



Facilitrol-X

**The Future of Facility Management:
IoT Powered, Smart & Connected**

Facilitrol-X Company Profile

Facilitrol-X is an all-in-one CMMS and CAFM solution designed to streamline your facility management by integrating with IoT data, BMS, and existing systems. Gain complete visibility of your assets, equipment, and maintenance operations, along with real-time IoT insights, all on a single cloud-based platform. Facilitrol-X simplifies the complex, making facility management more efficient, proactive, and data-driven.

OUR JOURNEY



SMART CITY DISRUPTION

- CMMS Platform
- Asset Management Platform
- Workforce Management Platform
- ERP Integrated
- iBMS Integration
- Energy Optimization
- IoT Platform Integration
- Open AI Integration

OUR TARGET INDUSTRIES

- Residential Real Estate
- Recreational Facilities
- Commercial Real Estate
- Healthcare
- Utility
- Schools
- Government
- Hospitality
- Manufacturing

OUR CORE GOALS

- 2000+ Buildings onboarded by 2025
- 50+ FM/Asset Owners by 2025
- 100k+ IoT Devices Connected
- Building Management Automated up to 67% using AI and IoT

Market Size for Digitization of FM Industry

By 2030
Market Size **\$ 300B+**



Computer Aided
Facility Management



Workforce
Management



Energy
Management



Asset
Management

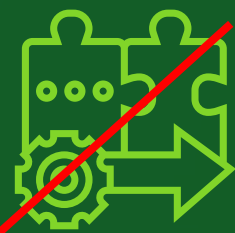


Maintenance
Management

Challenges in FM Industry



**OBSCURITIES IN
DIGITIZATION**



SILOED SYSTEMS



EXPENSIVE



**POOR PLATFORM
EXPERIENCE**

360° Facility Management Suite



Our Unique Value Proposition

Convert IoT Alarms to Work Orders

Transform real-time alerts into actionable tasks, ensuring prompt and efficient resolution of facility issues.

Condition based Maintenance Plans


Leverage IoT data to shift from scheduled to predictive maintenance, optimizing upkeep based on actual equipment conditions.

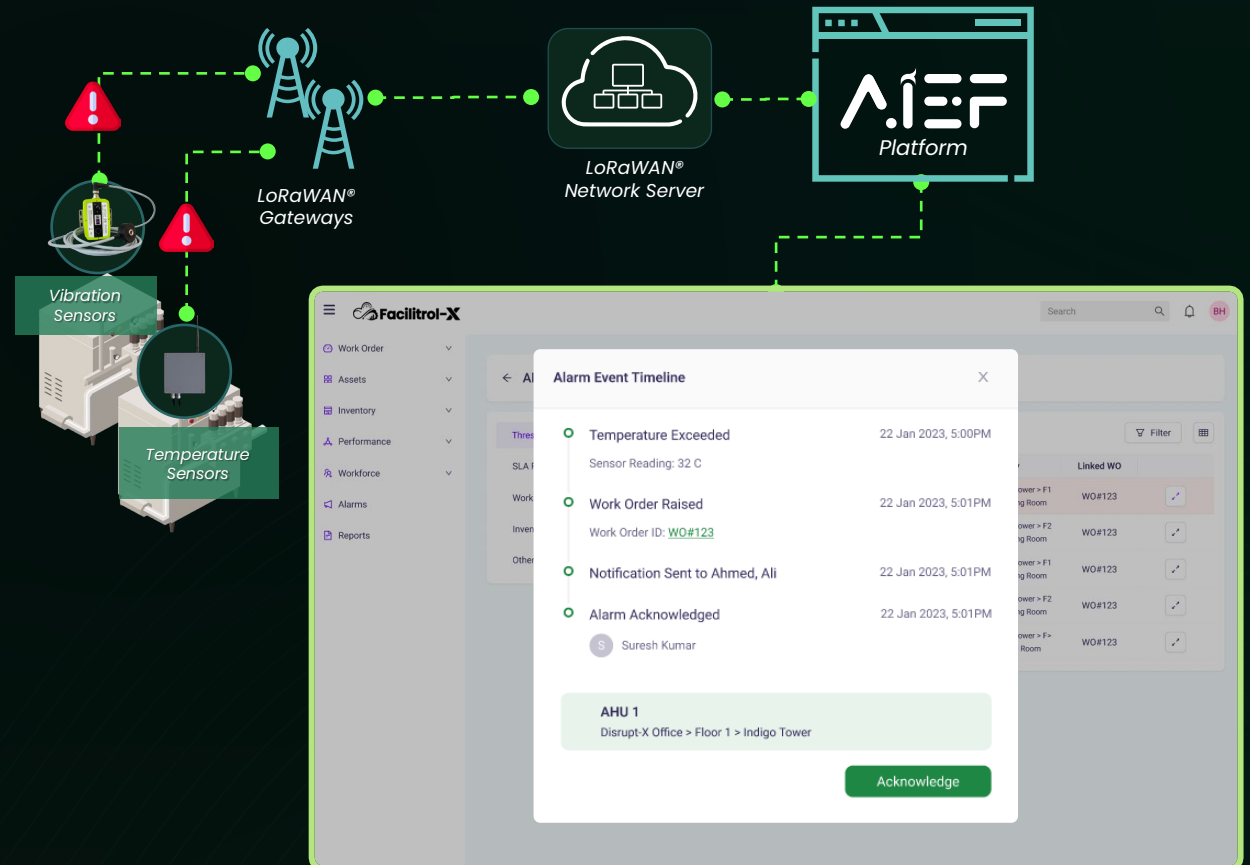
Automation in Field Service Operations

Streamline field operations with automated processes, reducing manual efforts and enhancing service efficiency.

