SYED RAAHEM MAHMOOD

Senior Finance Executive | Digital Infrastructure | Project Finance | FP&A | Financial Control

Saudi Arabia · UAE & KSA resident | +966 (0) 54 192 4805 | raahem.mahmood@gmail.com | Raahem Mahmood | LinkedIn

EXECUTIVE PROFILE

PwC-trained finance executive with 10+ years across the GCC and South Asia, spanning infrastructure and project finance, financial control, FP&A and Big Four assurance. Currently lead finance and portfolio for a hyperscale data-centre platform, owning end-to-end finance for a multi-entity portfolio — central to raising and closing a senior project-finance facility, securing board approval for a greenfield expansion, and building the ERP, control and reporting infrastructure. Trusted by shareholders, boards, lenders, and auditors, combining Big Four technical rigour with the commercial judgment to build finance functions and allocate capital under scrutiny.

$300M+ portfolio scale	**~$70M** expansion approved	**~$7M** input VAT recovered	**15 -> 3** month-end close

CAREER HIGHLIGHTS

- **Data-centre project & capital finance —** raised and closed a senior project-finance facility for a hyperscale data-centre portfolio (lender model, due diligence, data room, conditions precedent), led a parallel equity raise owning the model and the numbers behind the investor materials, and secured board approval for a ~$70M expansion; own post-close covenant compliance with an unbroken quarterly certification record.
- **Finance-function build —** owned the KSA P&L and the investor reporting behind board and investor presentations for a VC-backed quick-commerce scale-up, following a ~$40M raise; built the finance function from scratch — team, controls and monthly reporting — and cut month-end close from 10 days to 3.
- **Listed-company FP&A & valuation —** built the site-feasibility, DCF and comparable-company models that underpinned new-centre and expansion capital decisions at a Tadawul-listed, ~$1B fitness operator with 160+ centres, to CMA-regulated public-company standards.
- **Big Four technical foundation —** six years across PwC Middle East and Pakistan, building deep IFRS command (including IFRS 15/16/9 first-time adoption) and expertise in multi-entity, cross-border consolidation and IFRS-to-local-statutory reporting for listed and multinational groups.

PROFESSIONAL EXPERIENCE

Quantum Switch Tamasuk (QST) Al Khobar / Dammam, Saudi Arabia | May 2023 – Present

GCC-focused hyperscale data-centre developer & operator; multi-entity portfolio at scale across the GCC.

Executive Manager, Finance & Portfolio Management

- Led finance and portfolio management for the multi-entity platform — management and statutory reporting, budgeting, treasury, tax, and procure-to-pay and portfolio analytics — leading a team of four spanning accounting, project finance, and tax.
- Served as finance lead for raising and closing the portfolio's senior project-finance facility: directed the lender-model workstream (CFADS, DSCR and sensitivities), ran lender due diligence and the data room, supported term-sheet and facility negotiation, and drove conditions precedent to close.
- Own the facility post-close, including drawdowns and utilisation, DSRA and cash-sweep mechanics, covenant-compliance certificates (DSCR / ICR / leverage), insurance compliance and quarterly lender reporting, maintaining an unbroken certification record.
- Secured Board approval for a ~$70M portfolio expansion by building the IRR-led investment appraisal and sensitivities, shaping the debt-equity funding strategy and authoring the Board investment paper.
- Led finance preparation and execution for a sell-side equity process through market launch, owning the equity model, vendor due diligence, investor data room and financial inputs to the teaser and information memorandum.
- Built the integrated business plan to 2040 around anchor-tenant contracts; translated it into quarterly Board reporting, rolling cash forecasts, EPC phasing, liquidity deployment and facility-drawdown decisions.
- Established shareholder-grade portfolio reporting and CAPEX control: integrated P&L, balance sheet, cash flow, debt and project spend; governed budget-versus-commitment-versus-GL and cost-to-complete by site and contractor; implemented live Power BI dashboards for BvA, CAPEX and PUE.
- Built the internal-control and governance framework — a board-approved authority matrix, a procure-to-pay process with automated ERP approval workflows, and EPC safeguards (performance bonds and guarantees, advance-recovery and retention controls); also serve as interim Board Secretary.
- Led the finance workstream for Dynamics 365 F&O ERP implementation, redesigning the chart of accounts and reporting dimensions to support project-level visibility and future IFRS 18 presentation requirements.
- Led group treasury and tax, deploying surplus liquidity into term deposits and bonds, recovering ~$7M of input VAT on capital expenditure and applying treaty relief to cross-border interest and service payments while maintaining VAT / WHT / Zakat / CIT, transfer pricing, UAE DIFC ESR / FATCA and KSA ZATCA e-invoicing compliance.
- Managed regulatory and government stakeholders — progressed a confidential tariff application with the sector regulator (CST) and secured approvals with government bodies (MODON, SPARK) — and led and achieved QST's first multi-standard ISO certification (9001, 27001, 14001, 45001, 50001).

PROFESSIONAL EXPERIENCE – CONTINUED

Retailo Technologies Riyadh, Saudi Arabia | February 2022 – April 2023

VC-backed B2B quick-commerce scale-up digitising traditional retail supply chains across KSA, UAE and Pakistan (built out post ~$40M raise).

