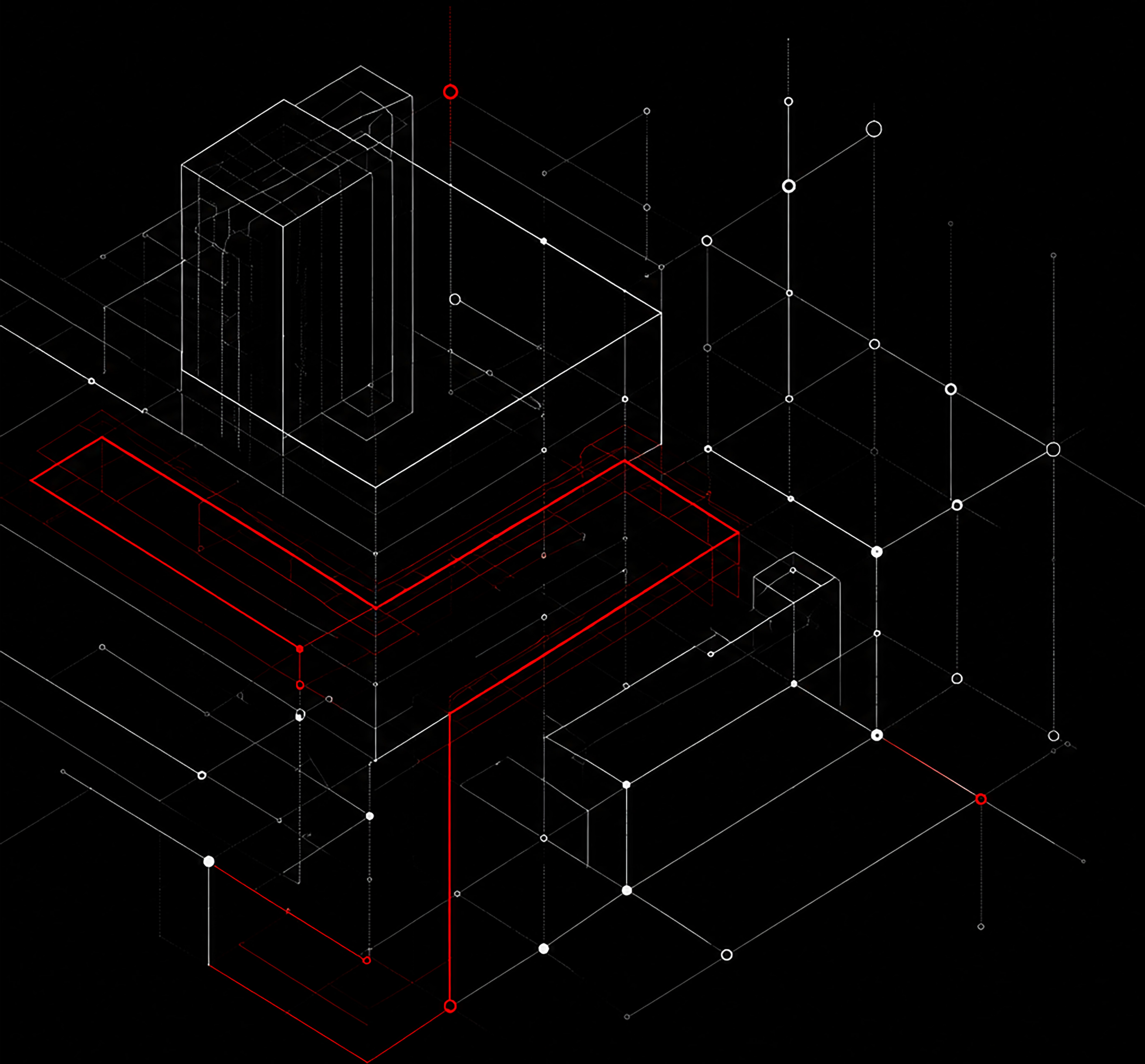




PAINITE 
بانيت

إدارة المرافق
FACILITY MANAGEMENT

**Integrated Asset & Facility
Management Solutions**

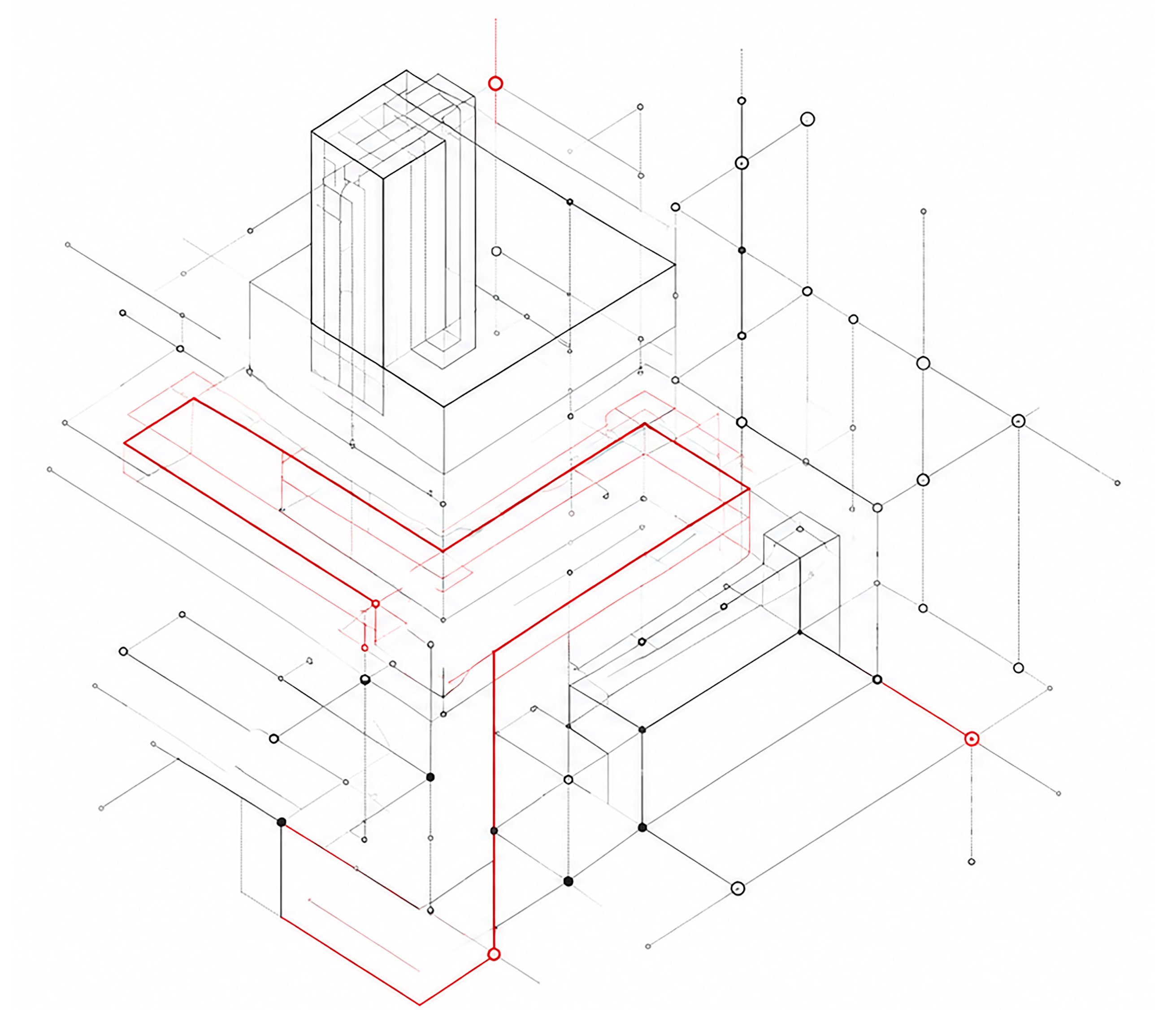


Opening Statement

Smarter Operations

Sustainable Assets

Integrated Asset & Facility Management Solutions
Delivered to the Highest Operational Standards





Introduction

Painite Facility Management delivers integrated Asset and Facility Management solutions that combine operational excellence, advanced technology, and sustainable practices to maximize asset performance and long-term value.