Unified Command & Control Center

A central hub for monitoring, managing, and responding to all facility-related activities, powered by advanced IoT and BMS integration.

Introducing  **Facilitrol-X**, our pioneering solution designed to seamlessly integrate Internet of Things (IoT) technology into the fabric of facility management. Facilitrol-X redefines the standards of facility operations, maintenance, and energy management through cutting-edge technology.



CAFM/CMMS

Modules

CAFM

Computer Aided Facility Management



Work Force Management

Employee Self Service Portal

Personnel Schedule

Time and Attendance Tracking

Performance Tracking

Skillset Management

Labor Incentives

Benchmarking



Labour Incentives & Benchmarking

- Introducing Incentives based on Technician Efficiency
- Optimize Labour Benchmarks for Work Completion



Estimated Time	Actual Time
3 hrs	2 hrs
<u>Points Earned:</u> 120	
↓	
New Work Order Completion Benchmark:	2 hrs

Resulting In

- Improved Productivity
- Overall Work Force Efficiency
- Overall Cost Savings

Tracking Your Work Force



Employee No.: #2399
Current Location: Office 207
Floor Number: 2nd Floor

Employee No.: #2074
Current Location: Office 105
Floor Number: 1st Floor

Employee No.: #1920
Current Location: Lobby
Floor Number: Ground Floor

“ Enhancing Workforce Efficiency with Unparalleled Precision: Experience Next-Level Employee Tracking Through IOT ”

Work Orders Management

- Centralized Work Order Dashboard
- Dynamic Creation and Assignment
- Real-time Tracking and Updates
- Prioritization and Escalation

The screenshot displays the Facilitrol-X Work Orders Management interface. The sidebar on the left contains navigation links: Dashboard, User Management, Workforce, Assets, Inventory, Performance, Work Order, Reports, and Notification. The main content area is titled 'Work Orders' and includes a search bar, 'Import', 'Export', and 'Filter' buttons. Below these are tabs for 'All', 'Unassigned', 'Assigned', 'In Progress', 'Completed', and 'Closed'. The table below shows the following data:

ID	Status	Job	Service	Priority	Last Reported	Assigned To
DZ3-464321	Assigned	AC Water Leakage	HVAC	P4	2:00 PM Dec 5 2023	Assign
DZ3-464231	Completed	AC Water Leakage	HVAC	P2	2:00 PM Dec 5 2023	AK Ashok Kumar
DZ3-464412	In Progress	AC Water Leakage	HVAC	P1	2:00 PM Dec 5 2023	AK Ashok Kumar
DZ3-464331	Closed	AC Water Leakage	HVAC	P2	2:00 PM Dec 5 2023	AK Ashok Kumar
DZ3-464341	Unassigned	AC Water Leakage	HVAC	P4	2:00 PM Dec 5 2023	AK Ashok Kumar

At the bottom right of the table, there is a pagination control showing page 1 of 5.

