

ARCHSTONE CONSTRUCTION COMPANY PROFILE



PLANNING . PROFESSIONALISM . PRECISION



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OUR MANAGEMENT



CHRISTIAN MICHA
MANAGING DIRECTOR

Christian began his career in the Democratic Republic of Congo as a partner of Encoba Construction before immigrating to South Africa. Christian started his career in 1979 and he has amassed extensive experience since then, managing contracts and operations in the construction industry. Christian held Directorship at a leading construction company in South Africa before co-founding Archstone Construction in 2007. Christian is responsible for running the day to day business and financial management while still remaining very involved in site operations.



JOAO DOS SANTOS
OPERATIONS DIRECTOR

João worked in the commercial construction sector for 12 years before starting his own construction company. João holds a Construction management degree obtained at the TUT. He brings extensive hands-on experience having started his career in the industry in 1991. João co-founded Archstone in 2007. João is responsible for client relations, best business practice implementation and project quality control while still remaining very involved in site operations.



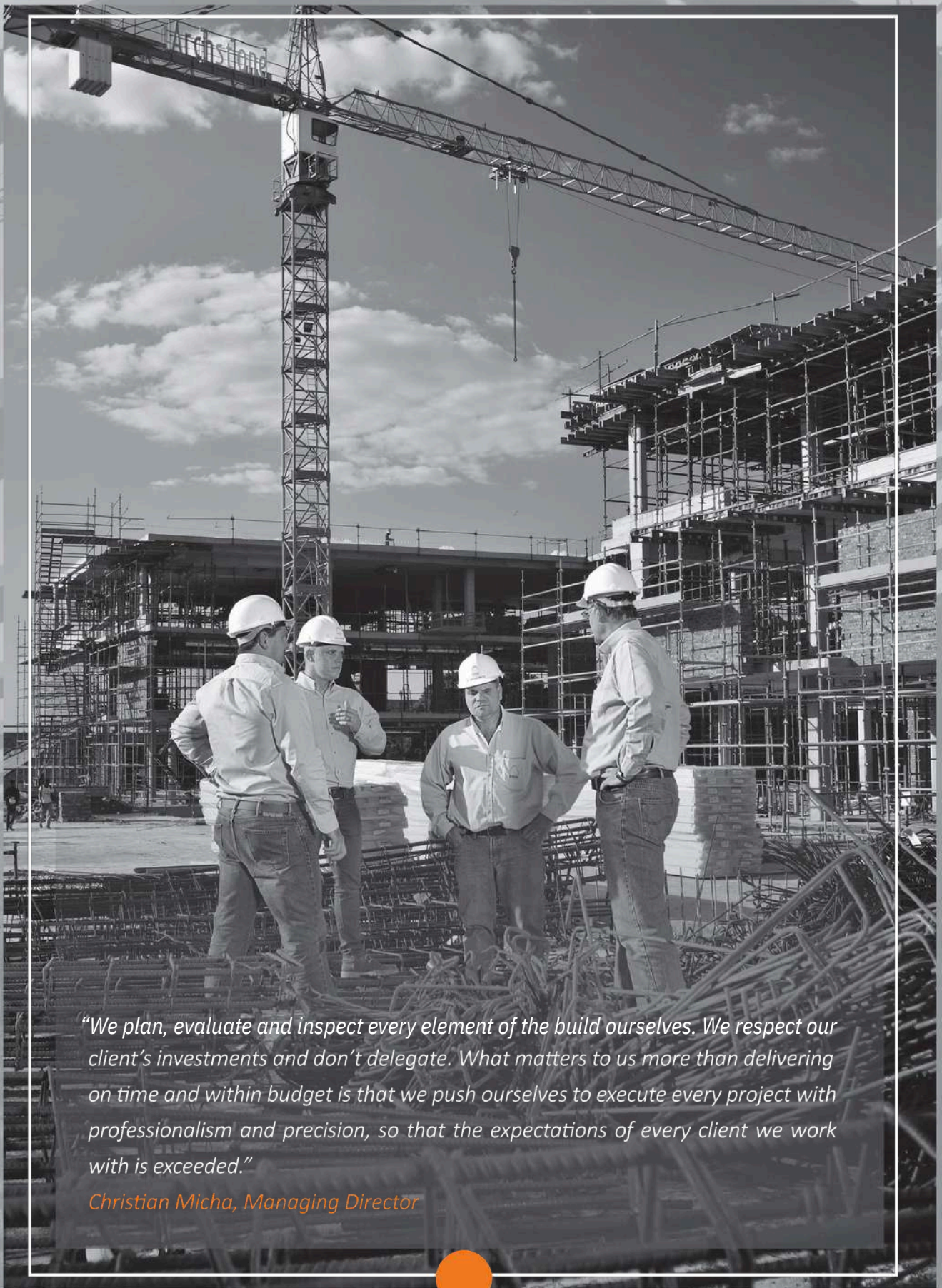
BRYAN BESTER
PROJECTS DIRECTOR

Bryan started his career in the industry in 2003 at a leading South African construction firm. Bryan holds a National Building Diploma qualification. He joined Archstone Construction in 2008 and has proven his competencies as a construction manager and senior contract's manager with strong leadership abilities. Bryan is responsible for managing the overall contract operations, planning, programming, quality control, supervision and client liaison.



PEDRO MORGADO
COMMERCIAL DIRECTOR

Pedro joined the company in 2008 and assumes responsibility for all Quantity Surveying, Costing of Bids and Procurement. Pedro holds a National Building Diploma qualification. He mentors and oversees the quantity surveying department with strong attention to detail and accuracy in dealing with tight programmes and deadlines. Pedro is responsible for client, sub-contractor and supplier liaison as well as budgeting and financial forecasting.



"We plan, evaluate and inspect every element of the build ourselves. We respect our client's investments and don't delegate. What matters to us more than delivering on time and within budget is that we push ourselves to execute every project with professionalism and precision, so that the expectations of every client we work with is exceeded."

Christian Micha, Managing Director





YOUR CORE SOLUTIONS

Archstone International (Pty) Ltd. was **established in 2007** by a multi-disciplinary partnership with core skills in civil engineering, construction management, quality control and quantity surveying.

