



CHULIA
MIDDLE EAST

2026 Edition

COMPANY profile

Delivering Performance That Lasts

M02, Emitac Building, Al Garhoud, Dubai, United Arab Emirates
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CHULIA
MIDDLE EAST

CONTENT

Welcome Message

From the Desk of Managing Director
(Dr. Shahfie Ahmad)

About Chulia

Mission. Vision. History.

Our Philosophy

Environmental. Sustainability. Governance

Management Team

Meet Our Management Team

License & Certifications

Competency. Skills. Certification

Our Services

Hard Services, Soft Services, Specialized Services

Project Portfolio

Various IFM Portfolios Under Our Belt

Smart Facilities Management

CMMS & IoT Platform





WELCOME MESSAGE



At **Chulia Middle East Technical Services LLC (CME)**, we believe that the true measure of a facility lies in how well it supports people, operations and long-term business performance. When facilities are managed with precision and foresight, assets retain their value, systems perform reliably and organizations are empowered to focus on what matters most.

Established in January 2015, CME was formed to bring proven engineering expertise, structured facilities management practices and international standards into the rapidly evolving built environment of the United Arab Emirates. From the outset, our journey was strengthened through a strategic partnership with the Khalifa Juma Al Nabooda Group, one of the UAE's most respected local conglomerates. This collaboration, which spanned from 2015 to 2023, played a pivotal role in shaping CME's operational discipline, market credibility and understanding of regional expectations.

Over the years, CME has evolved from a technical services provider into a technology-enabled facilities management organization, delivering high-performance solutions for commercial buildings, automotive facilities, corporate offices, industrial assets and specialized developments. Our approach is built on strong engineering fundamentals, regulatory compliance and a commitment to delivering consistent, measurable outcomes.

Today, facilities are no longer static assets. They are intelligent environments driven by data, automation and real-time insights. At CME, we embrace this transformation through Smart FM, CMMS platforms, IoT-based monitoring and analytics-driven maintenance strategies. Our focus extends beyond routine maintenance to preserving asset value, enhancing reliability, improving energy efficiency and enabling predictive decision-making throughout the asset lifecycle. As we continue our growth across the UAE and the wider Middle East, we remain guided by a clear principle; every facility entrusted to us deserves disciplined care, technical integrity and forward-looking management. Trust is earned through performance, quality is demonstrated through data and results must always speak for themselves.

Welcome to **Chulia Middle East Technical Services.**

Your facilities, our responsibility.

DR SHAHFIE AHMAD
Managing Director

VISION

“To become the foremost choice for facility management solutions in the Middle East, known for innovation, sustainability and unwavering commitment to our clients.”

MISSION

“To provide comprehensive, sustainable and cost-effective facilities management services, leveraging our expertise and cutting-edge technology to enhance the value and performance of our clients’ assets.”

OUR JOURNEY

| Year | Milestone |
|------|---|
| 2015 | Strategic partnership with Khalifa Juma Al Nabooda Group to form Al Nabooda Chulia Facilities Management Co. LLC in Dubai, United Arab Emirates, as the Middle East technical and facilities management arm of the Chulia Group. |
| 2016 | Expansion into Integrated Facilities Management with capabilities covering MEP maintenance, HVAC systems, electrical infrastructure, building services, Soft Services (Cleaning, Security, Landscaping etc.) supporting high-performance and compliance-driven operations. |
| 2019 | Introduction of Chulia’s own WARIS Platform, a Computerized Maintenance Management System and Remote Building Monitoring solution to enhance its Facilities Management capabilities and towards digitization of its operations. |
| 2020 | Achieved ISO 9001:2015 (Quality Management System) certification, together with ISO 45001 (Occupational Health & Safety Management System) and ISO 14001 (Environmental Management System), reinforcing CME’s commitment to quality, safety and environmental stewardship. |
| 2023 | Acquisition of Khalifa Juma Al Nabooda Group’s shareholding, followed by corporate re-branding into Chulia Middle East Technical Services LLC. CME is now fully Malaysian-owned, strengthening governance alignment and regional expansion strategy. |
| 2025 | Smart FM transformation — enhancement of CME’s digital facilities management ecosystem through the incorporation of the SeaWorks CMMS & IoT Platform, enabling real-time asset monitoring, predictive maintenance, AI-driven analytics, energy optimization and data-led decision-making. |

Environmental - Sustainability - Governance

Chulia Facilities Management is committed to operating responsibly, transparently and sustainably across all aspects of our business. We recognize that the built environment plays a significant role in environmental impact and resource consumption, and as a forward-looking FM organization, we integrate sustainability into the way we maintain assets, serve clients and manage operations.

We strive to reduce energy consumption and carbon footprint through **smart monitoring, preventive maintenance, resource efficiency and data-driven decision making**, while promoting solutions that extend asset life and reduce waste. Our service delivery is guided by environmentally responsible practices, adherence to regulatory requirements, and continual improvement in line with global sustainability principles.

We uphold strong governance through **integrity, accountability, ethical conduct and compliance with statutory and industry standards**, including ISO-based frameworks and FM best practices. Our responsibility extends to our employees, clients, partners and communities -- ensuring safe working conditions, fair business practices, transparent communication and long-term environmental stewardship.

As a custodian of built assets, we believe that sustainability is not an option -- it is our duty. Chulia FM is committed to building greener, more resilient and more efficient facilities for the future, where performance and responsibility go hand in hand.

MANAGEMENT TEAM



FAZLY IZWAN A JALIL
Chief Technical Officer



NAZMI AMRI
Manager, Operations



AIMAN JAMALIS
Manager, Operations



SARATH SASIKUMAR
Manager, Portfolio



SHAHINA SHIHAB
Manager, Contracts
& Commercial



LEA MARIE ANDAM
Assistant Manager,
HR & Admin



JITHIN JOHN
Assistant Manager,
Finance

Trade License



رخصة تجارية Commercial License

تفاصيل الرخصة / License Details

| | | |
|------------------|---|-------------------|
| License No. | 727283 | رقم الرخصة |
| Company Name | CHULIA MIDDLE EAST TECHNICAL SERVICES L.L.C | اسم الشركة |
| Trade Name | CHULIA MIDDLE EAST TECHNICAL SERVICES L.L.C | الإسم التجاري |
| Legal Type | Limited Liability Company(LLC) | الشكل القانوني |
| Expiry Date | 16/02/2025 | تاريخ الإنتهاء |
| Issue Date | 17/02/2015 | تاريخ الإصدار |
| D&B D-U-N-S ® | 0 | رقم الرخصة الام |
| Register No. | 2186201 | رقم السجل التجاري |
| Main License No. | 727283 | رقم الرخصة الام |
| DCCI No. | 247538 | عضوية الغرفة |

