

SELECTED PROJECT - AUSTRALIA PORTFOLIO

SEZIA LAND

Theme Park & Resort

Parsis Land - Kish Island, Iran

ROLE Design-Build Project Manager
Head of Design & Construction Department

PERIOD Feb 2024 - Mar 2025

5 ha **18,000 m²** **10,000 m²** **36,000 m²**

Outdoor theme park Indoor theme park /
FEC Concert hall 5-star hotel

PROJECT OVERVIEW

Large-scale leisure, hospitality and entertainment development integrating an outdoor theme park, indoor family entertainment facilities, a major concert hall and a five-star hotel.

PROJECT RECOVERY & LEADERSHIP

- Recovered physical progress from 18% to 42% within approximately 12 months.
- Led recovery actions that helped resolve delay-related municipal penalty exposure.
- Coordinated design, procurement and construction across multiple work fronts.
- Implemented disciplined task tracking and persistent follow-up across Design, Procurement and Construction teams, improving accountability, coordination and delivery efficiency.

PROJECT LOCATION

Parsis Land, Kish Island
Plus Code: G2P7+XM7



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PROJECT RECOVERY

18% -> 42% physical progress in ~12 months

Visible site acceleration after a prolonged period of delay



Before / After - Visible Progress Under Management

Representative construction progress views from the Kish Theme Park & Resort program

BEFORE



AFTER



Site-wide theme park progress

BEFORE

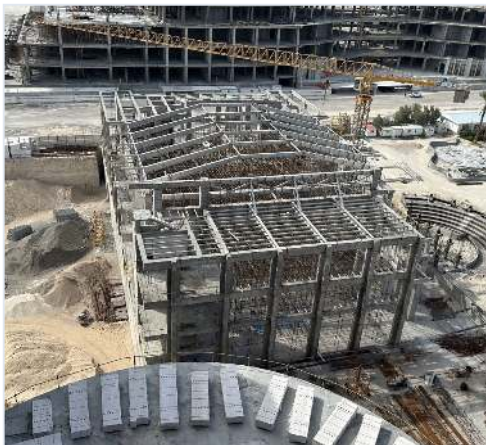


AFTER



Central themed-area development

BEFORE



AFTER



Major building envelope progression

BEFORE



AFTER



Structural-to-envelope progression

Structured task tracking + persistent cross-department follow-up -> faster execution, stronger accountability and higher project productivity

SELECTED PROJECT - AUSTRALIA PORTFOLIO

AZADI UNDERGROUND PARKING & BUS TERMINAL

Mellat Park - Mashhad, Iran

ROLE Chief Executive Officer - Main Contractor
Executive Project Recovery Lead

RECOVERY PERIOD Aug 2020 - Mar 2021

46,000 m² **500+**

Underground
transport facility

Vehicle parking
spaces

15

EV charging points

12

Urban bus terminal
bays

PROJECT RECOVERY

Construction began in June 2018 with a planned June 2020 completion. I joined the main contractor as CEO in August 2020 when physical progress was approximately 35%, and led completion to 100% within seven months.

LEADERSHIP & DELIVERY

- Personally chaired on-site progress meetings every other day to maintain executive-level control of delivery.
- Implemented a structured to-do list and follow-up system to drive accountability, unblock decisions and accelerate execution.
- Completed the delayed project within seven months and prepared it for formal inauguration by order of the President of Iran in March 2021.
- Delivered an integrated transport asset combining underground parking, EV charging, an urban bus terminal and a ground-level civic plaza.

PROJECT LOCATION

Mellat Park Southern Parking / Azadi Terminal
Mashhad, Razavi Khorasan, Iran



Mellat Park



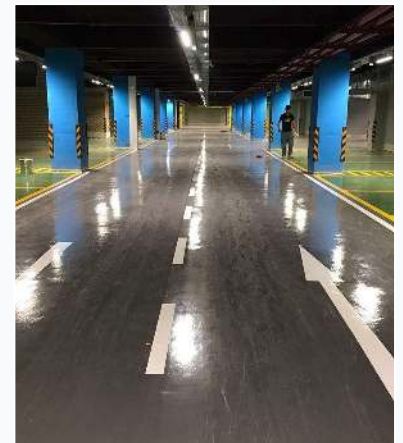
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PROJECT RECOVERY

35% -> 100% completion in 7 months

Recovery of a project already beyond its planned completion date



Project Recovery - From Delayed Construction to Operational Asset

Azadi Underground Parking & Urban Bus Terminal, Mashhad

BEFORE / RECOVERY STAGE



AFTER / COMPLETED ASSET



35% -> 100% IN 7 MONTHS

EXECUTIVE CONTROL

On-site progress meetings every other day created a short decision cycle and kept critical work fronts continuously monitored.