The company is passionate about developing people in the industry and has mentored dozens of technical staff who have gone on to enrich the industry. Archstone has created a vast number of job opportunities over its lifetime.

Our growth and solid reputation has been underpinned by a loyal cohort of partners that are made up of direct clients, developers, architects, and fellow contractors, who repeatedly entrust us with their projects and are part of the company's success story.

OUR VALUES

Archstone's trusted reputation in the South African Construction industry has been cemented over the last decade by providing consistent quality and unwavering service excellence to each of our clients.

Our conduct is guided by **integrity** and **professionalism** as well as **mutual respect** for all our stakeholders that include clients, partners and employees.

Our passion for technical innovation and concern for the environment means we constantly educate ourselves about the most sustainable practices as our contribution towards the pursuit of low carbon economy and regard safety for people and planet as one of our paramount priorities.

Archstone has always prided itself on being a **highly versatile** medium-sized construction company with a diverse portfolio of projects spanning Industrial, Hospitality, Retail, Corporate and Residential Developments.

OUR APPROACH

Archstone is a **comprehensive construction company** capable of managing all aspects of the project pipeline from planning to handover.

We believe our respect for the client's investment, safety of our workers and uncompromising quality of the build means our approach to construction can best be described as 'people-centred and process driven'. Archstone excels at solving complex challenges that would ordinarily result in delays and overspending and frequently provides original and innovative solutions to construction.

YOUR TRUSTED PARTNER IN CONSTRUCTION

In 2018 we launched Archstone Construction South Africa. Archstone Construction South Africa (Pty) Ltd. has successfully evolved into our construction trading entity.



Corporate and Commercial - Residential - Retail - Hospitality - Industrial

OUR APPROACH

Our Commitment to Excellence

We strive to exceed industry standards through:

Innovative Solutions: Implementing innovative methodologies to deliver superior results.

Skilled Professionals: Employing a team of highly qualified and experienced people who excel in their fields.

Quality Assurance: Maintaining rigorous quality control processes to ensure every project meets our high standards.

Unparalleled Service:

Service is at the heart of everything we do. We are dedicated to providing:

Personalized Attention: Understanding each client's unique needs and tailoring our services to meet those specific requirements.

Responsive Support: Offering prompt and effective communication to address any concerns or questions, ensuring a seamless experience.

