



Q1  
Highlights

2026



# CSQ, a partner-led project development consultancy, supporting clients across complex developments.

*Q1 2026 has been a strong start to the year with continued growth across our teams, delivery of high-quality projects and recognition across the region.*

*This quarter reflects our focus on consistency - delivering for clients, strengthening relationships and building momentum across the UAE and KSA.*

# CONSTRUCTION | KSA Innovation Awards | 2026

## CONSTRUCTION | KSA Innovation Awards | 2026



## Consultant of the year

*CSQ was named Consultant of the Year at the Construction Innovation Awards KSA 2026.*

*It's a moment that reflects the work behind it - projects delivered, challenges worked through and the day-to-day consistency of a team that takes pride in what they do. Across the region, that approach has shaped how we work with clients and how we deliver.*

*With the Kingdom continuing to move at pace, this recognition is a reminder of what matters most - showing up, doing the work properly and staying committed to the role we play in supporting that vision.*

# Built From Within

## Appointed Partner at CSQ

*From Director  
to Partner*

*CSQ has announced the appointment of Joshua Terry as Partner, marking a key milestone in the firm's continued growth across the region.*

**Joshua Terry MRICS**

Partner

During his time at CSQ, Joshua has been responsible for the day-to-day operation, management and development of the Abu Dhabi office which has resulted in exponential growth, new service lines and a significant amount of new business with both new and existing clients.

Joshua has built and mentored a highly capable team of professionals in Abu Dhabi and he has a strong and trusted client network, grounded in consistent delivery and the way he represents CSQ with professionalism and integrity. He understands the business inside out and has become a key part of how we operate day-to-day.

This appointment is a reflection of what we value at CSQ. We are committed to supporting our people to grow, develop and progress and to recognising those who lead, contribute and take ownership. Joshua's journey here is a strong example of that in practice.

We look forward to the contribution he will continue to make as a Partner and to what we will achieve as a business in the years ahead.



We bring clarity to  
complex projects.



# Dubai Project Highlights

Q1 2026

## 01

### Project & Cost Management

*Private Longevity Clinic*

CSQ have been appointed to deliver Project & Cost Management services for a confidential new-build longevity clinic in Jumeirah, Dubai. The project represents a next-generation healthcare concept focused on optimum performance, health and wellbeing.

CSQ are overseeing the base build development, providing development monitoring and advisory services and leading the delivery of the new, high-specification facility.

## 02

### Management Contracting

*Confidential Client*

CSQ delivered Management Contracting services for a 5,000 sq. ft. office in Dubai Internet City, completed as a full turnkey project on an accelerated programme.

Delivered for an international client headquartered in North America, the project required a coordinated approach to maintain visibility and alignment throughout construction. Weekly Matterport scans were implemented to enable virtual walkthroughs, allowing stakeholders to track progress and make decisions remotely in real time.

## 03

### Development Monitoring

*Confidential Client, Studio City*

CSQ was appointed by the client to undertake pre-acquisition technical due diligence for a major mixed-use residential development in Dubai Studio City, comprising six residential blocks, a community mall and a central communal park.

CSQ completed a detailed review of the design and technical information package to support the client's acquisition of the development. Working alongside the client and wider consultant team, CSQ assessed the project status, design coordination, programme, statutory approvals and key delivery risks to provide strategic insight and inform the acquisition process. The appointment was successfully completed during the quarter.



*"Our work continues to be defined by clarity, structure and the ability to move complex projects forward with confidence."*

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## 04

### Project & Cost Management

#### *Premium Flexible Workspace Client*

*CSQ is delivering project and cost management services for our long-term client on the fit out of their new 52,000 sq. ft. premium flexible workspace. The workspace located in Sweid One, a grade A commercial tower in Jumeirah Lake Towers, is the client's fifth location in the UAE.*

*CSQ is working alongside international design consultants to manage the fit out under a traditional procurement route and in parallel to the completion of the base build, due for handover in Q4 of 2026.*

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## 05

### Project & Cost Management

#### *International Investment Management Client*

*CSQ have been appointed to provide project and cost management services for a new 11,850 sq. ft. fit out project in DIFC Square. This is the second project being delivered by CSQ for this client, an international investment company with offices also located in London, Luxemburg and ADGM Square.*

*The appointment reflects the client's continued confidence in CSQ's ability to deliver high-quality project and cost management services across complex corporate workplace environments within the region.*

# Abu Dhabi Project Highlights

Q1 2026

## 01

### Project & Cost Management

*Saikindō*

*Saikindō is an experience-led hospitality venue located within the Four Seasons Hotel Abu Dhabi, inspired by Japanese hi-fi listening bars with music at the centre of the design.*

*CSQ provided close coordination of design, fit-out and specialist disciplines, resulting in a highly considered destination bar in Abu Dhabi.*

## 02

### Management Contracting

*Confidential US Law Firm*

*CSQ is delivering a full turnkey office fit-out for a confidential US-based international law firm at ADGM Square, Abu Dhabi. The project comprises approximately 9,000 sq. ft. of premium office space, transitioning the client from their existing co-working environment into a new workplace aligned with their global brand standards.*