الأطراف / License Members

| Share / الحصص | Role / الصفة | Nationality / الجنسية | Name / الإسم | No./رقم الشخص |
|---------------|----------------|-----------------------|-------------------------|---------------|
| | Manager / مدير | Malaysia / ماليزيا | محمد نظمي بن عمري | 1098441 |
| | | | MUHAMMAD NAZMI BIN AMRI | |

نشاط الرخصة التجارية / License Activities

خدمات تنظيف المباني والمساكن | صيانة المياني | تركيب أنظمة التكييف والتهوية وتنقية الهواء وصيانتها | أعمال الإصباغ والدهانات | تركيب الأسقف المعلقة و القواطع الخفيفة | مقاولات إنشاء خطوط نقل الكهرباء واصلاحها | أعمال تركيب المعدات الكهروميكانيكية وصيانتها | خدمات التطهير والتعقيم | صيانة أحواض السباحة | أعمال الجارة و تركيب الأرضيات الخشبية | مقاولات إنشاء شبكات ومحطات الصرف الصحي واصلاحها | أعمال ترميم الابنية الأثرية | تركيب الخيام والمظلات | تركيب التجهيزات والأجزاء المعدنية

Building Cleaning Services | Building Maintenance | Air-Conditioning, Ventilations & Air Filtration Systems Installation & Maintenance | Painting Contracting | False Ceiling & Light Partitions Installation | Electric Power Lines Contracting | Electromechanical Equipment Installation and Maintenance | Disinfection & Sterilization Services | Swimming Pools Maintenance | Carpentry & wood Flooring Works | Sewage & Drainage Contracting | Historical Sites Restoration | Tents & Sheds Installation | Metal Parts & Erections Contracting

العنوان / Address

| | | | | | |
|-----------|----------------|------------|-----------|------------------------|---------------------------|
| Phone No | 971-50-1996056 | تليفون | P.O. Box | | صندوق بريد |
| Fax No | 971-50-1996056 | فاكس | Parcel ID | 214-494 | رقم القطعة |
| Mobile No | 971-50-1996056 | هاتف متحرك | | Mhamad.hamdy@gmail.com | البريد الإلكتروني / Email |

مكتب رقم 002 ملك ناصر احمد سعيد محمد العوضي
ديرة - القرمود

الملاحظات / Remarks

إصدار تراخيص المشاريع مرتبط بالإنشغافات الواردة في شهادة سجل المزاولة الفعلية الصادرة من البلدية - الاطلاع على السجل من خلال الرابط: deqsmart.dm.gov.ae

Print Date 30/05/2024 20:09 تاريخ الطباعة

Receipt No.

15788866

رقم الإيصـال



يمكنك الآن تجديد رخصتك التجارية من خلال الرسائل النصية القصيرة، أرسل رقم الرخصة إلى 6969 (دو/اتصالات) للحصول على إقرار الدفع.
Now you can renew your trade license by sending a text message (SMS). Send your trade license number to 6969 (Du/ Etisalat) to receive payment voucher.

Get FREE access to Zoho One for the first year
احصل على زوهو ون مجاناً للسنة الأولى



وثيقة إلكترونية معتمدة وصادرة بدون توقيع من دائرة الاقتصاد والسياحة في دبي. لمراجعة صحة البيانات الواردة في الرخصة يرجى مسح رمز الاستجابة السريعة
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Registered Activities



Register Activities / أنشطة السجل

Swimming Pools Maintenance
Carpentry & wood Flooring Works
Sewage & Drainage Contracting
Building Cleaning Services
Painting Contracting
Building Maintenance
Electric Power Lines Contracting
False Ceiling & Light Partitions Installation
Disinfection & Sterilization Services
Electromechanical Equipment Installation and Maintenance
Air-Conditioning, Ventilations & Air Filtration Systems Installation & Maintenance
Tents & Sheds Installation
Metal Parts & Erections Contracting
Historical Sites Restoration

صيانة أحواض السباحة
أعمال الجارة و تركيب الأرضيات الخشبية
مقاولات إنشاء شبكات ومحطات الصرف الصحي واصلاحها
خدمات تنظيف المباني والمساحات
أعمال الاصباغ والدهانات
صيانة المياني
مقاولات إنشاء خطوط نقل الكهرباء واصلاحها
تركيب الأسقف المعلقة والفواصل الخفيفة
خدمات التطهير والتعقيم
أعمال تركيب المعدات الكهروميكانيكية وصيانتها
تركيب أنظمة التكييف والتهوية وتنقية الهواء وصيانتها
تركيب الخيام والمظلات
تركيب التجهيزات والاجزاء المعدنية
أعمال ترميم الابنية التراثية

Print Date 30/05/2024 20:09 تاريخ الطباعة

Receipt No. 15788866

رقم الإيصال



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ISO Certification

CERTIFICATE OF REGISTRATION



PEERS QUALITY
ASSURANCE LTD

This is to certify that

Chulia Middle East Technical Services L.L.C

Of

P.O. Box 111379, Dubai, United Arab Emirates

Operates a **Quality Management System** which has been assessed as conforming to:

ISO 9001:2015

For the Scope of activities:

Integrated Facilities Management Services for Hard/Technical services which includes HVAC (Heat Ventilation Air Conditioning), ACMV (Air Conditioning Mechanical Ventilation), Mechanical, Electrical, Plumbing System Maintenance, Minor Civil Works and General Building Maintenance, Soft /Support Services, Specialized and Value add Services for Real Estate, Community Management, Owners Association, Property Management, Residential and Commercial Buildings, Healthcare Sector, Manufacturing Sector, Government Sector, Financial Institution, Automotive Sectors, Education Sectors such as School and Universities, Factories and Warehouse Sectors

Certificate Number: **UAE/5/2895768887**

Date of Initial Assessment: **28/10/2021**

Date of Registration: **05/11/2020**

Date Re-Issued: **05/11/2023**

Date of Expiry: **05/11/2026**

Certificate approved by:

Chris Byrom - Operations Director

Peers Quality Assurance Limited

This Certificate remains the property of

Peers Quality Assurance Limited

Suite 3, Rossway Business Centre

Wharf Approach

Aldridge

WS9 8BX England

www.pqal.co.uk

For verification of this certificate, please contact the PQAL UK Office



ISO Certification

CERTIFICATE OF REGISTRATION



PEERS QUALITY
ASSURANCE LTD

This is to certify that

Chulia Middle East Technical Services L.L.C

Of

P.O. Box 111379, Dubai, United Arab Emirates

Operates a **Health & Safety Management System** which has been assessed as conforming to:

ISO 45001:2018

For the Scope of activities:

Integrated Facilities Management Services for Hard/Technical services which includes HVAC (Heat Ventilation Air Conditioning), ACMV (Air Conditioning Mechanical Ventilation), Mechanical, Electrical, Plumbing System Maintenance, Minor Civil Works and General Building Maintenance, Soft /Support Services, Specialized and Value add Services for Real Estate, Community Management, Owners Association, Property Management, Residential and Commercial Buildings, Healthcare Sector, Manufacturing Sector, Government Sector, Financial Institution, Automotive Sectors, Education Sectors such as School and Universities, Factories and Warehouse Sectors

Certificate Number: **UAE/5/3544675376**

Date of Initial Assessment: **31/10/2021**

Date of Registration: **05/11/2020**

Date Re-Issued: **05/11/2023**

Date of Expiry: **05/11/2026**

Certificate approved by:

Chris Byrom - Operations Director

Peers Quality Assurance Limited

This Certificate remains the property of

Peers Quality Assurance Limited

Suite 3, Rossway Business Centre

Wharf Approach

Aldridge

WS9 8BX England

www.pqal.co.uk

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ISO Certification

CERTIFICATE OF REGISTRATION



PEERS QUALITY
ASSURANCE LTD

This is to certify that

Chulia Middle East Technical Services L.L.C

Of

P.O. Box 111379, Dubai, United Arab Emirates

Operates an **Environmental Management System** which has been assessed as conforming to:

ISO 14001:2015

For the Scope of activities:

Integrated Facilities Management Services for Hard/Technical services which includes HVAC (Heat Ventilation Air Conditioning), ACMV (Air Conditioning Mechanical Ventilation), Mechanical, Electrical, Plumbing System Maintenance, Minor Civil Works and General Building Maintenance, Soft /Support Services, Specialized and Value add Services for Real Estate, Community Management, Owners Association, Property Management, Residential and Commercial Buildings, Healthcare Sector, Manufacturing Sector, Government Sector, Financial Institution, Automotive Sectors, Education Sectors such as School and Universities, Factories and Warehouse Sectors

Certificate Number: **UAE/5/2706266992**

Date of Initial Assessment: **30/10/2021**

Date of Registration: **05/11/2020**

Date Re-Issued: **05/11/2023**

Date of Expiry: **05/11/2026**

Certificate approved by:

Chris Byrom - Operations Director

Peers Quality Assurance Limited

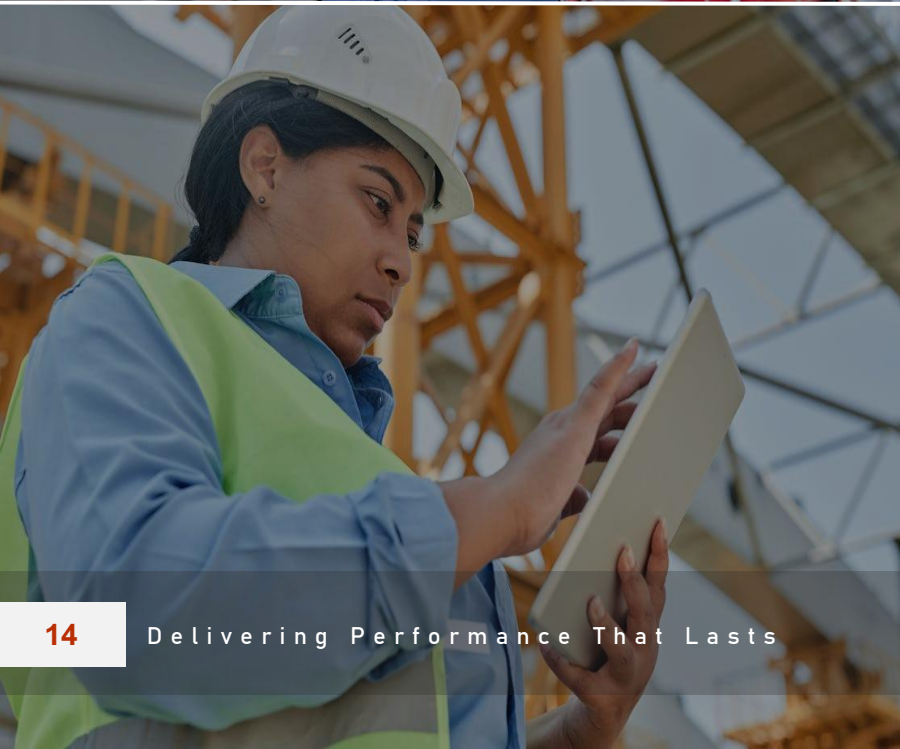
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Wharf Approach
Aldridge
WS9 8BX England
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For verification of this certificate, please contact the PQAL UK Office





OUR SERVICES



HARD SERVICES



Heat, Ventilation & Air Conditioning System (HVAC)



Mechanical & Pump System



Water Tank & Plumbing System



Electrical Services



Fire Fighting/Fire Alarm System



Civil & Architectural System



Lift & Escalator System



Fit Out Works



Equipment Installation Works

SOFT SERVICES



Janitorial / Cleaning Services



Security Guard Services



Pest Control Services



Landscape Services



Waste Management Services



Grease Trap & High Pressure
Drain Cleaning



Swimming Pool Maintenance



Façade Cleaning



Office Steward Services

SPECIALIZED SERVICES



CCTV System



Precision AC (CCU) System



LPG System



Water Proofing Works



FM200 Fire Suppression System



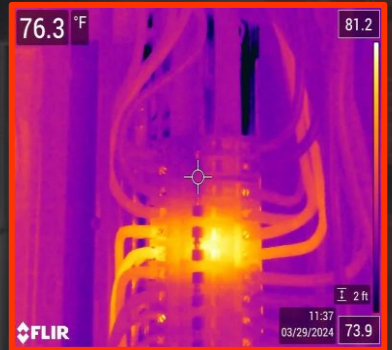
Uninterruptible Power Supply System (UPS)



Building Condition Survey



Drone Inspection & Survey



Thermal Imaging Analysis

OUR PORTFOLIO





Al Ghazal Complex is a mixed-use commercial and retail development located along Al Wasl Street, Dubai, UAE. The complex comprises retail outlets, office spaces, and supporting amenities, with an estimated built-up area of approximately 600,000 square feet. **CHULIA** provided full MEP, cleaning and security services for the complex under a facilities management contract from 2015 to 2018. The property is privately owned by HH Sheikhha Sheikhha bint Saeed Al Maktoum.