Proactive Engagement: Anticipating challenges and opportunities to provide proactive solutions and recommendations and ensuring our directors are hands-on and present on our sites.

Client satisfaction is our ultimate measure of success. We achieve this through:

Transparent Processes: Maintaining open and honest communication throughout the project lifecycle.

Timely Delivery: Ensuring projects are completed on time, within budget, and to the highest standards.

Ongoing Improvement: Soliciting and acting on client feedback to continuously improve our services and outcomes.



ACCREDITATIONS



9GB

General Building Designation
CRS NO. 10430513



MBANORTH
MASTER BUILDERS ASSOCIATION NORTH

NATIONAL HOME BUILDERS

NHBRC

REGISTRATION COUNCIL

SACPCMP

The South African Council for the Project and Construction Management Professions



PROCUREMENT & B-BBEE

Archstone has a procurement policy in place to ensure thorough vetting of our subcontractors and suppliers to ensure that they are equipped to service contractual obligations. Archstone conducts basic due diligence checks on successful subcontractor tenderers to ensure that capacity and financial standing are sufficient to carry the scope of the specific project requirements.

Each tender is assessed on its own specific merits and no tenderer will be excluded from consideration due to a past due diligence outcome.

With regard to all subcontractor's appointments and procurement; Archstone does apply a Preferential Procurement Policy relating to capacity, performance, compliance, and, B-BBEE standing.

Wherever possible, when the price, performance, track record, and financial solvency are in good standing, our preference will be to appoint a tenderer based on overall B-BBEE level and black ownership values.



Points Scored for every Rand spent

Buying from the correct suppliers is critical when managing the Procurement element on your B-BBEE scorecard.

Ensure that for every Rand you spend, you maximise the benefits of B-BBEE points. Archstone's B-BBEE certification ticks all the compliance boxes, including bonus points - This makes your procurement element reporting a breeze if you have a B-BBEE policy in place.



BEE Procurement spend from Empowering Suppliers
R100 = R125



Procurement Spend with 51% Black Owned Suppliers
R100 = R125



Procurement Spend with 51% Black Woman Owned Suppliers
R100 = R125



Procurement Spend with 51% Black Owned Designated Group Suppliers
R100 = R125



Every R100 spent with Archstone counts as R500 on your Procurement scorecard!

**Applicable to the General Codes of Good Practice and Property Sector Codes Scorecards*



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How is this calculated?

Archstone's B-BBEE certificate compared to other leading South African construction companies certificates:

Property Sector Code - Generic			Recognised Spend with company (per R100)				
Criteria	Points Available on Scorecard	Target	Archstone	Company A	Company B	Company C	Company D
			Level 2 (with 3 bonus points)	Level 1 (with 1 bonus point)	Level 1 (without bonus points)	Level 2 (with 1 bonus point)	Level 2 (without bonus points)
Preferential Procurement as % of TMPS							
Procurement Spend from Empowering Suppliers	2,00	80,00%	R125,00	R135,00	R135,00	R125,00	R125,00
Procurement Spend with QSEs	2,00	15,00%	R0,00	R0,00	R0,00	R0,00	R0,00
Procurement Spend with EMEs	2,00	15,00%	R0,00	R0,00	R0,00	R0,00	R0,00
Procurement Spend with 51% black-owned enterprises	8,00	40,00%	R125,00	R135,00	R0,00	R0,00	R0,00
Procurement Spend with 30% black women-owned enterprises	4,00	12,00%	R125,00	R0,00	R0,00	R125,00	R0,00
Bonus Points							
Procurement Spend with 51% Black Owned Designated Group Suppliers	2,00	2,00%	R125,00	R0,00	R0,00	R0,00	R0,00
Total Spend Benefit with each Company	26,00		R500,00	R270,00	R135,00	R250,00	R125,00



**Applicable to the General Codes of Good Practice and Property Sector Codes Scorecards*



Honeycomb

BEE Ratings

0861 HONEYCOMB

CONSTRUCTION SECTOR CONTRACTOR VERIFICATION CERTIFICATE

We Certify that

Archstone Construction South Africa (Pty) Ltd

Company Address: 68 45th Avenue, Doornkloof East, Centurion, 0062

Registration Number: 2018/087148/07 VAT Number: 4530281478

Has been verified for compliance with the B-BBEE Act No. 53 of 2013 and the Construction Sector Code Gazette No.41287 of December 2017 and has achieved the following:

BEE RATING

Level Two (2) Contributor

(Generic Scorecard)

BEE PROCUREMENT RECOGNITION LEVEL

125%

Element	Score	Analysis	Results
Black Ownership	51.41%	Ownership	29.00
Black Woman Ownership	51.41%	Management Control	11.29
Black Designated Group	51.41%	Skills Development	18.22
Black Youth	51.41%	Supplier Development	36.28
Black Disabled	17.13%	Socio-Economic Development	5.00
Black Unemployed	0.00%	Total	99.79
Black People Living in Rural Areas	0.00%	Y.E.S. Initiative Implemented	No
Black Military Veterans	0.00%	Y.E.S. Target Achieved	N/A
Black New Entrants	51.41%	Number of Levels Promoted	N/A
Exclusion Principle Applied	No	Certificate Number	HR_GEN_3974_25
Modified Flow Through Principle	No	Version Number	1.0
Empowering Supplier	Yes	Issue Date	14 August 2025
Discounting Applied	No	Expiry Date	13 August 2026
Financial Period Reviewed	01 March 2024 – 28 February 2025	Revision Date	N/A



Verification Manager
Zunaid Vallee
Honeycomb BEE Ratings



KNIGHTSBRIDGE OFFICE PARK PHASE 1&2

Project Type : New Office Park
Geographical Location : 33 Sloane Street, Bryanston, JHB
Year of Project : 2017/ 2018 / 2019
Contract Value : R 398 310 000
Developer : Emira Property Fund (Pty) Ltd
Architect: Boogertman & Partners Architects (Pty) Ltd
Structural Engineer: WSP Group Africa (Pty) Ltd
Quantity Surveyor: RLB Pentad Quantity Surveyors



WATERFALL CORPORATE CAMPUS PHASE 5

Project Type : Corporate Campus Phase 5 – Building 6 & 7
Geographical Location : Waterfall City, Midrand
Year of Project : 2022
Contract Value : R160 060 000
Developer: Corporate Campus Joint Venture
Architects: LYT Architects
Structural Engineer: L&S Consulting Structural & Civil Engineers
Quantity Surveyor: Quest Cost Consultants



MASSBUILD DC WAREHOUSE & OFFICE

Project Type : Distribution Centre Warehouse and Offices
Geographical Location : Corner of Allandale & Old Pretoria Main Roads, Waterfall Estate
Year of Project : 2012/2013
Contract Value : R 130,800,000
Developer: Atterbury Waterfall Investment Company (Pty) Ltd:
Architects: Empowered Spaces
Structural Engineer: Dekker & Gelderblom Consulting Engineers
Quantity Surveyor: Norval Wentzel Steinberg



LONGLAKES EXT 4 WAREHOUSES

Project Type :	New Warhouses 1 & 2 with adjoining double storey offices
Geographical Location :	Corner Laneshaw and Marlboro Drive, Longmeadow
Year of Project :	2020
Contract Value :	R 189 467 000
Developer:	Fortress Property Fund
Architects:	ICM Architecture
Structural Engineer:	Sotiralis Consulting Engineers
Quantity Surveyor:	Quanticost Quantity Surveyors



SAMRAND WAREHOUSES B19,B20,B21,B22,B24

Project Type :	NEW WAREHOUSES & DOUBLE STORY OFFICE	Developer:	Growthpoint Properties
Geographical Location :	C/O Lanner Falcon & Sterling roads Samrand business park	Architects:	Piek Architects
Year of Project :	2023	Structural Engineer:	Zutari
Contract Value :	R168 452 000	Quantity Surveyor:	IBP Central Construction