*CSQ is managing the full delivery process, coordinating consultants, contractors, furniture and IT vendors under a single structure to ensure programme certainty, clear communication with the overseas client team and a seamless transition into their permanent ADGM office.*

## 03

### Building Surveying

*Aldar Properties*

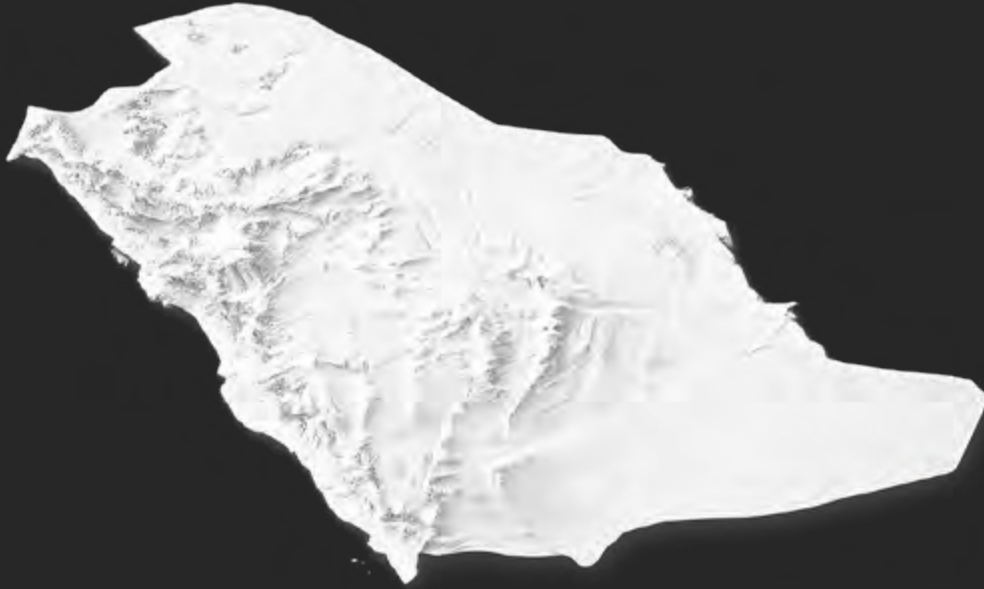
*CSQ provided Technical Due Diligence services to support Aldar Properties on the acquisition of KEZAD Logistics Park 1-3, located within Khalifa Economic Zones Abu Dhabi (KEZAD).*

*The assignment covered three purpose-built, multi-tenanted warehouse assets with a combined leasable area of 161,000 m<sup>2</sup>. Our scope included structural, mechanical, electrical and civil assessments, providing a clear and independent view of asset condition ahead of a Dh650 million investment commitment.*



# KSA Project Highlights

Q1 2026



## 01

### Project & Cost Management

*Cloud Spaces ROSHN Front*

*175 days. 24,843 Sq. Ft.. Delivered.*

*CSQ KSA served as Project Manager and Cost Manager on the successful completion of Cloud Spaces' premium CAT A/B fit out at ROSHN Front – one of Riyadh's most prestigious addresses.*

*Cloud Spaces isn't just a workspace, it's an experience. Dynamic, welcoming and designed for the way modern business moves. The result is a destination that redefines what a great business environment looks and feels like.*

## 02

### Building Surveying

*Confidential Client*

*CSQ were appointed to provide Technical Due Diligence and Building Surveying services for a confidential portfolio across Saudi Arabia.*

*The commission included detailed asset assessments, building condition reviews and technical risk analysis to support development and investment decisions.*

*Working across multiple properties, the team delivered clear reporting and strategic recommendations to support both immediate priorities and long-term asset planning.*

## Behind the Projects

### Employee Spotlight

Jonathan De Clercq brings a well-rounded background shaped across both technical and delivery roles. With experience spanning hospitality, residential, retail and commercial projects across the UAE and KSA, he has built a strong track record working within complex, high-value environments.

Starting his career in ground investigation in Western Australia before moving into project management in Dubai, Jonathan has contributed to major developments including Bluewaters Island, Jumeirah Al Naseem, Atlantis The Palm and Four Seasons Abu Dhabi. Today, he plays a key role across projects, bringing a practical, delivery-focused approach and a clear understanding of how projects come together day to day.

He has also worked across both consulting and contracting roles, giving him a well-rounded perspective on delivery. This experience continues to shape how he approaches projects - focused, considered and grounded in what works in practice.

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“Reliable, considered and focused - Jonathan consistently delivers where it matters.”



Jonathan De Clercq  
*Senior Project Manager*

# Behind the Projects

## Employee Spotlight

*Associate Building Surveyor*

Saifur Gulfraz is a Chartered Building Surveyor with experience across the UK and the UAE, working across a wide range of building consultancy services and sectors.

His work spans commercial, industrial, retail, hospitality and residential projects, with a focus on delivering clear, practical advice across technical due diligence, condition surveys and project-led assignments.

