة للـزكـاة وـالدـخـل -

GOSI Certificate


التأمينات الاجتماعية
Social Insurance

Hijri :1447/10/25
Gregorian :13/04/2026
Certificate Code :112151312

Certificate


Establishment Name	شركة بلو هاوس للتصميم		
Employer Name			
Registration Number	633526486	Unified National Number	7029617722
Address	السعودية، الرياض، 12329		

	Total	Non-Saudi contributors	Saudi contributors
Digits	8	5	3
Number word	Eight Contributors	Five Contributors	Three Contributors

Social Insurance (GOSI) certifies that the establishment mentioned above has fulfilled its obligations toward the organization according to the submitted data by the establishment until the date of issuance of the certificate, which was granted to be forwarded to any party requesting it. It is valid for all purposes stipulated in paragraph (6) of Article (Nineteen) of the Social Insurance Law issued by Royal Decree No. (M/33) dated 9/3/1421 AH and Article (Ten) of the Social Insurance Law issued by Royal Decree No. (M/273) dated 12/26/1445 AH

This certificate is valid until 1447/11/26 AH

عام Public



Verify the authenticity and validity of the certificate by visiting the link below on the General Organization for Social Insurance website or by using the following identification code.

This certificate is considered an official government electronic document, and it is absolutely prohibited to modify it or make any modifications to it, whether by adding, deleting, or changing its data in any other form of modification. This certificate is considered valid if it is certified with one of the above. Its failure to do so may subject the legal association below the company's activities to penalties in the event of its request for the Social Insurance system. The certificate may not be considered valid if the document has been modified or manipulated with the government of the Social Insurance system. The General Organization for Social Insurance is not responsible for any damage or modification of the data contained therein.

المملكة العربية السعودية، الرياض 8308 - 12622 حي الورود 3795
Kingdom of Saudi Arabia, Riyadh 12622- 8308 Al Wuraod 3795

800 124 3344
gosi.gov.sa



KSA Certificates

Riyadh Chamber: Membership Certificate



شهادة اشتراك

Membership Certificate



رقم العضوية الموحد :	737388	737388	رقم العضوية الموحد :
تاريخ الإصدار:	19/06/2022	2022/06/19	تاريخ الإصدار:
درجة العضوية :	Sixth	السادسة	درجة العضوية :
شركة بلو هاوس للتصميم	Riyadh Chamber Certifies		تشهد الغرفة التجارية الصناعية بالرياض بأن
مفيدة بالسجل التجاري / الترخيص رقم :	1010807902	1010807902	مفيدة بالسجل التجاري / الترخيص رقم :
يتلوي سريان هذه الشهادة في	15/05/2026	2026/05/15	يتلوي سريان هذه الشهادة في



عام الحرف

اليدوية 2025

The Year of Handicrafts

يُرجى التحقق من الوثيقة عبر الرابط التالي: <https://mybusinesschamber.sa/> أو تطبيق نولبة أعمالنا

للجهات الذكية دون أدنى مسؤولية على الغرفة التجارية عن محتوى الوثيقة

تُصدر هذه الوثيقة مصدقة من غرفة الرياض ولا تحتاج إلى توقيع أو ختم


عند التعديل على الوثيقة أو محاولة العبث بها تعتبر لغية وتعرض صاحبها للمسئولة القانونية

Monshaat Certificates



منشآت


monshaat



رقم شهادة : 25422251674 تاريخ الإصدار : 2025-10-22 اسم المنشأة : شركة بلو هاوس للتصميم

صلاحية الشهادة: سنة من تاريخ الإصدار * رقم الملف الموحد : 7029617722

تشهد الهيئة العامة للمنشآت الصغيرة والمتوسطة "منشآت" بأن المنشأة المذكورة أعلاه تدرج من ضمن المنشآت الصغيرة والمتوسطة وفقاً للتعريف المعتمد لدى "منشآت"



يتم التحقق من الشهادة من خلال الموقع الإلكتروني للمنشأة أو عن طريق مسح رمز الاستجابة السريعة QR

<http://profile.monshaat.gov.sa/validate>

تعد هذه الشهادة من الوثائق الحكومية الرسمية، ولا يجوز تداولها أو استعمالها إلا في حدود الأغراض التي أصدرت لأجلها، ويحظر قطعياً تقليدها أو إدخال أي تعديلات عليها سواء بالإضافة أو الحذف أو التغيير في بياناتها أو غير ذلك من أنواع التعديل، وتعد هذه الشهادة لاغية إذا شابها شيء من ذلك، كما تعرض من ارتكب أي مما سبق إلى الملاحقة النظامية أمام الجهات المختصة دون الإخلال بما تنص عليه الأنظمة ذات العلاقة.

* يجب التحقق من خلال رابط موقع منشآت عن صلاحية الشهادة حيث أنه يتم التحديث بشكل دوري

Contacts



Ben Corrigan

Principal Director

ben@bluehausgroup.com



Kathryn Churchouse

Head of Business Development

kathryn@bluehausgroup.com

+971 55 412 5691

BLUEHAUS

a tp bennett company

“Quality is never an accident.
It is always the result of intelligent effort.”

– JOHN RUSKIN

Abu Dhabi

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Manchester M4 5BA | +44 (0)161 694 7700

New York

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4th Floor, New York,
NY 10003

Riyadh

Building 13, Laysen Valley,
Riyadh, Kingdom of Saudi Arabia
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