

# WHO WE ARE

Discover the leading provider of smart and green solutions in the United Arab Emirates.

Trust us to handle all of your facility needs with unmatched expertise and forward-thinking solutions.

Our aim is to provide cutting-edge facilities management solutions to our clients. We do this by being early adopters of the latest technological advancements, utilizing state-of-the-art property management systems (PMS). With a focus on optimal performance, our modern buildings are powered by the next generation of PMS technology, ensuring superior management and operation.



# **Our Company**

#### OUR SERVICES ENCOMPASS COMPLETE SMART AND SUSTAINABLE FACILITIES MANAGEMENT, CATERING TO BUSINESSES SITUATED ACROSS THE UAE

Farnek is a cutting-edge facilities management services company - the leading provider of sustainable and technology-driven solutions in the United Arab Emirates. With over 43 years of experience, Farnek is an independent Swiss-owned company dedicated to delivering exceptional service across a multitude of sectors.

Our team of over 9,000 skilled professionals offer streamlined solutions for Aviation, Hospitality, Banking, Retail, Telecom, Residential, Commercial, Infrastructure, Government, Education, Leisure, and Entertainment.

#### **Purpose Statement**

"To work smart, be green and deliver outstanding service for our customers and their facilities"

#### **Our Portfolio**









Total Facilities Management Sustainability Management Home & Property Maintenance Innovation & Technology

Hospitality

### **Our Values**



#### **EXCELLENCE**

Stakeholders satisfaction is our ultimate goal



#### INNOVATION

Our approach in creating sustainable value for our stakeholders



#### **LEARNING**

We never stop learning



#### **TEAMWORK**

We are one team with one purpose



#### **INTEGRITY**

We carry out our business with honesty and consistency



#### **RESPECT**

We treat all people and the planet with respect and dignity. We do our best to conserve resources on a personal and professional level

### **CEO Statement**

#### **MARKUS OBERLIN**

# WE ALWAYS AIM TO PROVIDE ADDED VALUE FOR OUR CUSTOMERS BY PROVIDING SUSTAINABLE AND INNOVATIVE FM SOLUTIONS

Since its establishment in 1980, Farnek has grown exponentially and developed into one of the UAE's foremost Facilities Management companies, a market leader in Smart FM technology and sustainability.

Our highly skilled workforce has grown to over 9,000 employees and we have now opened new offices in the Northern Emirates, supplementing our existing offices in Abu Dhabi and Dubai. We have also invested over AED 200 million into a new state-of-the-art staff accommodation centre in Dubai Investments Park.

Currently, we deliver professional FM services on behalf of major organisations and projects such as Dubai Airport, DU, Etihad Airways, Burj Khalifa and Dubai Expo City.

With a fully trained, highly skilled workforce, driven by an innovative management team, we are confident of leading the industry towards a tech enabled, net zero future.