We provide comprehensive Operation & Maintenance services across the residential, commercial, and healthcare sectors, helping our clients achieve operational efficiency, enhance user experience, and maintain the highest standards of service quality.





About Us

Painite, a subsidiary of LADUN Investment Group, specializes in delivering integrated Asset and Facility Management solutions for residential, commercial, and healthcare developments.

Since 2011, Painite has been helping owners and investors maximize asset value through professional operating models, effective governance, and sustainable management practices focused on operational efficiency, service excellence, and long-term asset performance.

Our multidisciplinary team combines technical expertise with operational excellence to enhance asset performance, improve occupant experience, and maximize long-term returns.





Vision

To become Saudi Arabia’s leading partner in Asset & Facility Management by delivering smart and sustainable solutions that support digital transformation and contribute to the objectives of Saudi Vision 2030.

Mission

To provide integrated services driven by technology, expertise, and international best practices, enabling our clients to maximize asset performance and achieve operational excellence.

Our Values



Quality &
Excellence



Sustainability



Innovation &
Continuous
Improvement



Operational
Efficiency



Customer
Satisfaction



Safety &
Professional
Integrity





About LADUN Investment Group

LADUN Investment Group was established in 1968 and is recognized as one of Saudi Arabia's leading investment groups, with a diversified portfolio spanning real estate development, asset management, and strategic investments.

As the Group's specialized Facility & Asset Management company, **Painite** delivers integrated Operation & Maintenance solutions in accordance with international best practices, ensuring long-term asset sustainability, operational excellence, and enhanced performance across diverse sectors.



Painite in Numbers

3

**Core Sectors:
Residential
Commercial
Healthcare**

24/7

**Operations &
Maintenance
Services**

+100

**Buildings &
Compounds**

+3000

**Residential
Units
Managed**

+10

**Years of
Experience
in Facility
Management**





Our Services

We provide a comprehensive range of integrated services covering every aspect of Asset and Facility Management.





Asset Management

Managing the entire asset lifecycle through advanced management systems to maximize operational efficiency, extend asset lifespan, and ensure long-term sustainability.





Facility Management

Delivering integrated facility operations and maintenance services in accordance with international best practices to ensure business continuity, operational excellence, and superior service quality.





Hard Services



**HVAC
Systems**



**Fire Protection
Systems**



**Electrical
Systems**



**Mechanical
Systems**



**Access Control
Systems**





Soft Services



**Cleaning
Services**



**Waste
Management**



**Landscaping
Services**



**Hospitality
Services**





Technology & Digital Operations

Painite leverages advanced digital solutions to optimize operational performance and enhance customer experience, led by IBM Maximo, one of the world's leading Enterprise Asset Management (EAM) platforms.



**Asset Lifecycle
Management**



**Preventive
Maintenance
& Work Order
Management**



**Enhanced
Operational
Responsiveness**



**Performance
Monitoring &
KPI Tracking**



**Improved Asset
Sustainability and
Reduced Downtime**



Standards & Quality

At Painite, we implement industry-leading Facility Management and Asset Management practices through internationally recognized operational standards that ensure efficiency, reliability, and long-term asset sustainability.

Our operations are driven by advanced systems and globally recognized methodologies that enhance operational performance, maximize asset reliability, and maintain the highest standards of safety and service quality.