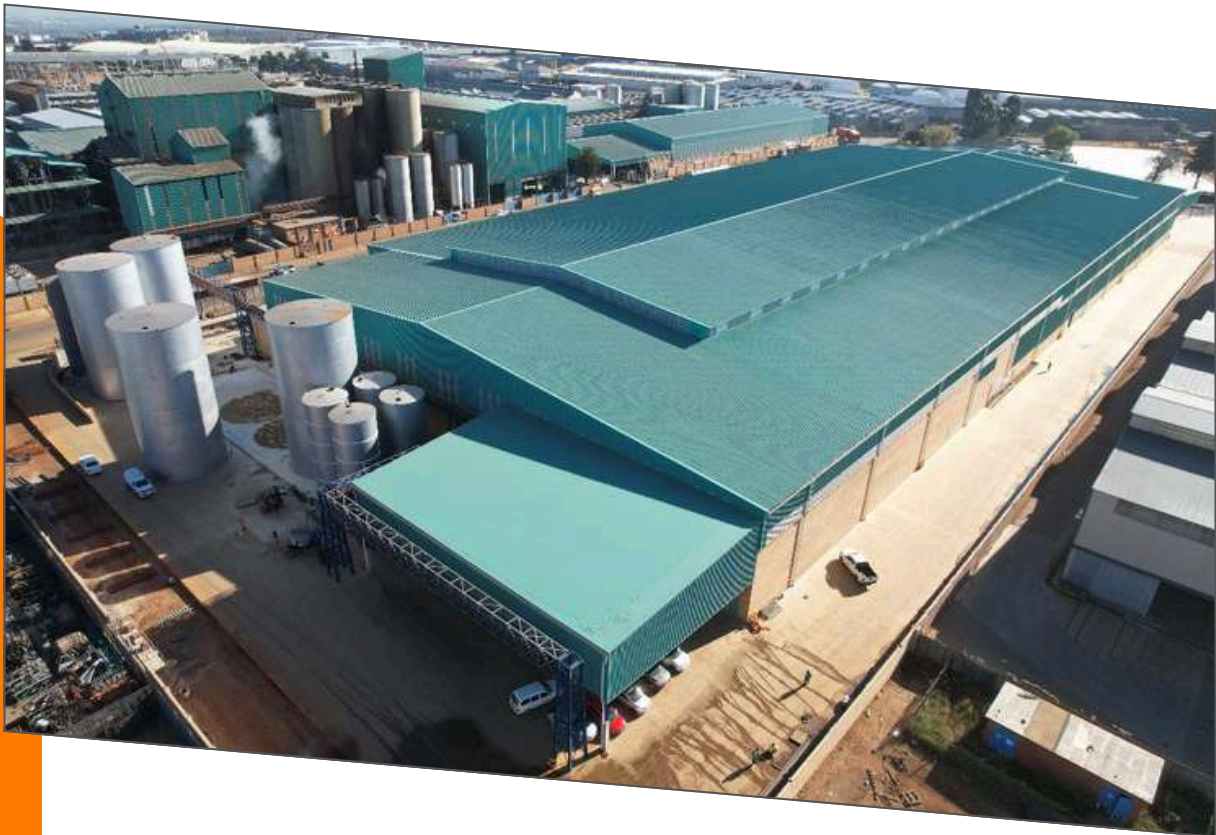
SIQALO FOODS

Project Type : New Warehouse / Alterations & Additions to Siqalo Foods Main Building
Geographical Location : Boksburg East Industrial
Year of Project : 2022 - 2024
Contract Value : R 331 059 000
Developer : Siqalo Foods (Pty) Ltd
Architect: TCRPV Architects
Structural Engineer: Vigar & Associates
Quantity Surveyor: MHS Consulting Quantity Surveyors
Project Manager: Fremar Projects



WILLOWTON OIL / ISANDO FOODS NEW WAREHOUSE

Project Type : NEW WAREHOUSE FACILITY
Geographical Location : 21 Quality Rd, Isando, Kempton Park, Erf 504&505
Year of Project : 2022
Contract Value : R190 502 982.00
Principal Agent: CIVIL CONCEPTS (PTY) LTD



MASSMART DISTRIBUTION CENTRE

Project Type : New distribution centre
Geographical Location : Riverside View, 8 incubation drive, Riversands Blvd, Midrand
Year of Project : 2022
Contract Value : R382 214 000
Developer: Century Property Developments / Riversands DC Pty Ltd
Architect: R&L Architects
Structural Engineer: EDS Engineers
Quantity Surveyor: MHS Consulting



RIVERWALK BRIDGE

Project Type : Bridge Construction
Geographical Location : Ashlea Gardens Extension 6, Pretoria, Gauteng
Year of Project : 2009
Contract Value : R 12,200,000
Developer: Public Investment Corporation
Architect: Boogertman & Partners
Structural Engineer: DG Consulting Engineers (Pty) Ltd
Quantity Surveyor: Pentad Quantity Surveyors