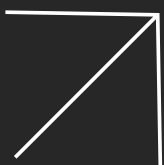
Since moving to the UAE, Saifur has contributed across a range of portfolios and developments, supporting clients with technical due diligence, cost to complete assessments and asset-level advisory. His experience also extends to sustainability, acting as LEED AP across major developments including Al Maryah Tower.

Alongside his technical work, Saifur has been involved in refurbishment, reinstatement and fit-out projects for both private and public sector clients. His approach is grounded in building pathology and lifecycle thinking, with a focus on understanding asset performance and supporting informed decision-making across projects.



Saifur Gulfraz  
*MRICS, LEED AP*

- Technical due diligence and asset advisory across UAE and KSA portfolios.
- Experience across commercial, hospitality, retail and residential sectors.
- Building pathology, dilapidations and lifecycle cost analysis.
- Sustainability lead (LEED AP) across major developments.



# Team Progression



## 01 Director

Andrew Brenton  
MRICS, MAPM

*Andrew Brenton was promoted to Director in recognition of his contribution to the growth of CSQ's Building Surveying division and wider business. He has played a key role in strengthening service delivery, expanding client relationships and supporting the team's growth across the GCC and Europe. His promotion reflects the leadership and professionalism he continues to bring to CSQ.*



## 02 Senior Associate

Jack Mason  
MRICS

*Over the past years, Jack Mason has become a key part of CSQ's project delivery team, recognised for his proactive approach and solutions-focused mindset. He has played an important role across several major developments, including leading the award-winning Reactivation of Al Maryah Tower project. His promotion reflects the consistency of his work and the value he continues to bring to the team.*



03

**RICS**

**Matthew Redding MRICS**  
Senior Project Manager

*"Thrilled to have passed my RICS APC and achieved MRICS. It's been a rewarding journey and an important step in my growth with CSQ.*

*I'm excited to continue contributing to CSQ's growth and future project success"*



04

**RICS**

**Yassir Leone MRICS**  
Senior Quantity Surveyor

*"Proud to have achieved MRICS following my RICS Assessment of Professional Competence and to have been promoted to Senior Quantity Surveyor.*

*It has been a challenging yet highly rewarding journey, marking a defining milestone in my career. I'm excited to build on this achievement, continue developing as a professional and take on greater responsibility in delivering meaningful, lasting value for clients on future projects."*



# Sharing Our Expertise

## CSQ's Built Different Podcast



*Built Different is CSQ's podcast, launched this quarter, with two full episodes now live.*



*With the range of experience and insight across the team, it felt natural to create a space to share it - openly and in our own words.*

*The series looks at the work behind every project - the early decisions, the trade-offs and the thinking that shapes how things actually get delivered. The conversations are straightforward and practical, shaped in real project experience.*

Watch on YouTube:

[CSQ's Built Different](#)

Listen on Spotify:

[CSQ's Built Different](#)

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Consultants](#)

Follow us on Instagram:

[CSQ Project Development  
Consultants](#)

It's all about  
the team.





## People & Culture

### Team Activities

Time away from projects matters. This year, the team came together across a few different settings - each one a chance to step outside the day-to-day and spend time together.

Our annual SKI-SQ trip took us to Gudauri, Georgia. A few days on the slopes, good energy throughout and a reminder of how important it is to switch off and connect as a team. It's something we look to continue each year.

Back in the UAE, we took part in the MND24 Hike in Hatta, supporting the work led by Sandy Stirling and the wider community. It's a cause that continues to bring people together, and one we're proud to support year on year.

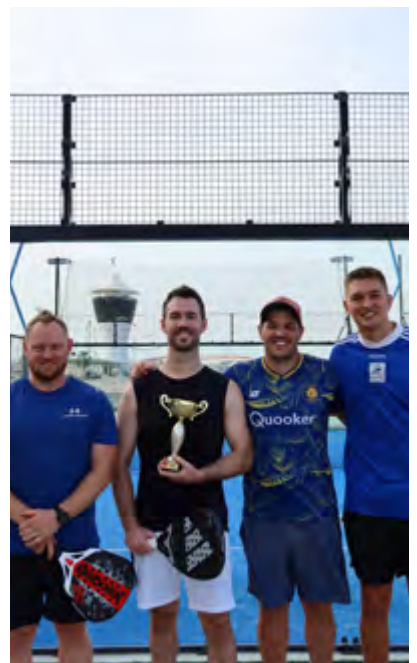
With plenty of padel players across the team, the CSQ Championship has become a regular fixture. We hosted our third CSQ Padel Championship, bringing the team together from across offices. We share more from these moments on LinkedIn, follow us to see more.

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"It's the moments together that count."



Gudauri, Georgia





# Quarterly Highlights

*Q1 2026*

## **Locations**

### **Dubai**

Level 5, Office 501,  
Al Fattan Office Tower  
P.O. Box 624030  
Dubai

### **Abu Dhabi**

Level 5, Office 509, Al Maryah Tower,  
Al Maryah Island, Abu Dhabi

### **Riyadh**

Office 329, Kingdom Center,  
Level 12, Riyadh  
Kingdom of Saudi Arabia

### **General enquiries**

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