Sky Gardens is a high-rise mixed-use development comprising residential, commercial and retail components, located along Park Avenue, DIFC, Dubai, UAE. The tower has an estimated built-up area of approximately 500,000 square feet. **CHULIA** provided Integrated Facilities Management (IFM) services from 2017 to 2020.



Al Bada C Building is a mid-rise mixed-use residential and commercial property located along Kuwait Street, Dubai, UAE. The building comprises residential units with ground-floor retail and supporting amenities, with an estimated built-up area of approximately 120,000 square feet. The property is owned by Real Estate Services. **CHULIA** provided full MEP, cleaning and security services from 2017 – 2023.



Amlak Property is a residential property portfolio comprising multiple apartment developments across Dubai, including Al Waha, Remraam and Discovery Gardens. **CHULIA** provided AMC-based MEP services from 2018 to 2019, covering 59 units at Al Waha, 47 units at Remraam and 28 units at Discovery Gardens for API (Amlak Property Investment).



Al Wasl Properties – Buildings PR-1075, PR-1076 & PR-1077 comprise a large-scale residential apartment development in Dubai, UAE, featuring multi-storey residential blocks with shared amenities and common facilities. **CHULIA** delivered Integrated Facilities Management (IFM) services for the properties under contract from 2017 to 2018.



CBD4 Building, Plot No. P-37, is a mid-rise residential apartment building located at Al Warsan, International City, Dubai, UAE. The property has an estimated built-up area of approximately 180,000 square feet. **CHULIA** provided annual maintenance services for cleaning, security, swimming pool operations, pest control and water tank cleaning from 2017 to 2022. The building is owned by **Real Estate Services**.



Dubai Foundation for Women & Children (DFWAC) is a NGO (back by government) social care and protection facility located at Al Aweer, Dubai, UAE. The facility comprises administrative buildings, residential facilities and support amenities, with an estimated gross built-up area of approximately 350,000 square feet. **CHULIA** provided full Integrated Facilities Management (IFM) services for the facility from 2015 to 2024.



Aloft Hotel in Dubai Industrial City (near Al Maktoum International Airport) is a modern mid-rise hospitality development catering to business and transit travellers. The hotel comprises approximately 145 guest rooms with an estimated built-up area of about 220,000 square feet. **CHULIA** managed the MEP and Fire Fighting / Fire Alarm (FF/FA) contract for the property from 2018 to 2019.



The Volkswagen Showroom at Sheikh Zayed Road, Dubai, is a prominent automotive retail and aftersales facility owned by **Al Nabooda Automobiles**, serving as one of the brand's key flagship locations in the UAE. The facility comprises vehicle display halls, customer lounges, service reception areas, workshops and supporting back-of-house functions, with an estimated built-up area of approximately 150,000 square feet. **CHULIA** has been appointed to manage the full Integrated Facilities Management (IFM) contract since 2015, delivering comprehensive services including cleaning, pest control, security guard services and overall facility operations. The contract remains active through 2027, demonstrating sustained trust and long-term partnership.



The Porsche Showroom at Sheikh Zayed Road, Dubai (owned by **Al Nabooda Automobiles**), is a premium automotive retail and aftersales facility showcasing Porsche's sales, service and customer experience operations, with an estimated built-up area of approximately 120,000 square feet. **CHULIA** was appointed to manage the Integrated Facilities Management (IFM) services, supporting operational excellence and asset reliability since 2015 till present.



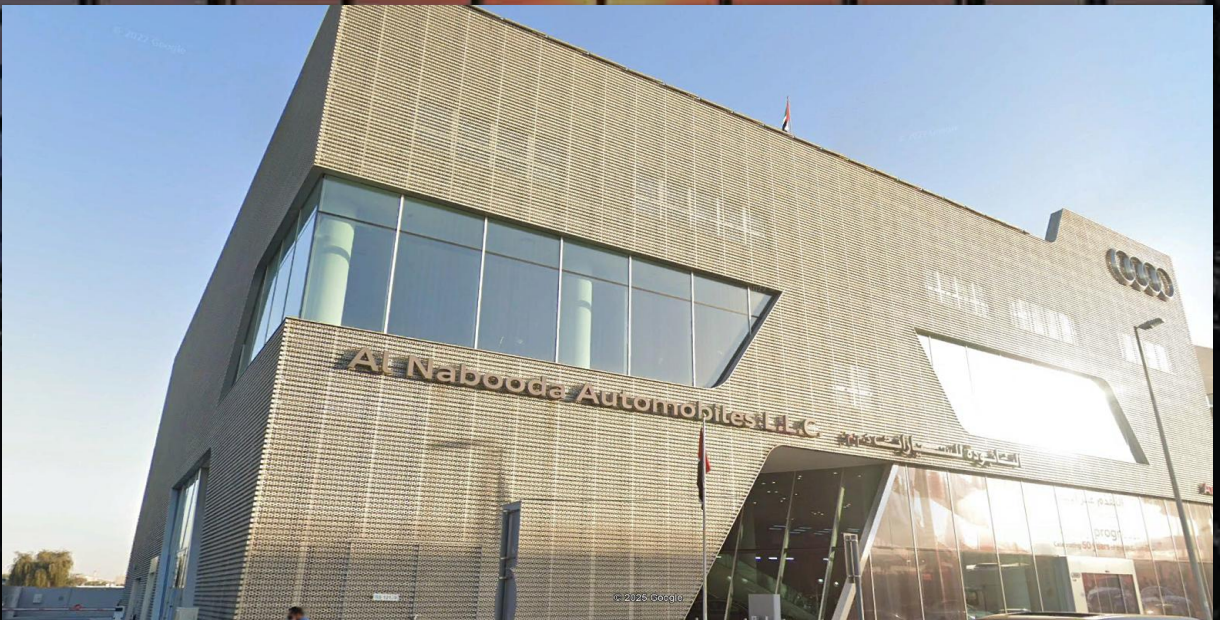
The Al Nabooda Automobiles Body & Paint Facility at Dubai Industrial City is a large-scale automotive repair and refinishing complex supporting high-volume aftersales operations. The facility comprises specialized body repair workshops, paint booths, service bays and support areas, with an estimated gross built-up area of approximately 250,000 square feet. **CHULIA** supported facilities operations to ensure asset reliability and compliance since 2015 till present.