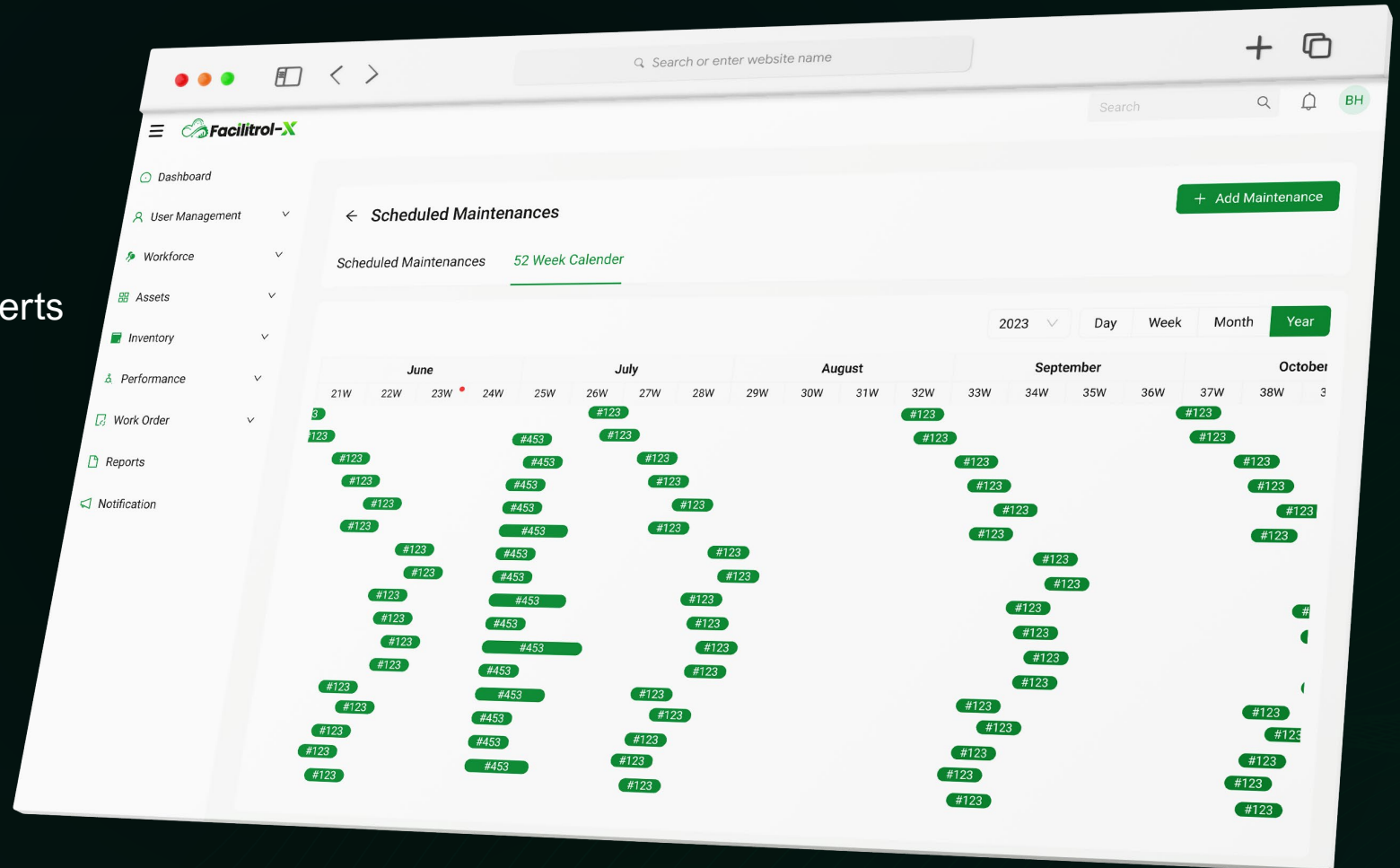
Work Orders Management

- Integrated Feedback Mechanism
- Analytics and Reporting
- Comprehensive Work Order Checklists

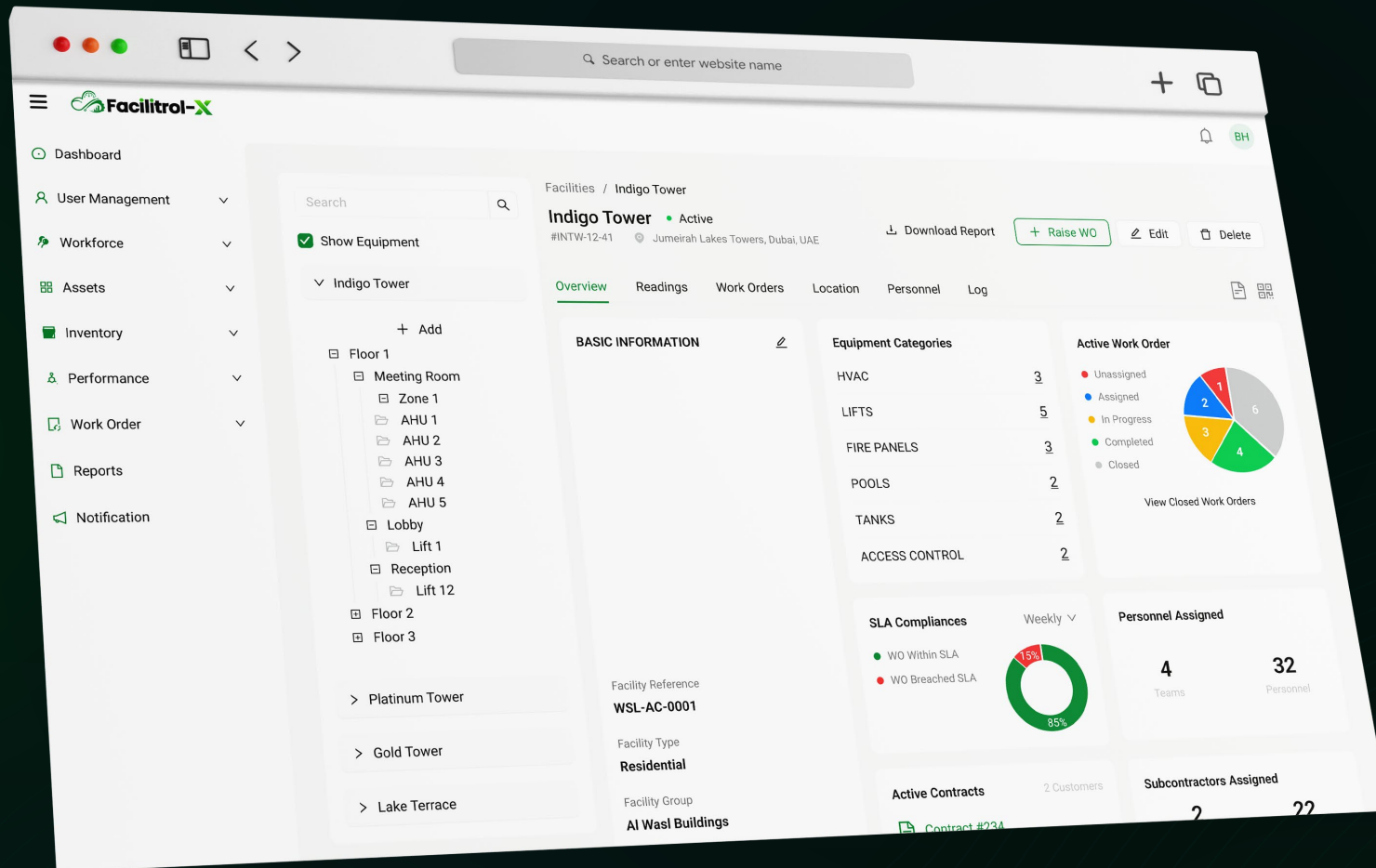
The screenshot displays the Facilitrol-X Work Order Management interface. The main view is for Work Order #123, titled "AC Water Leakage Issue", which is currently in a "Pending" state. The interface includes a navigation sidebar on the left with options like Dashboard, User Management, Workforce, Assets, Inventory, Performance, Work Order, Reports, and Notification. The main content area features a progress bar with five stages: Unassigned, Assigned (2), In Progress (3), Completed (4), and Closed (5). Below this, a "Job Completion Status" section shows a circular progress indicator at 4/6, with a warning "Stay Exceeded" and "5 Days". To the right, a table compares "Scheduled Time" and "Actual Time" for the start and end of the job, both showing a 15-minute delay. Further right, a "Priority Name" section indicates "SLA Breached" with a response and resolution time of 15 minutes late. The bottom section contains "Work Order Details" with fields for WO Number, Reported Date, Created By, Reported By, Contract, SLA, Cost Center, Linked WO, and Description. It also lists "Service Requested" (MEP Service), "Facility" (Asset #123), "Equipment" (Asset #123), "Work Order Type" (Emergency Lights Not Working), and "Priority" (P2).