Markus Oberlin

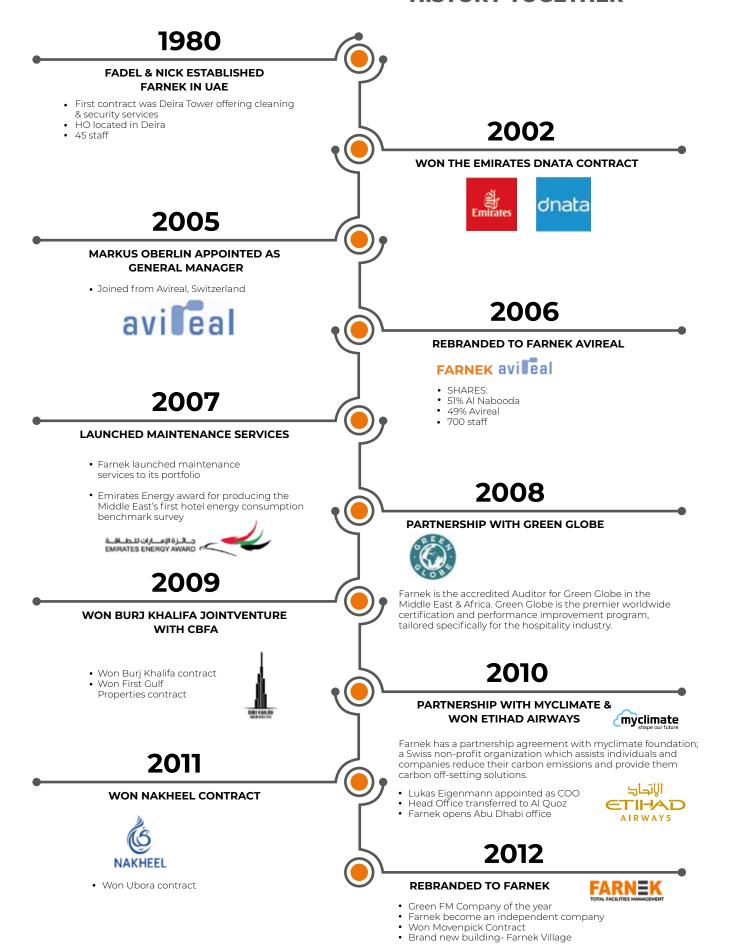




"As part of our determination to address climate change, we are ramping up our efforts to measure, track and report our greenhouse gas (GHG) emissions. Our goal is to create aspirational yet achievable plans that are based on scientific evidence to minimise our carbon footprint. We have agreed to share our strategy with the UAE government supporting the nation's net zero 2050 commitment."

## The History YEARS OF MAKING

### **HISTORY TOGETHER**



#### 2013

#### **ACQUIRED HITCHES & GLITCHES HOME MAINTENANCE COMPANY**

- Won DU contract
- Opened in-house training center
- 2.500+ staff
- FM award 2013 Finalist





Award:

Green-FM Company of the Year

2015

#### WON CITYWALK CONTRACT

- Won Dubai Airports T2 contract
- Won City Walk contract
- Won Mashreq contract
- Overall FM Company, Green FM company, Sustainability Initiative, Cleaning Company & CSR Company 2015







#### **WON MUSANADA CONTRACT**

- · Won Rak Bank &
- Meydan Sobha D1
- Won Technology Implementation FM award 2017 & 2<sup>nd</sup> in Overall FM company & Sustainability







2019

#### WON DUBAI AIRPORT CONTRACT

- 1st in Middle East to achieve internationally recognised green cleaning standard (CIMS-GB)
- Won TFM services for International Event in Dubai 2020
- AED 150 million state-of-the-art staff accommodation







2021

#### WON EXPO VILLAGE OPERATOR CONTRACT

- · Won Dubai Airport trolley maintenance contract We also won
- Expo 2020-Terra Pavilion, Singapore Pavilion, Expo Pavilion, Sweden Pavilion contract
- Won NPCC, Noon Warehouse, Accor Group, Sonder, ADCP. Emaar Dubai fountain







2023

#### **WON EXPO CITY**

- · Won Execujet
- IDO RAK ANANTARA







#### 2014

#### **GREEN FM COMPANY & SUSTAINABILITY INITIATIVE OF THE YEAR**

Won The Dubai Mall contract (CBFA)

DUBAL MALL

- Won Central Park contract
- Won United Arab Bank contract
- Burj Al Arab became Green Globe certified through us
- Partnership with

Urbanise is a cloud software used to expand and enhance the range and quality of services provided to buildings and communities making the cities we live and work in smarter

2016

#### **WON DUBAI PARKS & RESORTS CONTRACT**

- · Won IMG Worlds of Adventure contract
- Acquired Smashing! Cleaning company Over 4,000+ Staff





#### 2018

#### WON DUBAI MALL CONTRACT

- Won Middle East Cleaning, Hygiene & Facilities Awards 2018 for best Use of Innovation in a Facility
- Won Sustainability Initiative of the Year' at Middle East industry awards THE
- 1st in the Middle East to achieve ISO41001
  - DUBA
- International FM quality standard
  - Opens Fujairah contact centre with focus on Emiratisation
- Burj Khalifa contract retain