TASK DISCIPLINE

A structured to-do list and persistent follow-up system improved accountability, issue closure and coordination across teams.

CITY INFRASTRUCTURE

500+ parking spaces, EV charging, 12 urban bus bays, and a ground-level civic plaza integrated mobility with public realm.

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BARKAT URBAN PARK

Large-Scale Public Realm Development

Mashhad, Razavi Khorasan, Iran

ROLE Chief Executive Officer - Main Contractor
Procurement & Construction Delivery Lead

PROJECT PERIOD Oct 2020 - Oct 2021 | Fully delivered in 12 months

260,000 m² **3,500 m²** **5 x 10,000 m³** **12 months**

Total park area

Flagship water feature

Buried concrete
reservoirs

Start-to-completion
delivery

PROJECT OVERVIEW

A 260,000 m² urban public-realm and landscape development in Mashhad, delivered from commencement to full operation within one year. The program combined major landscape works, public-space construction, urban agriculture, utility infrastructure and a landmark water feature.

DELIVERY HIGHLIGHTS

- Started and completed the full project within a 12-month delivery cycle.
- Delivered a 3,500 m² landmark water feature, identified as the largest of its kind in Iran.
- Delivered Mashhad's first urban-agriculture park as part of the wider public-realm program.
- Constructed five buried reinforced-concrete reservoirs, each with 10,000 m³ capacity.
- Used a disciplined to-do list system and formal progress meetings every other day to track commitments, close actions quickly and maintain delivery momentum.

PROJECT LOCATION

Barkat Park / Imam Ali Expressway corridor
Mashhad, Razavi Khorasan, Iran



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From Construction to Full Operation in 12 Months

Representative construction-stage and completed views - Barkat Urban Park, Mashhad

DURING CONSTRUCTION



Landmark water feature and surrounding public realm

COMPLETED / OPERATIONAL



DURING CONSTRUCTION



Large-scale landscape and linear public-space development

COMPLETED / OPERATIONAL



CEO-led procurement & construction | To-do list discipline | Progress meetings every other day | Full project delivered in one year

SELECTED PROJECT - AUSTRALIA PORTFOLIO

MASHHAD INNOVATION FACTORY

Pajooohesh Square - Mashhad, Iran

PROJECT SIGNIFICANCE

Adaptive Reuse + Innovation Infrastructure

Former industrial site transformed into a startup and technology hub

ROLE Chief Executive Officer - Main Contractor

FAST-TRACK PERIOD Nov 2020 - 10 Mar 2021

~4.5 months

3.7 ha

~10,000 m²

East Iran

Re-entry to handover

Publicly documented site

Innovation facilities

First innovation factory

CONTRACTOR REINSTATEMENT & DELIVERY STORY

The original contract had been terminated for delay and the municipality had continued the works directly. After our other projects accelerated under my leadership, the Mayor invited our company back. We re-entered in Aban 1399 and fast-tracked the remaining works to formal handover on 20 Esfand 1399.

FAST-TRACK SCOPE

- Architectural finishing and interior fit-out.
- Equipment installation, coordination and final commissioning.
- Final external works, landscaping and operational readiness.
- Restored client confidence after the contractor's earlier termination.

WHY THIS PROJECT STANDS OUT

A rare urban-regeneration project: the former Coca-Cola factory was repurposed into an innovation campus, publicly described as the first innovation factory in eastern Iran.

PROJECT LOCATION

Pajooohesh Square / Kowsar Blvd
Mashhad, Razavi Khorasan, Iran



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Adaptive Reuse, Fast-Track Fit-Out & Innovation Infrastructure

Selected completed views - Mashhad Innovation Factory



Innovation campus within the urban fabric



Completed complex and public realm at night



Architectural reuse and public-event canopy



Interior startup / collaboration environment

Client trust restored | Contractor reinstated | Fast-track finishing & fit-out | National-level handover milestone