SFG20

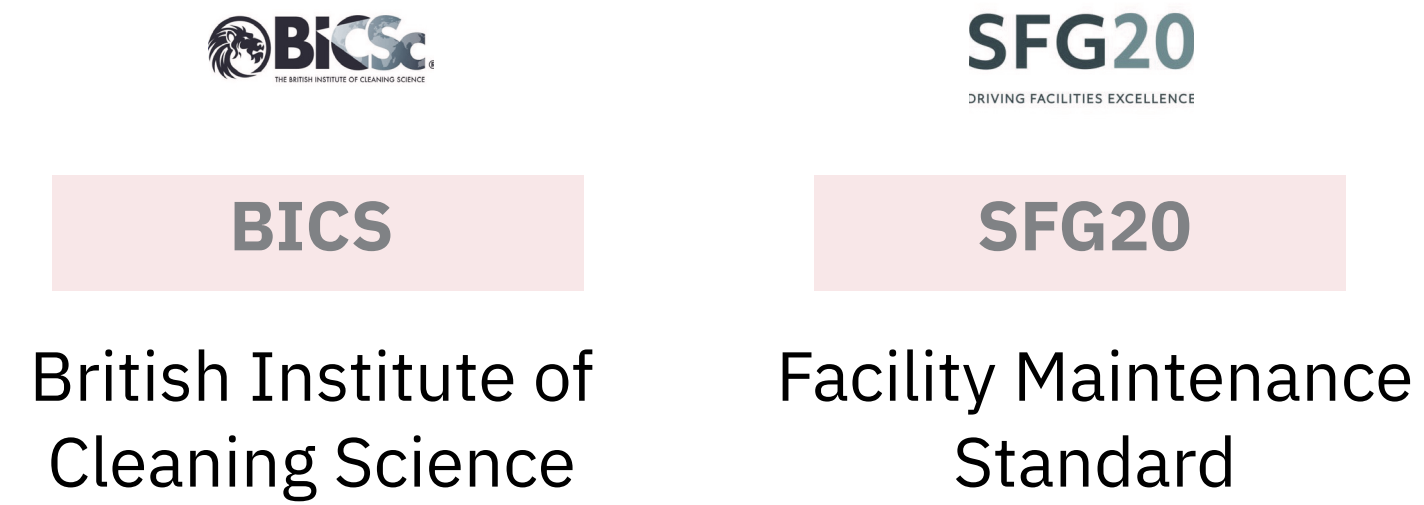
British Institute of Cleaning Science
Applying internationally recognized cleaning standards and best practices to deliver safe, hygienic, and high-quality environments.

BICS

Facility Maintenance Standard
Implementing preventive maintenance programs and structured asset management practices to maximize operational efficiency and extend asset life.



Operational Standards



ISO Certifications





Operating Model



**Asset Assessment
& Operational
Performance
Evaluation**



**Develop
Project-Specific
Operating Plans**



**Execute
Operations &
Maintenance
Activities**



**Digital Monitoring &
Performance Analytics**



**Continuous Improvement
& Operational
Optimization**



**Operational Risk
Management**



**Workforce
Training &
Development**



**Comprehensive
Emergency
Response
Planning**



**Implementation of
International Safety
Standards**



**Health, Safety &
Environment (HSE)**





Our Projects

Painite manages a diverse portfolio of residential, commercial, and healthcare developments, delivering integrated Asset & Facility Management solutions that ensure operational excellence, sustainable performance, and long-term asset value.



RESIDENTIAL PROJECTS



Aqua Residential Compound – Jeddah

A modern residential community comprising 236 residential units, designed to provide a high-quality living environment with integrated community facilities. Painite delivers comprehensive Property & Facility Management services, including property management, leasing, marketing, rent collection, preventive and corrective maintenance, housekeeping, elevator management, CCTV systems, and all supporting operational services, ensuring sustainable asset performance and an exceptional residential experience.



RESIDENTIAL PROJECTS

ECODAN

Ekodan Workers Accommodation – Eastern Province

Located within King Salman Energy Park (SPARK), Ekodan Workers Accommodation is a purpose-built residential community developed to provide high-quality workforce accommodation in line with modern operational and sustainability standards.

Painite provides complete Facility Management services, including operations, technical maintenance, security, housekeeping, environmental services, and support operations. The development consists of 2,261 residential units across 22 residential buildings, demonstrating Painite's capability in managing large-scale accommodation communities.



RESIDENTIAL PROJECTS

Al Malqa Residential Compound – Riyadh

A premium residential community comprising 18 buildings and 250 residential units, featuring a wide range of recreational and lifestyle amenities.

Painite provides comprehensive Property Management services, including leasing, marketing, rent collection, and contract administration, alongside integrated Facility Management services covering technical maintenance, HVAC, electrical and mechanical systems, security, cleaning, landscaping, and waste management.



RESIDENTIAL PROJECTS



مجمع جزالا 1 السكني

Jazala 1 Jazala (Al Aqrabiyah)

Jazala Suite Residential Compound is one of the residential communities managed by Painite in Al Khobar, offering a modern living environment designed to meet residents' needs in accordance with the highest Facility Management standards.