Scheduled Maintenance Management

- Customized Scheduling
- Stay Updated with Automated Alerts
- Unified with Asset Management
- Data-Driven Insights



Assets Sphere – Asset Management



- Asset Lifecycle Management
- Depreciation and Financial Tracking
- Integration with Maintenance Schedules
- Warranty and Contract Tracking
- Geo-tagging and Asset Mapping

Supplier Analysis

“ Data-Driven Decision Making on Suppliers. **Supplier Analysis** and **Ratings** to Assist in Making **Informed Decisions** ”



↑ Cost of Supplies

↑ Quality of Supplies

↓ Support

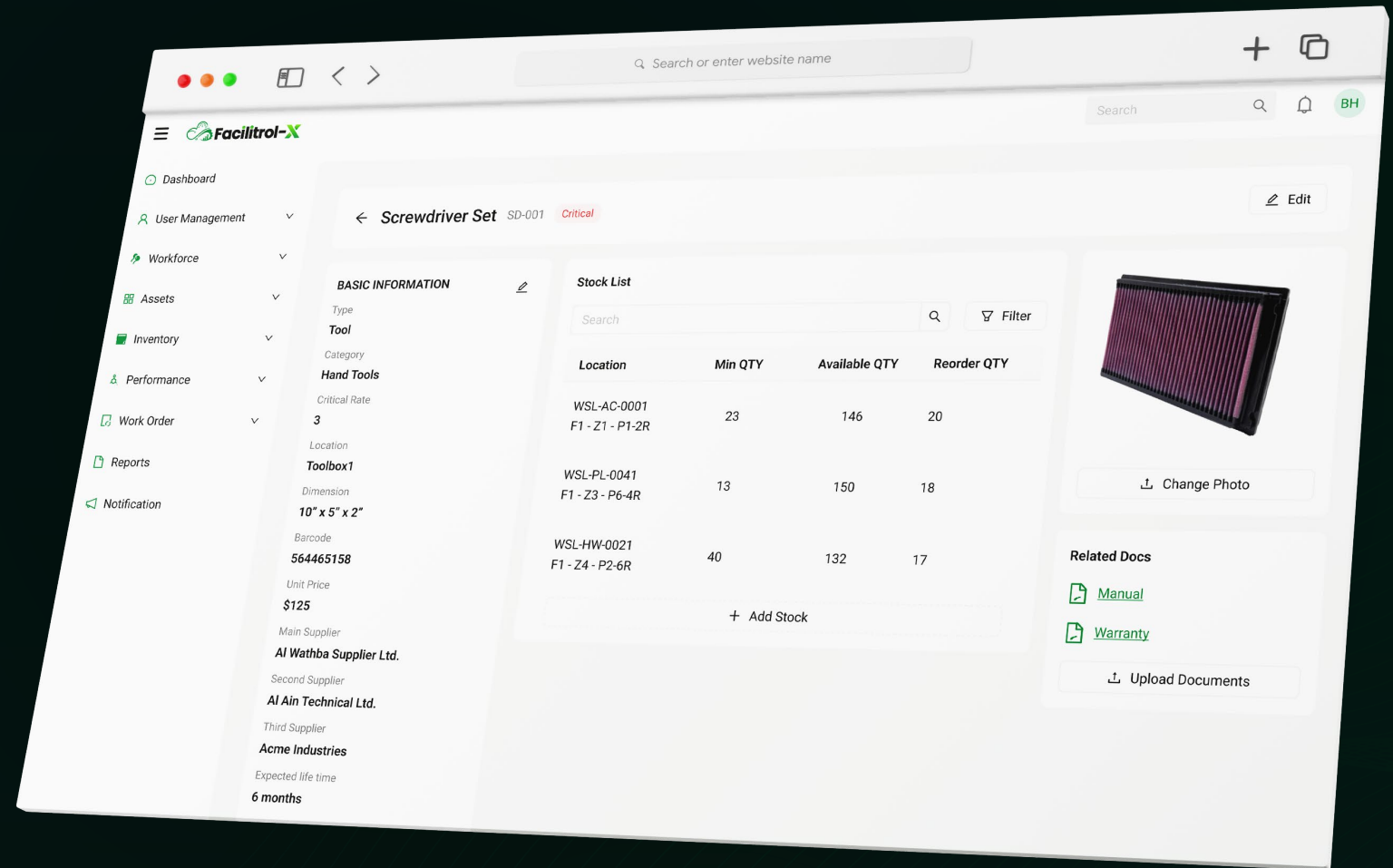
↓ Cost of Supplies

↑ Quality of Supplies

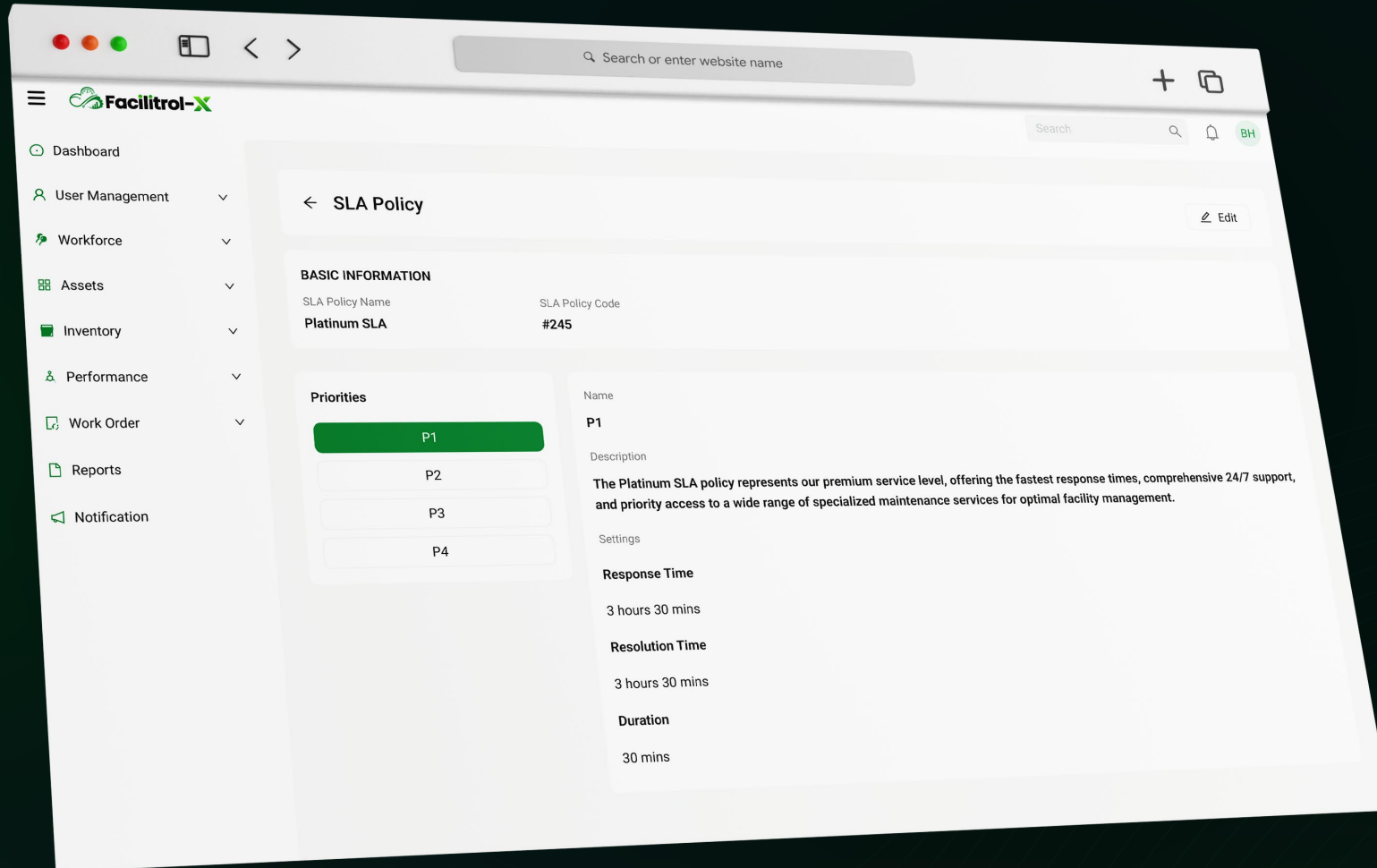
↑ Support

Inventory Management

- Real-time Updates
- Precise Tracking
- Reduced Discrepancies



Performance Management & SLA



- Warranty Contract Tracking
- View Assets / Equipment Registered Under Specific Contracts
- View Maintenance Log for Contract
- Raise Alerts for Contract Expiry & Renewal