MALL

2020

#### WON ENOC HQ & DUBAI DEVELOPMENTS **CONTRACTS**

- WON MASHREQ BANK, UAB, Axiom, Deyaar RP Heights, MAF properties
- Won Aramco KSA Pavilion & Bahrain Pavilion TFM contract
- Won Sweid & Sweid TFM contract
- Won contracts for sunset Hospitality





2022

#### WON SONDER CONTRACT

- Won Madame Tussauds Dubai-Blue Waters Contract for soft service
- Won Contracts from Al Tayer, Millennium Central Mafraq, **JESS**











# Why Farnek?

# AT OUR CORE, WE EMBODY INNOVATION AND SUSTAINABILITY WHILE WHOLEHEARTEDLY EMBRACING OUR PASSION FOR ALL THAT WE DO

We're a multi-award-winning company, recognised for excellence in procurement management, client & contractor relationships, sustainability initiatives, technology implementation, and more. Our impressive list of accolades include the Sustainability Initiative of the Year award from 2019-2023, Technology Implementation of the Year from 2017-2023, and distinction as the Total FM Company of the Year in 2015 and again in 2023. We've even been named Dubai Chamber Advanced CSR Label FM Company of 2020 and Best Employer Brand of 2016. Our commitment to environmentally friendly practices has earned us the Green FM Company of the Year title in both 2013 and 2015, while our dedication to corporate social responsibility was recognised with the CSR Company of the Year award in 2015. Learn why we are consistently recognised as one of the top FM companies in the industry.

ISO 41001:2018,

Compliance and Quality

9001: 2015

45001: 2018

14001: 2015

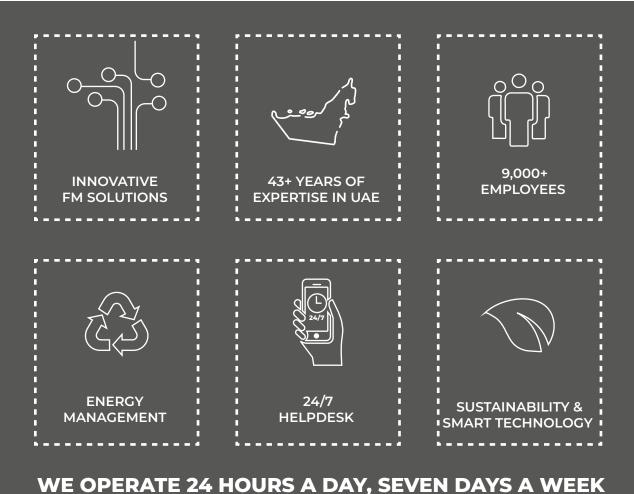
55001: 2014

EFQM, CIMS-GB, GBAC, Sustainability Representative of Green Globe in UAE; Energy Auditor, RSB Dubai, BICSc, NICEIC Member, IAQA-Indoor Air, IRATA Quality Association, NADCA and PASMA.

# In-house Training Centres

Our state-of-the-art training centre, is equipped with all the necessary amenities. Our facilities include an elevator, bathroom, kitchen, lobby, office space, glass partitions, staircase, and even a medical area. The walls and floor are thoughtfully covered in a variety of materials, such as carpet, rubber, linoleum, slate, marble, wood, and ceramic tiles to ensure employees learn how to maintain the highest level of cleanliness.

At our MEP centre, we prioritise efficiency and the maintenance best practice. Equipped with assets, including split A/C's, distribution boards, pumps, and associated systems, we are always striving to identify new and innovative approaches to maximising our efficiency.





**AND 365 DAYS A YEAR** 





























### Where We Are Now

Our commitment to the success of our business is reflected in the significant investments we make in our staff. We provide exceptional accommodations for our employees, offer powerful opportunities for development, and optimise our operational systems to create the best possible environment for success. With these measures in place, our employees become ambassadors of our future prosperity, bringing their skills and expertise to every aspect of our work. We are truly dedicated to creating a thriving and successful future, and that starts with investing in our most valuable asset: our employees.