The Al Nabooda Automobiles Facility in Sharjah is a multi-brand automotive retail and aftersales complex accommodating Volkswagen, Porsche and Audi showrooms, workshops, spare parts facilities and customer service areas. The integrated development supports vehicle sales, maintenance, diagnostics and premium customer experience functions, with an estimated gross floor area of approximately 180,000 square feet. **CHULIA** supported facilities operations to ensure reliable building performance, compliance and uninterrupted automotive operations across this high-traffic, brand-critical facility since 2015.



The **Al Nabooda Automobiles** Facility in Fujairah is a multi-brand automotive showroom and aftersales complex representing Volkswagen, Porsche and Audi. The facility integrates vehicle display areas, service workshops, parts storage and customer support spaces, supporting full automotive operations, with an estimated gross floor area of approximately 95,000 square feet. **CHULIA** supported facility operations to ensure consistent performance and service continuity since 2015.



The Audi Showroom at Sheikh Zayed Road, Dubai, is a flagship automotive retail and aftersales facility operated by **Al Nabooda Automobiles**. The modern showroom integrates vehicle display areas, customer lounges and service support functions, with an estimated gross built-up area of approximately 140,000 square feet. **CHULIA** has been the Facilities Management operator since 2015, supporting premium brand standards and high customer traffic.



The Audi Workshop at Al Quoz, Dubai, is a dedicated aftersales and service facility providing repair, maintenance and diagnostic services for all Audi vehicles. The facility comprises service bays, workshops and support areas, with an estimated gross built-up area of approximately 110,000 square feet. **CHULIA** has been the Facilities Management operator since 2015, supporting operational reliability and brand standards.



The Porsche Workshop at Al Quoz, Dubai, is a specialized aftersales facility dedicated to the repair, maintenance and diagnostics of Porsche vehicles. The workshop comprises service bays, technical areas and supporting back-of-house facilities, with an estimated gross built-up area of approximately 130,000 square feet. **CHULIA** has been the Facilities Management operator since 2015, supporting operational reliability and premium brand standards.



The Volkswagen Service Centre and Showroom at Rashidiya, Dubai, is a combined automotive sales and aftersales facility supporting vehicle display, maintenance, diagnostics and customer service operations. The facility comprises showroom areas, service workshops and support spaces, with an estimated gross built-up area of approximately 120,000 square feet. **CHULIA** has been the Facilities Management operator since 2015, supporting operational reliability and brand standards.



The McLaren Showroom and Performance Tuning Facility at Sheikh Zayed Road, Dubai, is a high-end automotive destination dedicated to luxury supercar sales, bespoke performance upgrades, and customer experience excellence. The facility features premium vehicle display areas, advanced tuning workshops, technical service bays, and exclusive client lounges. The development has an estimated gross built-up area of approximately 90,000 square feet. **CHULIA** has been the Facilities Management operator since 2023.



Brands For Less (BFL) Mall & outlets, Dubai comprise a network of large-format off-price retail outlets serving high daily footfall across multiple locations in the Emirate. The stores accommodate retail halls, back-of-house areas, storage and customer support facilities. **CHULIA** has been appointed as the Facilities Management operator for nine (9) BFL outlets across Dubai from 2022 to 2025, managing an estimated combined gross floor area of approximately 450,000 square feet, supporting operational continuity, asset reliability and retail performance.



Al Salam Community School, Al Qusais, Dubai, is a modern educational campus providing primary learning facilities, including classrooms, laboratories, sports areas and administrative spaces. The school has an estimated gross floor area of approximately 200,000 square feet. **CHULIA** has been the Facilities Management operator since 2022 to present, supporting safe, reliable and compliant school operations.



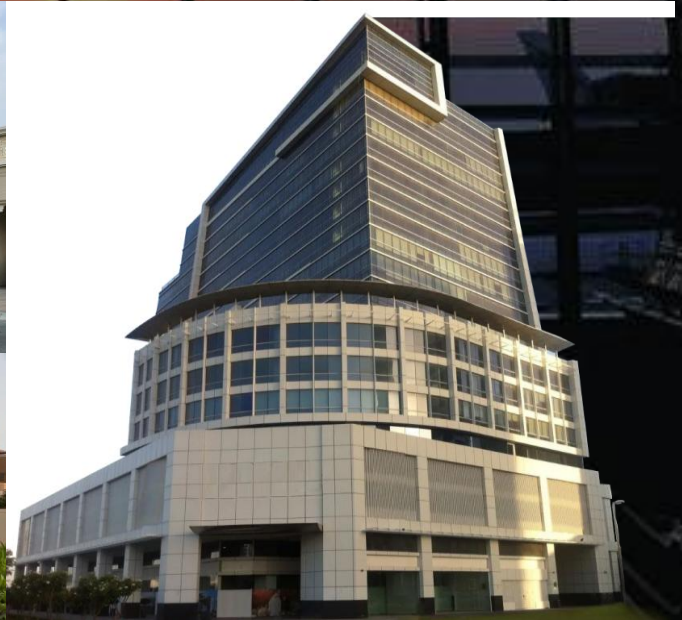
The Canadian University Dubai at City Walk, Dubai, is a modern higher-education campus comprising academic facilities, lecture halls, laboratories, administrative offices and student support areas. The campus has an estimated gross floor area of approximately 180,000 square feet. **CHULIA** has been providing full Integrated Facilities Management (IFM) services for the university from 2023 to 2025, ensuring safe, reliable and compliant campus operations.



Green Coast Real Estate (GCRE), Dubai, is one of a major local property investment and leasing portfolio, focusing on mid-rise residential developments. **CHULIA** has been appointed as the Facilities Management operator from 2021 to present and currently manages more than six (6) residential and commercial compounds (more than 500,000 sq ft. of built-up area) owned by GCRE, supporting safe, reliable and compliant operations.