Painite provides comprehensive Property & Facility Management services, including operations, maintenance, housekeeping, leasing, rent collection, marketing, elevator management, and CCTV systems, ensuring sustainable asset performance and an exceptional residential experience.

RESIDENTIAL PROJECTS



جوهرة الرصيفة
مكة المكرمة

Jawharat Al-Rusaifah – Makkah

Jawharat Al-Rusaifah is a residential development by the National Housing Company (NHC), comprising 1,035 residential units within an integrated community in Makkah.

Painite manages the Owners' Association and maintenance services for the development, ensuring the upkeep of shared facilities, enhancing service quality, and achieving operational sustainability in line with best practices in residential community management.

RESIDENTIAL PROJECTS



PAINITE Integrated Asset & Facility Management Solutions



Vinan Residential Compound – Jeddah

A large-scale residential compound comprising 74 buildings and 1,708 residential units, with a total area exceeding 240,000 m². Painite provides integrated Property and Facility Management services, covering all operational requirements, periodic maintenance, and supporting services.

RESIDENTIAL PROJECTS



Al Fanda Residential Compound – Al Narjis District, Riyadh

Al Fanda Residential Compound is a modern residential development built on a total area of 4,821 m² and comprising 16 residential villas, designed to provide an integrated living environment combining privacy, comfort, and quality of life.

Strategically located in Al Narjis District, north of Riyadh, near King Salman Road, the development offers convenient access to key facilities and essential services across the city.

Painite manages the compound's facilities and shared services, ensuring asset sustainability, maintaining the quality of the residential environment, and enhancing resident satisfaction.

RESIDENTIAL PROJECTS



Vivan Residential Compound – Al Narjis District, Riyadh

Vivan Residential Compound offers an integrated residential experience that combines privacy, comfort, and quality of life. The development spans 13,948 m² and comprises 34 residential villas designed to meet the needs of modern families.

The project features open spaces, contemporary architecture, and integrated amenities within a premium residential community, creating a comfortable environment that enhances residents' well-being and daily quality of life.

Painite provides Facility Management, Operations, and Maintenance services in accordance with the highest operational standards, ensuring asset sustainability and maintaining the efficiency of shared facilities and services.

RESIDENTIAL PROJECTS



PAINITE Integrated Asset & Facility Management Solutions



Rimas
Compound

Remas Residential Project – Al Qirawan District, Riyadh

A residential development operated and managed in accordance with the highest Facility Management standards.

Painite provides integrated Maintenance, Operations, and Asset Management services to ensure sustainable performance and a high-quality living environment.

COMMERCIAL PROJECTS



Royal Mall – Riyadh

Royal Mall is a fully integrated retail destination featuring over 310 retail outlets, food courts, entertainment facilities, and parking capacity for more than 400 vehicles.

Painite provides comprehensive Operations, Maintenance, and Facility Management services, including security, housekeeping, technical maintenance, and energy management, with a strong focus on enhancing the visitor experience while ensuring operational efficiency and long-term sustainability.

COMMERCIAL PROJECTS



Sultan Business Center – Riyadh

A modern business center comprising multiple office spaces within a contemporary commercial environment.

Painite delivers integrated Facility Management services, including operations, preventive maintenance, and security services, ensuring a safe, efficient, and well-maintained workplace.





COMMERCIAL PROJECTS

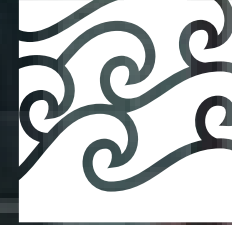
Palazzo Commercial Complex

Palazzo Commercial Complex is one of the prominent commercial destinations, offering an integrated environment for retail and business activities with a diverse mix of shops and services that meet the needs of both visitors and tenants.

Painite provides comprehensive Facility Management services, including preventive and corrective maintenance, housekeeping, and security, ensuring operational continuity, enhanced facility performance, and a safe, welcoming environment for visitors.