CITY LODGE WATERFALL CITY

Project Type : Hotel
Geographical Location : Allandale Road, Waterfall City
Year of Project : 2013/2014
Contract Value : R 78,900,000
Developer: Atterbury Waterfall Investment Company
Architect: Boogertman & Partners Architects
Structural Engineer: L&S Consulting
Quantity Surveyor: De Leeuw Pretoria



NEXUS BUILDING 1 & 2

Project Type : New office building
Geographical Location : Waterfall City - Cnr of Magwa & Karkloof Crescent, Midrand
Year of Project : 2022
Contract Value : 176,300,750
Developer: Attacq Waterfall Investment Company
Architects: LYT Architects
Structural Engineer: Pure Consulting
Quantity Surveyor: RLB Pentad Quantity Surveyors



INGRESS BUILDING 1&3

Project Type : NEW OFFICE DEVELOPMENT
Geographical Location : Cnr of Lone Creek and Magwa Crescent, Waterfall City
Year of Project : 2024
Contract Value : R256,495,850
Developer: Attacq Waterfall Investment Company
Architects: Building 1 - ARC Architects / Building 3 - Dot Ink Designs
Structural Engineer: Engineering Design Services
Quantity Surveyor: RLB Pentad



THE PRECINCT LIFESYLTLE VILLAGE

Project Type : Shopping Centre
Geographical Location : c/o Allandale rd & mushroom rd Waterfall
Year of Project : 2024
Contract Value : R322,758,827.00
Developer: Century Property Developments (Pty) Ltd
Architects: BAR ARCHITECTS
Structural Engineer: STRUXIT
Quantity Surveyor: SVR QUANTITY SURVEYORS



MEADOWVIEW SITE 9&10

Project Type : NEW WAREHOUSE & OFFICES
Geographical Location : EQUITES PARK, MEADOWVIEW CNR CLULEE RD & GORDON AVENUE
Year of Project : 2024
Contract Value : R121,320,496.00
Developer: Chamber Lane Properties 3 (Pty) Ltd / Equites Property Fund
Architects: Empowered Spaces
Structural Engineer: DG Consulting (DGC)
Quantity Surveyor: Schoombie Hartmann



LP9 SPEC WAREHOUSES

Project Type : New Warehouses
Geographical Location : Tugela Lane, Waterfall Logistics Precinct Waterfall
Year of Project : 2023
Contract Value : R126 553 561.00
Developer: ATTACQ WATERFALL INVESTMENT COMPANY (Pty) Ltd
Architects: Empowered Spaces Architects
Structural Engineer: EDS ENGINEERING DESIGN SERVICES
Quantity Surveyor: RLB Pentad Quantity Surveyors



EASTPORT CRUSADER 2 WAREHOUSE

Project Type : New ± 20,840-m² Warehouse & Offices
Geographical Location : Eastport Logistics Park – Birkenhead Street – Witfontein
Year of Project : 2025
Contract Value : R158,786,250.00
Developer: CAPITAL PROPFUND (Pty) Ltd & JR 209 INVESTMENTS (Pty) Ltd
Architects: ICM Architectural Studio
Structural Engineer: Sotiralis Consulting Engineers
Quantity Surveyor: QUANTICOST



EASTPORT LIQUOR RUNNER WAREHOUSE

Project Type : New ± 29,875-m² Warehouse & Offices
Geographical Location : Eastport Logistics Park – Birkenhead Street – Witfontein
Year of Project : 2025
Contract Value : R218,574,750.00
Developer: CAPITAL PROPFUND (Pty) Ltd & JR 209 INVESTMENTS (Pty) Ltd
Architects: ICM Architectural Studio
Structural Engineer: Sotiralis Consulting Engineers
Quantity Surveyor: QUANTICOST



MEADOWVIEW OFFICE PARK – SITE 5

Project Type : New Warehouse & Office
Geographical Location : Clulee Road, Ext 86, Linbro Park
Year of Project : 2025
Contract Value : R102,836,105.00
Developer: Chamber Lane Properties 3 (Pty) Ltd / Equites Property Fund
Architects: Empowered Spaces Architects
Structural Engineer: DG Consulting (DGC)
Quantity Surveyor: Schoombie Hartmann





YOUR TRUSTED PARTNER IN CONSTRUCTION

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