These residential and commercial buildings owned by **KHJ Property Management**, Dubai, form part of the company's diversified real estate portfolio, comprising mixed-use developments with retail, office and residential components. **CHULIA** has been appointed as the Facilities Management operator since 2021 to present, managing more than five (5) compounds with a combined estimated gross built-up area exceeding 600,000 square feet, ensuring reliable, compliant and efficient building operations.



CHULIA acts as the exclusive technical support and fit-out contractor for **Selcon Technical Services** LLC, a UAE-based construction and infrastructure specialist involved in building, road and civil works projects. Under this collaboration, **CHULIA** has delivered fit-out and technical works for compound villas at Dubai Silicon Oasis, building road works at Al Aweer, and infrastructure projects in Al Qusais, providing engineering coordination, execution support and quality assurance across multiple project types.

Unifying Assets, Intelligent & Operations

SMART FM



Computerized Maintenance Management System [CMMS]

Why CMMS is a MUST ??

Without CMMS

Manual scheduling & reactive repairs

Paperwork, missing records, delayed reporting

No asset life visibility

Spare part shortages & untracked cost

KPI measurement impossible

High operating cost due to reactive work

With CMMS (Seaworks)

Planned, predictive & automated maintenance

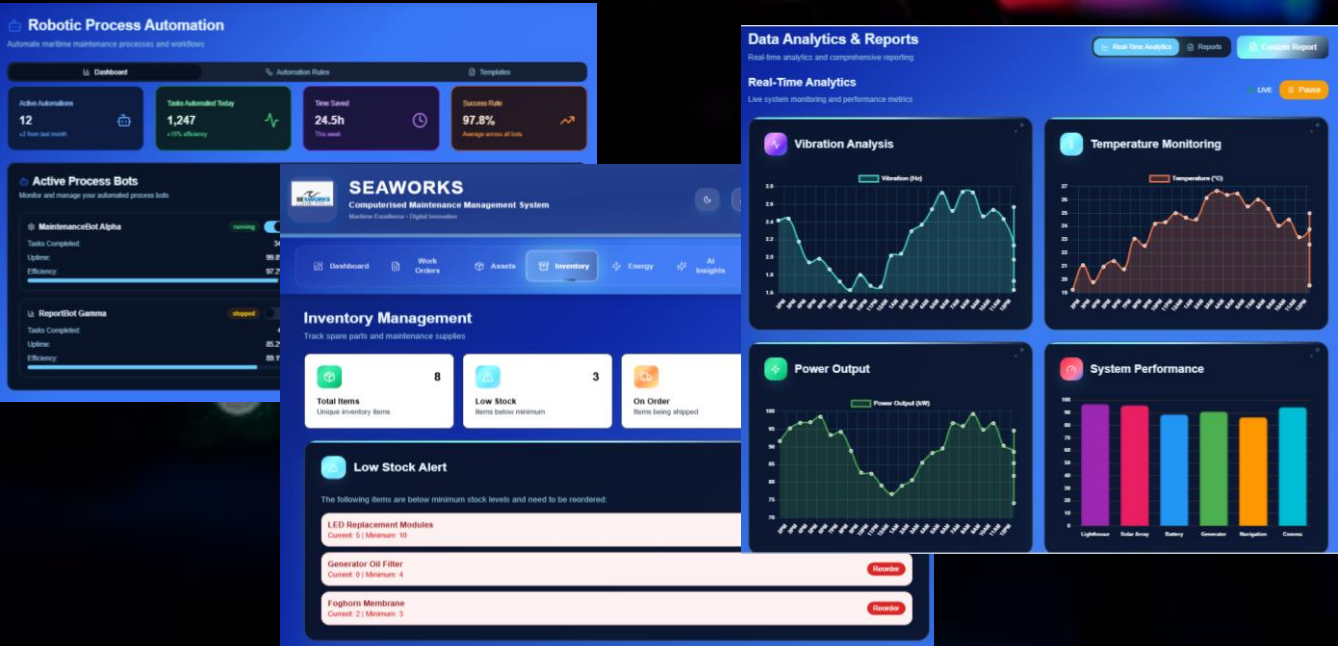
Mobile app updates + digital work verification