COMMERCIAL PROJECTS

RED SEA MALL



رد سي مول

Redis Mall – Tabuk

Redis Mall is one of Tabuk's leading retail destinations, featuring a diverse selection of retail outlets and service facilities that provide a comprehensive shopping experience.

Painite manages the mall's Facility Management services, including maintenance, housekeeping, and security, while implementing industry best practices to ensure operational continuity and maintain the highest standards of facility performance.

COMMERCIAL PROJECTS

Town Center Commercial Complex – Riyadh

Town Center Commercial Complex is one of the commercial developments managed by Painite in Riyadh, offering a modern retail environment that accommodates a wide range of commercial activities and serves both visitors and investors.

Painite provides integrated Facility Management services covering operations, maintenance, housekeeping, and security, while applying international best practices to ensure asset sustainability and operational excellence.



HEALTHCARE SECTOR



فقيه

د. سليمان فقيه
Hospitals | Dr. Soliman Fakeeh
الرياض | Riyadh

Dr. Sulaiman Fakeeh Hospital – Riyadh

A state-of-the-art healthcare facility with a capacity of 200 beds across 14 floors.

Painite provides integrated operational services, including Operating Room management, Intensive Care Unit (ICU) support, medical equipment maintenance, sterilization services, Facility Management, medical waste management, and logistics, ensuring operational excellence and uninterrupted healthcare services.

فقيه
مركز الدكتور سليمان فقيه الطبي
Dr. Soliman Fakeeh Medical Center
فرع شركة مستشفى الدكتور سليمان فقيه

المدخل الرئيسي MAIN ENTRANCE

HEALTHCARE SECTOR



مستشفى الدكتور محمد الفقيه
DR. MOHAMMAD ALFAGIH HOSPITAL

Mohammad Fakeeh Hospital

One of Painite's flagship healthcare projects, where the company provides comprehensive Soft Services for a 350-bed hospital operating across two buildings.

Our services focus on maintaining a safe and hygienic healthcare environment in accordance with the highest medical standards, ensuring service excellence and continuous operational performance.

HEALTHCARE SECTOR



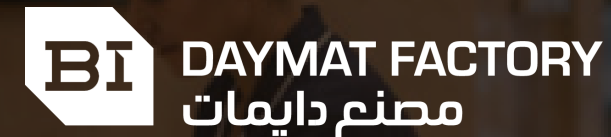
Al Tanasuq Medical Company – Riyadh

Al Tanasuq Medical Company is one of the healthcare projects managed and operated by Painite, where integrated Facility Management, Operations, and Maintenance services are delivered to ensure business continuity and maximize facility performance in accordance with industry best practices.

Painite's scope includes preventive and corrective maintenance, Facility Management, housekeeping services, and asset management, with a strong focus on providing a safe operational environment that supports healthcare excellence and sustainable facility performance.



Hospitality & Cleaning Services



**Daymat Factories –
Riyadh**



**LADUN Investment
Group – Riyadh**

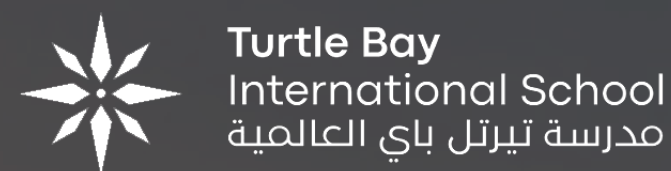


**The Point Commercial
Complex – Abha**



**BILT Industrial
Company – Riyadh**

Government & Private Sector Projects



**Turtle Bay International
Schools – The Red Sea
Maintenance & Cleaning
Services**



**State Security Facilities
Maintenance, Cleaning &
Hospitality Services**



**Jazan Development
Authority
Cleaning Services**

Why Painite



**Extensive
Operational
Experience**



**Commitment to
the Highest Quality
Standards**



**Highly Specialized
Team**



**24/7 Operations &
Maintenance**



**Internationally
Recognized
Standards**



**Smart Operational
Solutions**



**Tailored Solutions
for Every Project**



**Global Best
Practices**





At Painite, we are committed to delivering an integrated operational experience built on quality, efficiency, and sustainability. Through smart solutions and internationally recognized operational standards, we ensure business continuity while maximizing the long-term value of our clients' assets.

Contact Us



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