EMPLOYEES
ACROSS 50 NATIONALITIES



280

OWNED VEHICLES





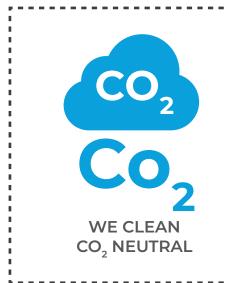
75+



**5 OFFICES** 



**15 SITE OFFICES** 







ZERO EMISSION 100% ELECTRIC CAR



NET ZERO STRATEGY 2050



recycled plastic bottles



# Total Facilities Management

AFTER 43 YEARS OF SERVICE EXCELLENCE, WE HAVE ESTABLISHED OURSELVES AS THE PREMIER INDEPENDENT TOTAL FACILITIES MANAGEMENT COMPANY IN THE UAE.



#### HARD SERVICES

#### Hard FM

**Electrical System** 

Mechanical and Plumbing Systems

Ventilation and Air Conditioning Systems

Civil and Building Fabric Works

Carpentry, Painting, and Masonry Works

LV/ MV System

**Lighting Control System** 

Audio/Visual & PA System

Maintenance of Infrastructure

CAFM & Help Desk Support

Managing Agent Role for Specialise

Services

Remote Monitoring System

Asset Management

Health and Safety System (IMS)



#### SOFT SERVICES

Internal and External Cleaning

Façade and Glass Cleaning

Office Boys and Girls

**Concierge and Receptionist** 

Hygiene Cleaning

**Gardening and Landscaping** 

Porters

**Trolley Management** 

Staffing Services

**General Administration** 

Pest Control

Industrial Facilities Cleaning

Managing Agent Role for Specialise

Services



FARNEK

# Sustainability Management

FARNEK'S HOLISTIC SUSTAINABILITY STRATEGY COVERS ALL ASPECTS OF ENERGY CONSERVATION, CARBON FOOTPRINT REDUCTION, WASTE MANAGEMENT, AND COMPLIANCE WITH GLOBAL STANDARDS FOR DEVELOPERS, BUILDING OWNERS, AND OPERATORS.



Farnek is an accredited ESCO, regulated by RSB and the Supervisory Bureau for Electricity and Water Sector, and approved by the Supreme Council of Energy. We offer comprehensive energy management and engineering solutions to meet your needs.

Introducing CO<sub>2</sub> Neutral Cleaning - a revolutionary cleaning system that evaluates the carbon emissions and impact of every step in the cleaning process, resulting in a precise carbon footprint assessment. By understanding your carbon footprint, you can reduce energy, water, and material consumption, cut costs, and showcase your facility's commitment to sustainability through innovative best practices. As the first of its kind in the FM industry, CO2 Neutral Cleaning is leading the way towards a brighter, greener future.

# Sustainability Is Part of Our DNA



Farnek is an accredited Green Globe auditor in the Middle East & Africa.

Green Globe is the renowned global certification and performance improvement program, designed exclusively for the hospitality industry.

#### **POWERTEK**

Our state-of-the-art Energy Management Solution offers unparalleled visibility into your energy usage, providing you with deep insights into consumption trends and anomalies. With actionable insights and timely alerts, you can successfully reduce your energy consumption and achieve your sustainability goals and cut costs.

#### **CARBONTEK**

CarbonTek, is a cutting-edge online tool that calculates and analyzes your carbon footprint. With the ability to pinpoint emission hotspots, CarbonTek is perfect for any business, no matter the nature of your operation.