Full lifecycle + condition-based history

Inventory forecast + auto reorder notifications

Live dashboard + performance reports

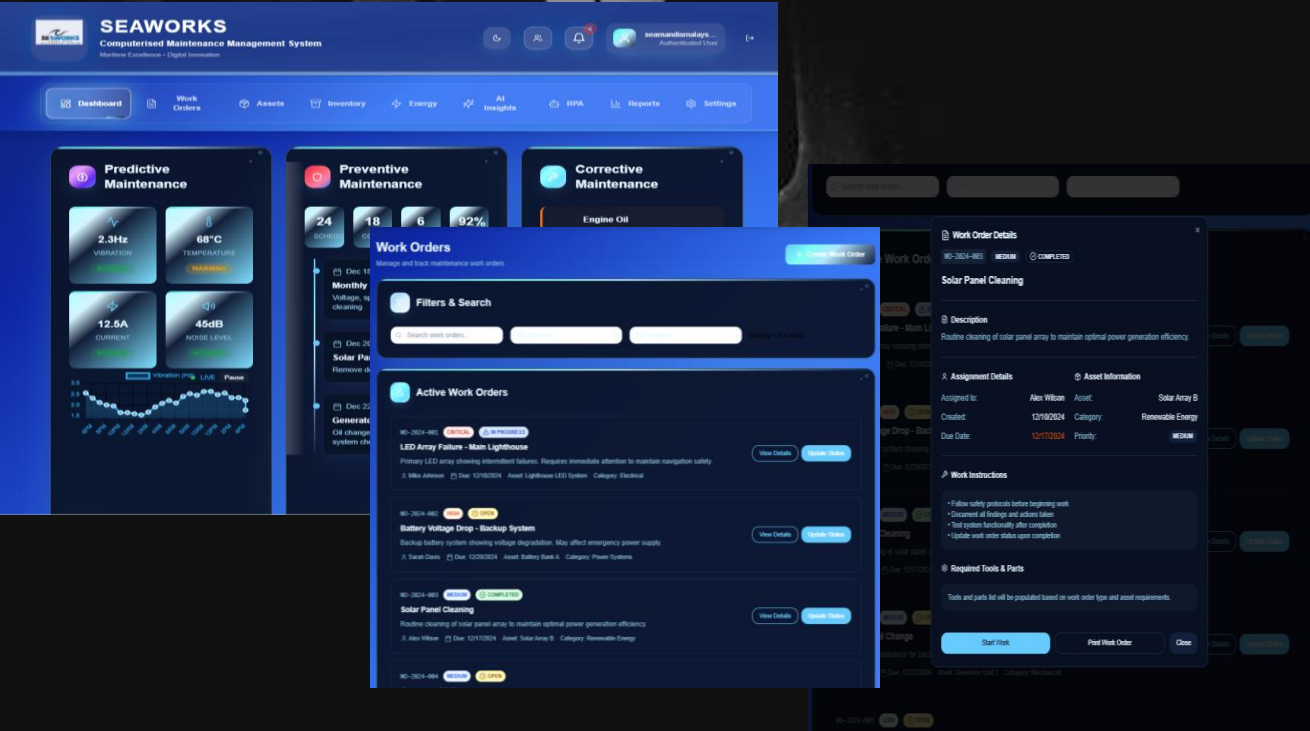
Lower cost through proactive planning



Computerized Maintenance Management System [CMMS]



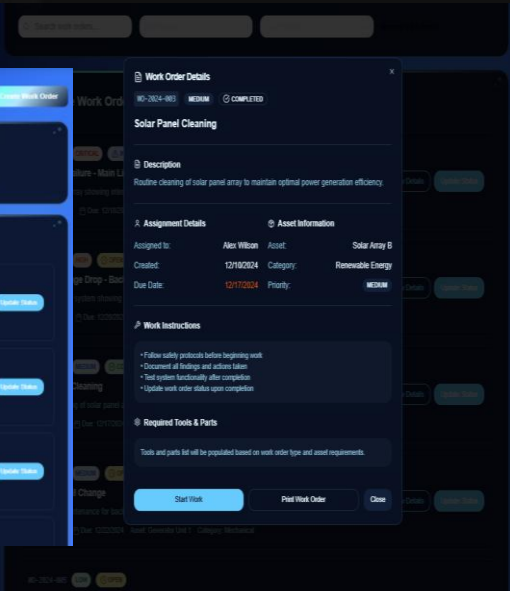
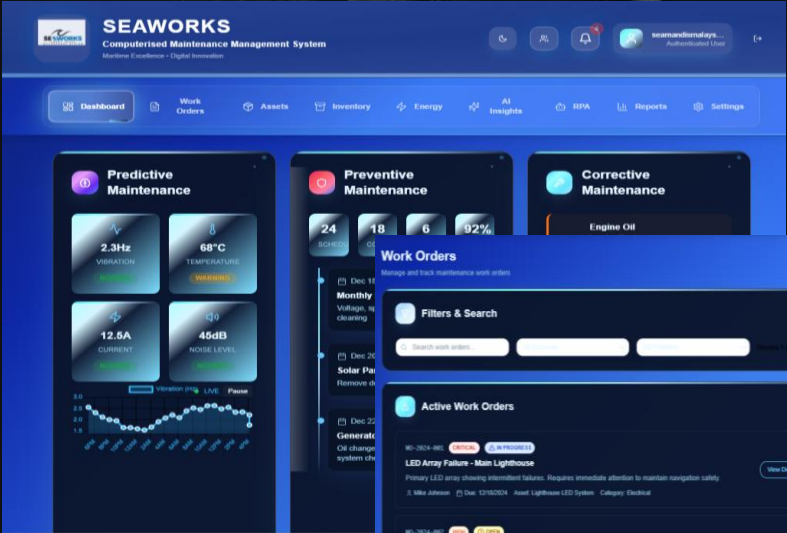
| CMMS Module | Key Features | Benefits to Operations |
|---------------------------|--|--|
| Interactive Dashboard | Real-time view of assets, work orders, alarms, IoT readings, energy use | Helps management make instant decisions with live data |
| Work Order Management | Auto-scheduling, corrective & preventive tasks, mobile sign-off, job closure | Faster maintenance turnaround, zero paperwork delays |
| Asset Management | Digital asset registry, lifecycle tracking, condition-based history, QR/Rfid tagging | Increased equipment lifespan, transparent performance tracking |
| Inventory & Spare Parts | Stock-level monitoring, auto-reorder, supplier directory, usage logs | Reduces downtime due to parts shortage, cost control |
| Facility Systems Control | HVAC, electrical, plumbing, lift & fire systems monitoring | Ensures facility uptime & regulatory compliance |
| AI & Predictive Analytics | Failure prediction, anomaly detection, machine learning optimization | Moves maintenance from reactive → predictive model |



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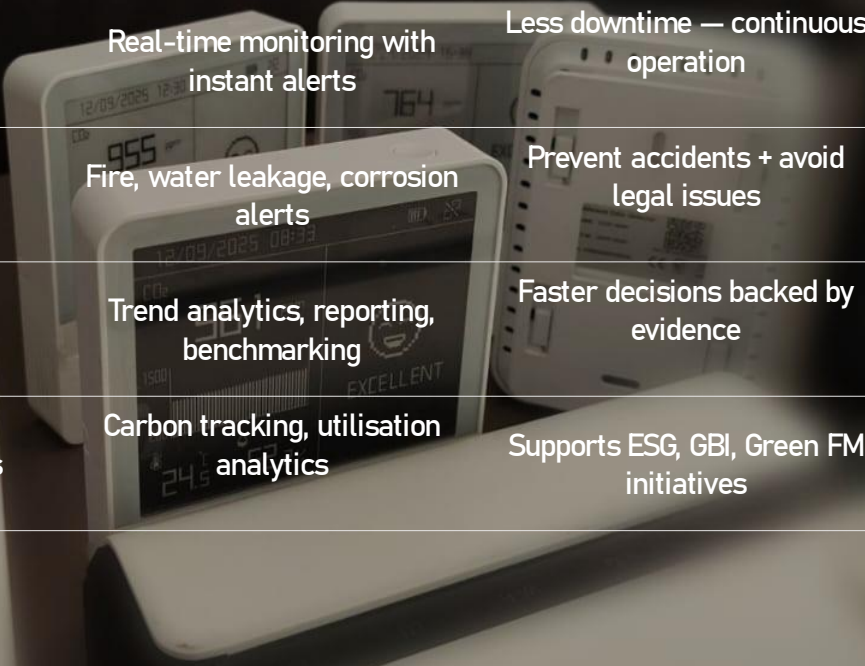