Dashboards & Report Builder

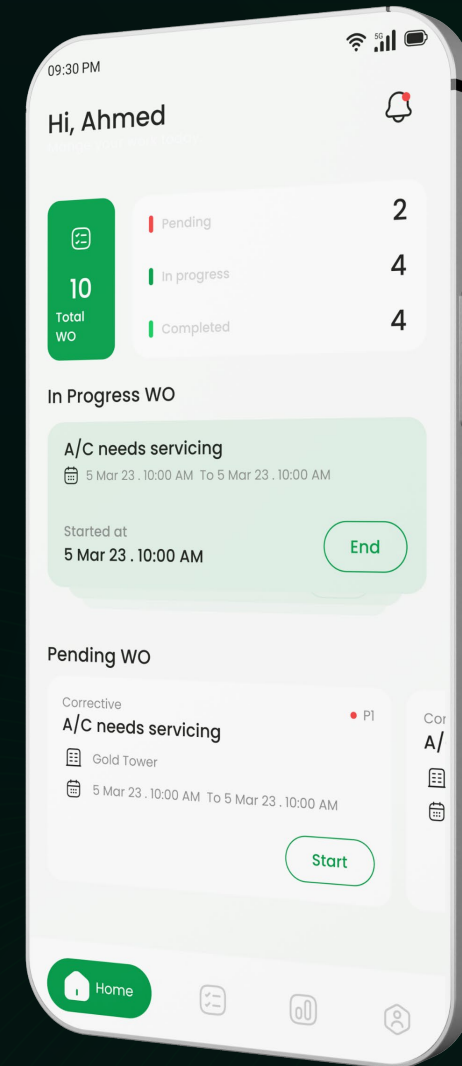
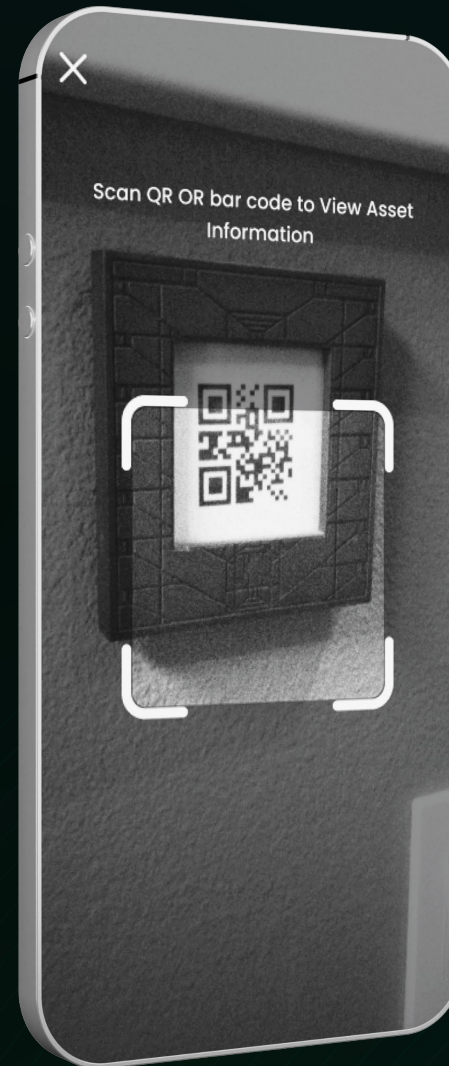
The screenshot displays the Facilitrol-X dashboard interface. At the top left, there is a search bar and an 'Add widget' button. The main area is titled 'Report Details' and contains several data visualization widgets:

- Work Orders by Category:** A donut chart showing the distribution of work orders across four categories: Reactive (10), Corrective (15), Scheduled Maintenance (15), and Inspection (15).
- Equipment With Most Work Order:** A grouped bar chart comparing 'Unplanned' and 'Planned' work orders across four buildings (A, B, C, D).
- Count of Scheduled Maintenance Wo Completed:** A line chart showing the count of scheduled maintenance work orders completed over a period of 17 days.
- Top 10 Workforce By Work Orders:** A horizontal bar chart showing customer satisfaction scores for ten different workforce members.
- Duration SLA Pass Rate - Scheduled Maintenance:** A horizontal stacked bar chart showing the percentage of work orders that were within the SLA versus those that breached the SLA for six different pieces of equipment.

- Report Builder
- Operational Metrics Widgets
- Intuitive Drag-and-Drop Interface
- Dynamic Data Populating
- Report Sharing and Scheduling

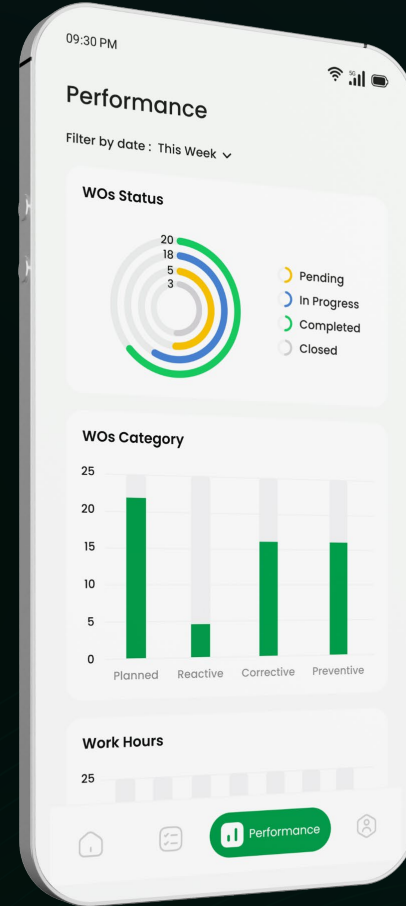
Facilitrol-X Mobility

- Customer Sign-Offs to close Work Orders – Capture ratings from Technicians
- Scan Asset & Start with Ease – To ensure there is no mistake when identifying which assets to service.
- Geo Location Checks – to check whether the technician is on site while servicing the work orders.