# **Our Portfolio Snapshot**





**Emirates Group** 

Maintenance Services



Dubai Airport

Maintenance & Cleaning Services



Etihad Airways

Cleaning and Security

#### **EXHIBITION AND TRADE CENTER**



Expo City

TFM Services



Abu Dhabi Motorsports Management Llc

TFM Services



Dubai World **Trade Center** 

Hospitality Services

#### **EDUCATION**



Ministry Of Education

Maintenance Services



Lycee Francais International School

Security Services



JESS School

Cleaning and Maintenance Servi



Swiss International Scientific School



Abu Dhabi



**Dubai College** 

Security Services

#### **REAL ESTATE**



TFM Services



Nakheel

Cleaning Services



**FAB Properties** 

Security Services



**Dubai International** Real Estate

TFM Services



Al Forsan Real Estate

TFM Services



**Aldar Properties** 

TFM Services

#### PROPERTY MANAGEMENT



Sinyar Cleaning Services



Core OA TFM Services



Place Strata OA

TFM Services



Kaizen OA

TFM Services



Infinity Strata



PID OA TFM Services

#### **GOVERNMENT**



Dubai Police



PMO

مساندة Musanada

Musanada

Maintenance Services



**NAS Sports Complex** 

TFM Services



Ministry Of Economy

Cleaning Services



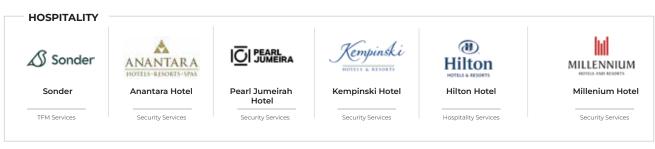
GCAA

TFM Services

Cleaning Services















## Security Services

#### WHAT DO WE OFFER?

We work closely with you and your teams to understand your immediate security needs including threats and challenges, as well as future potential issues. We design state-of-the-art infrastructure, supported by highly qualified personnel to ensure the long-term security and safety of your company.

#### **CERTIFIED & HIGHLY TRAINED SECUITY GUARDS FROM NSI?**

- Manned Guarding
- **⊕** CCTV Operators
- Patrolling Solutions
- **⊕** Concierge
- **⊙** Traffic Marshal
- **⊕** Lifeguards

- **⊕** Gym Attendants
- **⊕** Event Security
- **⊕** Event Steward
- **⊕** First Aid Officers
- **⊕** Close Protection
- **⊙** Money and Valuables Transport

Our vision is to establish a competent and regulated private security industry that can serve as a valuable asset to the nation. Through our efforts, we aim to diminish crime, promote law & order, and alleviate the fear of crime in our society. We've got your back!



# SMART WATCH TECHNOLOGY

Our hi-tech control room operates 24/7, providing round-the-clock monitoring and response to emergencies across multiple buildings and sites simultaneously. Our highly trained operators are in constant radio contact with patrol staff and have direct access to the police and other emergency services. In addition to monitoring CCTV cameras via remote wireless and broadband transmission, our control room also responds to out-of-hours calls. Rest assured, we maintain a seamless, reliable, and efficient security service to protect your assets.





# Hitches & Glitches





In 2014, Hitches & Glitches joined the Farnek Group of companies and has since become one of the UAE's largest independent maintenance companies for homes and small businesses. With a commitment to reliability, quality workmanship, and affordability, Hitches & Glitches began 15 years ago with just one vehicle and five technicians. Today, we operate a fleet of over 75 vehicles and have a team of more than 265 highly trained professionals, serving over 10,000 satisfied customers across the country.

We also offer a growing range of smart home and lifestyle products, including WiFi installations, remote monitoring sensors, and home security gadgets. Contact us now and experience the Hitches & Glitches difference.



### **H&G Services**

#### Maintenance Services



Annual Maintenance



Handyman

Home Appliance

Installation

Carpentry

Fit Out &

Refurbishments



AC Servicing



Electrical









Painting



Masonry

Cleaning

AC Repair

Move In/

Move Out

#### **Cleaning Services**



Water Tank Cleaning



**DUCT Cleaning** 



Pipeline Disinfection



Deep Cleaning



**HVAC System** 



External & Internal Window Cleaning



Carpet & Upholstery Cleaning



Mold Remediation



Laundry Duct Cleaning



Indoor Air Quality

Drain Line

Cleaning

Swimming Pool

Cleaning and Maintenance



Data Center



Cleaning



Car Park Cleaning



Post Construction



Cleaning



**\***\*\* Landscaping



Façade cleaning

#### Inspection & Testing



Inspection and testing



**Duct Inspection** Services



Mold Inspection



Duct Leakage **Pressure Testing** 







Water Testing

#### STREAMLINE YOUR HOME MAINTENANCE WITH HITCHES & GLITCHES' REVOLUTIONARY TRACKING APP!

Manage your home maintenance requests with ease! Our new app lets you track the entire service process from initial request to job completion. Follow our technicians' progress in real-time using Google Maps - ensuring your home is always in safe hands. We're only one step away!