Head of Finance, KSA *(promoted from Manager, Accounting & Compliance)*

- Built the KSA finance function from zero: insourced the close from an outsourced firm and automated the data flow from business to finance, compressing month-end from 15 days to 3 with a lean six-person team spanning accounting, AP/AR, treasury and tax.
- Designed the reporting backbone of the multi-country business — a granular, multi-entity chart of accounts, a CM1–CM4 contribution-margin P&L and a consolidation model spanning KSA, UAE and Pakistan — giving the C-suite and investors consistent unit-economics visibility.
- Introduced category-level ROIC and contribution-margin analysis, improving net contribution margin ~12% and releasing ~$0.5M of working capital; built IFRS 15 rebate-accrual models across 20+ FMCG suppliers.
- Owned investor and management reporting, delivered ZATCA e-invoicing across 500+ retail partners, maintained VAT / WHT compliance with zero penalties over a 12-month review period and ran the company's first PwC statutory audit end to end.
- Implemented three-way-match and daily cash controls that cut inventory losses ~75% (~$840K) and cash leakage ~90% (~$220K).

Leejam Sports Company ("Fitness Time") Riyadh, Saudi Arabia | August 2021 – February 2022

Tadawul-listed operator of the Middle East's largest fitness-centre network (160+ centres across KSA and the UAE).

Manager, Financial Planning & Analysis (FP&A)

- Led the annual bottom-up budget and monthly Board / ExCo reporting, shortening approval from 8 to 6 weeks while maintaining 95%+ forecast accuracy and club-level P&L visibility.
- Built WACC-discounted, scenario-tested site-feasibility models (each generating a board-ready deck) for ~$7–10M lease-land-and-build decisions, and co-authored the company's 10-year business plan with embedded equity valuation.
- Designed the Balanced Scorecard across member sign-ups, utilisation and personal-training conversion, supporting an ~18% improvement in operating efficiency and helping selected sub-scale sites reach break-even within a quarter.
- Delivered DCF and comparable-company valuation for an acquisition target and an NPV / break-even case for a new service line.
- Produced investor decks, earnings materials, and bank forecasts — working directly with the CFO and Head of IR to shape the equity story and support lender confidence.
- Built a Power BI reporting platform over Oracle Fusion and operational systems to create one source of truth across finance and operations, cutting manual effort and accelerating management decision-making.

PricewaterhouseCoopers (PwC) — Assurance & Business Advisory Services Nov 2015 – Aug 2021

PwC Middle East, Riyadh (Dec 2019 – Aug 2021) — Senior Associate / Assistant Manager
PwC Pakistan, Karachi (Nov 2015 – Nov 2019) — Supervisory Senior

- Led full statutory-audit lifecycles for listed and multinational clients across oil & gas, LNG, power, petrochemicals, industrials, construction and rail, maintaining 100% PwC Quality Review ratings – building the IFRS depth, controls rigour and governance grounding that transfers to any sector.
- Led IFRS 15 / 16 / 9 first-time-adoption and technical accounting work, including IAS 36 impairments (value-in-use), IFRS 9 ECL and hedge accounting positions for blue-chip engagements.
- Managed cross-border, multi-entity group audits and consolidated financial reporting, leveraging Oracle Hyperion Financial Management (HFM) for a European group.
- Executed capital-markets and special-purpose assurance covering Sukuk, share-capital issuances, free-float certifications and foreign-currency financing, alongside complex energy and infrastructure audits; led field teams as engagement in-charge.

EDUCATION & PROFESSIONAL QUALIFICATIONS

- MSc, Global Finance and Banking — King's College London (completing Sep 2026).
- Private Markets Investments — University of Oxford, Saïd Business School (executive programme).
- BSc (Hons), Applied Accounting — Oxford Brookes University, UK.
- Fellow, Institute of Public Accountants (Australia) & Institute of Financial Accountants (UK); Associate Member, SOCPA.
- Association of Chartered Certified Accountants (ACCA).

CORE FINANCE & LEADERSHIP RECAP

- **Infrastructure & Project Finance —** debt raising & lender management (CFADS / DSCR / ICR), financial close, covenant compliance, DSRA / cash-sweep
- **Corporate Finance & Capital Allocation —** investment appraisal, IRR / NPV modelling, feasibility & valuation (DCF / comparables), capital-raise & transaction support
- **FP&A & Planning —** driver-based budgeting & forecasting, rolling cash-flow forecasting, scenario analysis, variance & KPI reporting, project cost control (EAC / ETC)
- **Financial Control & IFRS Reporting —** IFRS (18 / 16 / 15 / 9), statutory accounts, multi-entity consolidation, month-end close
- **Governance, Controls & Procurement —** authority matrices, ICFR, procure-to-pay, EPC / FIDIC cost control, CAPEX governance, board & lender reporting
- **Treasury, Tax & Compliance —** liquidity & working-capital management, KSA Zakat / VAT / WHT / CIT, transfer pricing, ZATCA e-invoicing, UAE DIFC ESR / FATCA
- **Systems & Analytics —** ERP implementation (Dynamics 365, Business Central), Oracle Fusion, Power BI, advanced financial modelling
- **Leadership & Business Partnering —** finance-function build-out, team leadership, board / shareholder / investor engagement, cross-functional partnering