Facilitrol-X Mobility

- Dynamic Checklists to ensure the technicians follow industrial standard of operation.
- Ability to capture Before & After scenarios when servicing work orders.
- Ability to understand the performance of technicians based on SLA



The mobile phone screen displays a detailed view of a work order for 'A/C needs servicing'. The work order is categorized as 'Corrective' with a 'Priority 1' status. It is assigned to 'Indigo Tower'. The start date is '5 March, 2023' at '10:00 AM' and the end date is '5 March, 2023' at '10:00 AM'. The work order is currently 'In Progress' with a progress bar at 4/12. The 'Started at' time is '5 March, 2023, 10:00 AM' and the duration is '00:40:00'. The screen shows a checklist with the following items:

- Checklist
- Assets
- Inventory
- Timeline
- Tasks
- Measurements

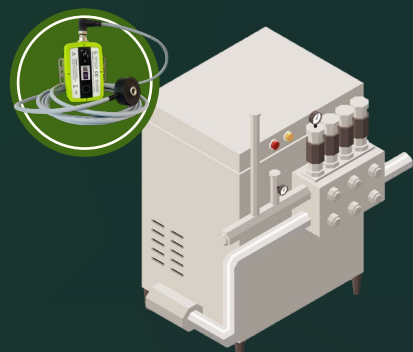
The checklist items are:

- Check the Emergency Lights (checked)
- Check the condition
- How is the condition of the AC filter?

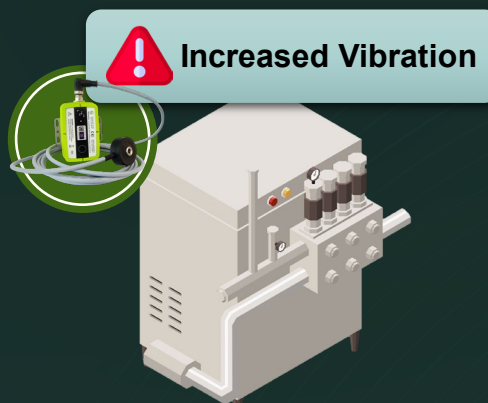
At the bottom of the screen, there are two buttons: 'End' and '+ Linked WO'.

Condition Based Maintenance

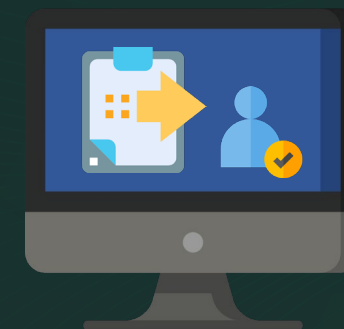
- Servicing Equipment on Time Critical to Prevent Failure
- Increased Vibration Levels in Equipment Indicates Potential Issues



Vibration Sensors to Detect Equipment Abnormalities



Raises Alert on Abnormal Vibration Levels



Work Order Raised, Technician Assigned for Maintenance

IoT Sync

Modules

IoT Data Synchronization With FX

The image displays the Facilitrol-X IoT dashboard interface, illustrating data synchronization between a main dashboard view and a floating widget view.

Main Dashboard View:

- Facilities / Indigo Tower** (Active)
- #INTW-12-41** (Jumeirah Lakes Towers, Dubai, UAE)
- IoT Readings:**
 - Temperature: 18° C (Avg) (2 Mar 2023, 12:00pm)
 - Humidity: 71% (Avg) (2 Mar 2023, 12:00pm)
 - CO2: 270 Ms/Cm (Avg) (2 Mar 2023, 12:00pm)
 - PM10: 60° C (Avg) (2 Mar 2023, 12:00pm)
- Active Alarms:**
 - PH: 8 PH - Very High (Unacknowledged)
 - Temperature: 8 PH - Very High (Acknowledge)
 - ORP: 8 PH - Very High (Acknowledge)
 - Temperature: 8 PH - Very High (Acknowledge)

Floating Widget View:

- IoT Readings:**
 - Temperature: 18° C (Avg) (2 Mar 2023, 12:00pm)
 - Humidity: 71% (Avg) (2 Mar 2023, 12:00pm)
 - CO2: 1800 PPM (Avg) (2 Mar 2023, 12:00pm)
 - PM10: 60° C (Avg) (2 Mar 2023, 12:00pm)
 - PM2.5: 18° C (Avg) (2 Mar 2023, 12:00pm)

IoT Data Synchronization With FX

1

Measurements | **Alarms** | Devices | Linked Assets

History Device Alarms Today Choose Status: All Choose Solution: All

Sensor	Reading	Closed At	Created At	Normalized At	Action
Water Quality	8 PH		21/09/2023, 12:00		Acknowledge
Water Quality	10.5 PH	21/09/2023, 10:00	22/09/2023 12:00	22/09/2023 12:00	WO Generated

Total Records: 0 < > 10 Rows

3

Facilitrol-X

← Create Work Order

- 1** Work Order Details
- 2 Configurations
- 3 Manage Jobs
- 4 Personnel
- 5 Inventory

Extra

- 1 Documents

Step 1 / 6

Work Order Details

Basic information

* Work Order Category

* Starting time

Reported By (optional)

Cost Center (optional)

Linked Work Order (optional)

Description (optional)

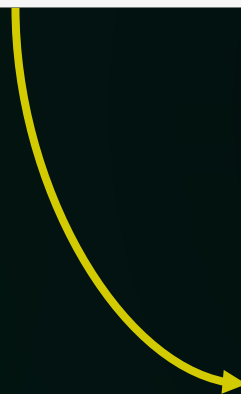
2

Alarm Event Timeline

- PH - Very High 22 Jan 2023, 5:00PM
Sensor Reading: 8 PH
- Notification Sent to Ahmed, Ali 22 Jan 2023, 5:01PM