#### **Download H&G app today**









# Specialist Services

Discover the specialised cleaning services of H&G, including air duct cleaning, indoor air quality testing, kitchen exhaust, water tank cleaning, and pipeline disinfection. Experience our expertise in residential, commercial, and industrial, with over 32 different types of services offered by our specialised cleaning department. Our technicians are highly trained, certified by local authorities, and comply with global industry associations to provide the highest quality in health, safety, and environmental standards.

Our workforce combines experience with sound technical ability, for every project. We also provide special services including data centre cleaning, drain line cleaning, and post-construction cleaning.



H&G has all relevant local certifications including Dubai Municipality, Dubai Police, RTA, Emirates Health Services, and Trakhees/ EHS. Additionally, our company is internationally certified for HVAC system cleaning and mold remediation to the ACR 2013 standards by NADCA. We also adhere to NFPA and ASHRAE standards for the installation, inspection, and remedial work for systems, ensuring the utmost quality & safety for our customers.









# Quality Kitchen Maintenance Services



#### ENHANCE YOUR KITCHEN EQUIPMENT LIFE WITH OUR PREVENTIVE MAINTENANCE SERVICES

**Annual Maintenance** 

**Call Out** 

**Manpower Supply** 

Preventive Maintenance

Repair and Maintenance

Kitchen Exhaust Cleaning



#### INTEGRATING PEOPLE, PROCESSES, AND BUILDINGS THROUGH INTELLIGENT AND CONNECTED PLATFORMS.

HITEK technology was established by FARNEK's leading industry experts with a remarkable 40-year background in technical expertise and operational experience in facilities management, hospitality, and technology infrastructure. We offer a wide range of intelligent applications seamlessly combining people, processes, and technology to empower our clients with digital, business, and technological transformations. As the digital world progresses at an unprecedented pace, HITEK dedicates itself to developing highly advanced connected, automated, and intelligent solutions for resource-intensive industries. Our goal is to complement leaner and sustainable operational processes, thereby improving productivity, reducing energy consumption and costs.



#### **CAFMTEK**



Facilities, Contract, Location, Asset, SLA, KPI and Office Management SAAS application

#### **BMSTEK**

Building Management System with ability to monitor, control, connect or retrofit any building with brand of asset



#### **POWERTEK**

Energy Management Solution with manual or digital data from IoT enabled BMS producing automated benchmarked energy consumption dashboard with carbon footprint



#### **CARBONTEK**

Carbon Footprint Calculation Tool to support businesses developing their NetZero strategy



#### **IoT**≣K

Remote Monitoring Solution with ability to monitor energy, asset and space performance



#### **FLEETEK**

Maintain fleet asset record, along with CAPEX & OPEX, tracking and scheduling the rota, with IoT to see fleet usage



#### **SAFETEK**

Productive digital audit and automated reporting with HSEQ App



#### **BIOMETRICS**

(Facial Recognition system)



#### **TRACKTEK**

Health Monitoring and Communication Tool for your employees



#### **WASHROOMT≡K**

loT based solution, providing location performance and management along with end user satisfaction



#### **FlexiGuest**

Hospitality Management System with mobility solution for Customer and Backend Operations integrated with booking engines



#### **PARKTEK**

Smart parking solution



#### **EYETEK**

Al Based Video Surveillance Solution for Security



#### **MyBuddy**

Ability to Communicate and Train to your workforce using multilingual solution, connecting them to HR with Al ChatBot