| CMMS Module | Key Features | Benefits to Operations |
|-------------------------|---|--|
| RPA Automation Engine | Auto-reporting, work order assignment, approval routing | Cuts manual workload, boosts technician productivity |
| Energy & Sustainability | Smart metering, carbon tracking, utility analytics (GBI/LEED) | Drives energy saving & supports green building certification |
| Reports & KPI Analytics | Scheduled reports, benchmarking, trend forecasting | Improves decision-making via historical performance |
| User & Role Control | Multi-tenant security, audit trails, MFA, digital signature | Ensures governance, traceability & controlled access |
| Mobile CMMS App | QR scanning, photo evidence, GPS check-in, offline sync | Enables technicians to work anywhere, anytime |



Why Building Remote Monitoring is a MUST ??

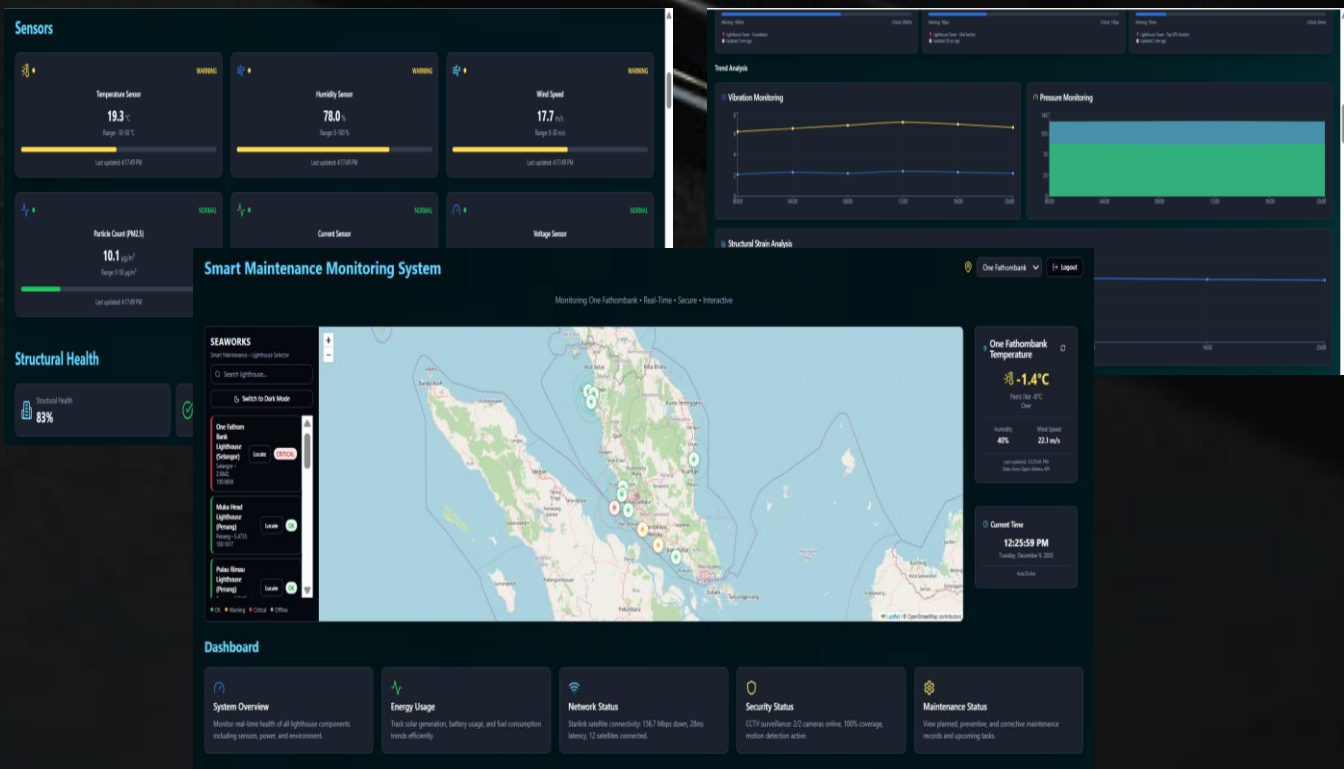
| Benefit Area | How IoT Helps | Value to Client |
|------------------------|--|---|
| Asset Protection | Predict failures before breakdown | Extends lifespan + reduces repair cost |
| Energy Efficiency | Detect waste, optimize HVAC & load use | Up to 20–30% energy reduction potential |
| Reliability & Uptime | Real-time monitoring with instant alerts | Less downtime — continuous operation |
| HSE + Compliance | Fire, water leakage, corrosion alerts | Prevent accidents + avoid legal issues |
| Data-Driven Decisions | Trend analytics, reporting, benchmarking | Faster decisions backed by evidence |
| Sustainable Operations | Carbon tracking, utilisation analytics | Supports ESG, GBI, Green FM initiatives |



Remote Building Monitoring (IoT Platform)



| IoT Category | Available Sensors | Function & Output | Value to FM |
|----------------------------------|---------------------------------------|--|---|
| Environment & Comfort | Temp, Humidity, CO ₂ , IAQ | Measures indoor comfort quality & ventilation status | Supports energy-comfort balance |
| HVAC & Mechanical Health | Vibration, Motor Heat, ΔT | Detects stress, imbalance & bearing failure | Prevents breakdown before it happens |
| Electrical & Power Quality | Smart Meter, Volt, Current, kWh, PF | Tracks energy use, load profile, harmonic quality | Energy saving + avoids electrical hazards |
| Water & Plumbing | Pressure, Flow, Leakage | Detects wastage, pump faults & pipe bursts | Reduces water consumption + damage risk |
| Fire & Safety Monitoring | Smoke, Heat, Extinguisher Pressure | Real-time emergency alerts & compliance | Faster emergency response & legal compliance |
| Structural / Civil Monitoring | Corrosion, Crack & Moisture Sensors | Detects rust, concrete fatigue & seepage | Supports long-term building integrity |
| Lift / Escalator / Asset Sensors | Vibration, Door Cycle, Motor Load | Tracks wear and movement patterns | Increase uptime for critical mobility equipment |



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