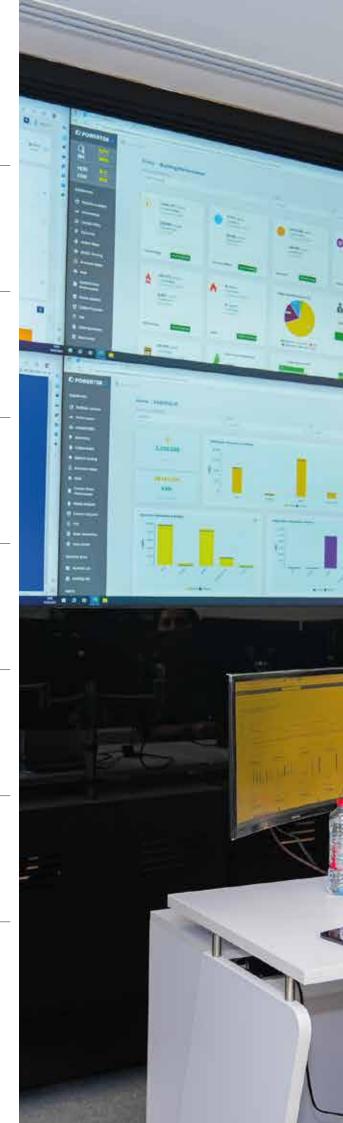


#### **24x7 COMMAND ROOM**

Monitors, Controls and Facilitates Smart Building Automation



# CLEANING ON DEMAND (COD)





### **TRENDZ**\*

FARNEK'S HOSPITALITY OFFERING IS TRANSFORMING THE UAE MARKET WITH A STRONG EMPHASIS ON INNOVATIVE TECHNOLOGY AND SUSTAINABILITY.

WITH A COMPREHENSIVE RANGE OF SERVICES, OUR PROPOSITION IS COMPELLING, UNRIVALLED AND MAXIMISES THE HOSPITALITY EXPERIENCE.

At Farnek, our skilled team boasts the technical expertise and professionalism required to tackle any obstacles within the hospitality industry. From outsourced facility management and manpower services, to specialized cleaning, housekeeping, and guest relations, we offer tailored, cost-efficient, and effective solutions to help hoteliers and restaurateurs overcome the challenges of today's market. Our bespoke assistance ensures that your operation runs smoothly, leaving you free to focus on what matters most: providing an exceptional experience for your guests.





#### REINVENTING THE GUEST JOURNEY

Introducing Trendz - a fresh & dynamic brand developed by Farnek Hotel Management. Our innovative hotel solutions go beyond traditional outsourced FM and manpower services. We now offer an all-encompassing hospitality package, complete with superior management consultancy, comprehensive reservations and sales, and creative marketing and PR services. Discover how Trendz can elevate your hospitality business today.

#### **OUR HOSPITALLITY SERVICES**

#### **TRENDZ**

Hotel Management

Housekeeping, engineering, and security services

Front Office

Reservations

Property Operations Maintenance & Energy Consultancy (POMEC)

Stewarding

Hotel Optimizer

SECURITY SERVICES (Page 20)

**SUSTAINABILITY** 

(Page 16)

**TECHNOLOGY** 

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SPECIALISED SERVICES (Page 25)

# **Our People**

## **WE CARE**

At Farnek, our people always come first. As a service industry leader, we are dedicated to ensuring the welfare and well-being of our staff. That's why we offer a variety of recreational facilities, including a fitness centre, time-out rooms, and organised team sports and social gatherings. In addition to our in-house training and career centres, Farnek also has a Happiness Society and hosts annual staff events, Sportsfests, and Go Green campaigns.

We take digital learning seriously, which is why we've partnered with Huawei to deliver high-speed internet at Farnek Village, our employee accommodation centre. To make the learning experience as seamless as possible, we've integrated Farnek Buddy with our Learning Management System and Human Resources Management System.

With Farnek Buddy, our staff can stay on top of their training and development needs. Trainers can push content directly to employees, who will receive chat-like notifications indicating timings for training sessions. Staff can also search for specific courses and choose from a list of available options. Plus, quizzes and tests can be conducted in a chat interface, and Farnek can conduct bappiness surveys and manage HD tasks.



# **OUR TRAINING**

## OUR STATE OF ART TRAINING CENTER AT FARNEK VILLAGE





























20

**Trainers** 

**Different Languages** 

Farnek training team is consisting of 10 trainers speaking more than 20 different languages and all trained and certified by BICSc in commercial cleaning, Hospitality and Healthcare sectors









### Contact us now



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