AHU 1
Disrupt-X Office > Floor 1 > Indigo Tower

Create Work Order

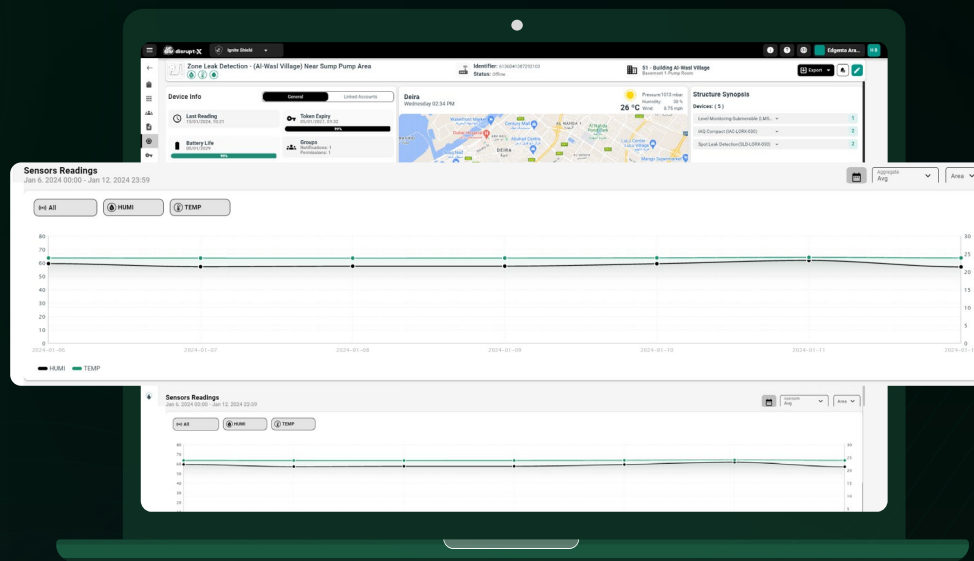
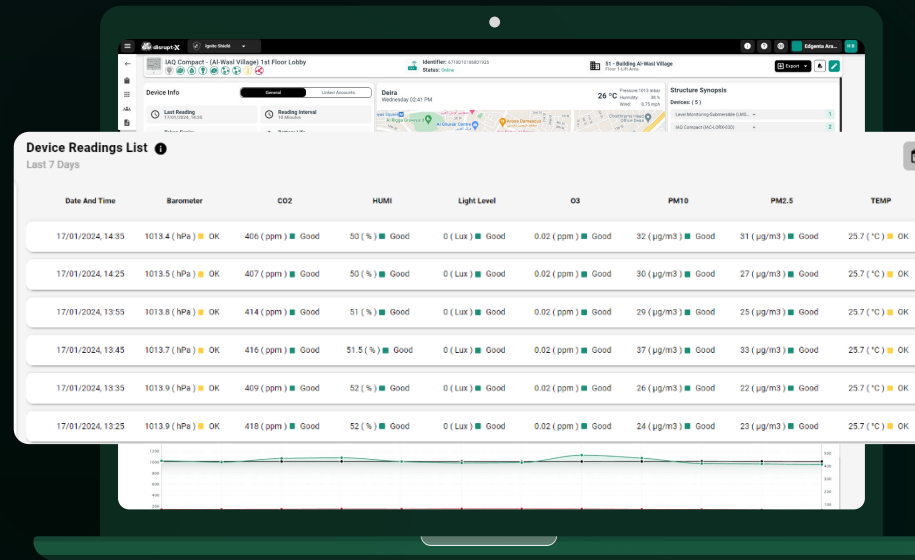


IoT Implementation in Wast Facilities

AI Wasl Village [D-DREC-BL-R1083/51-01]



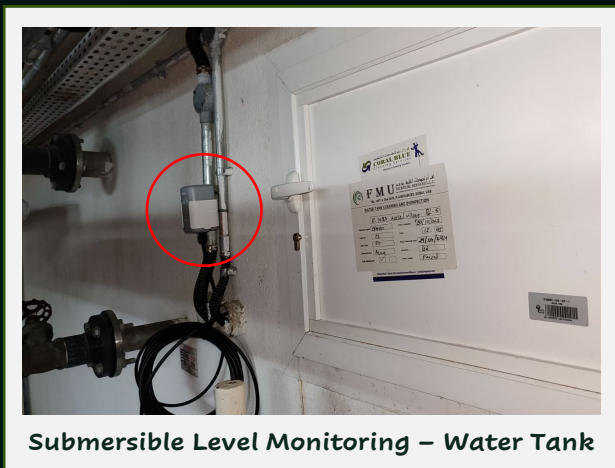
IAQ Compact inside Lift



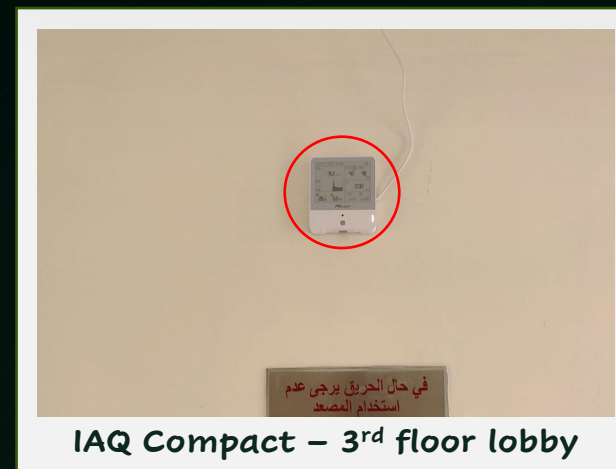
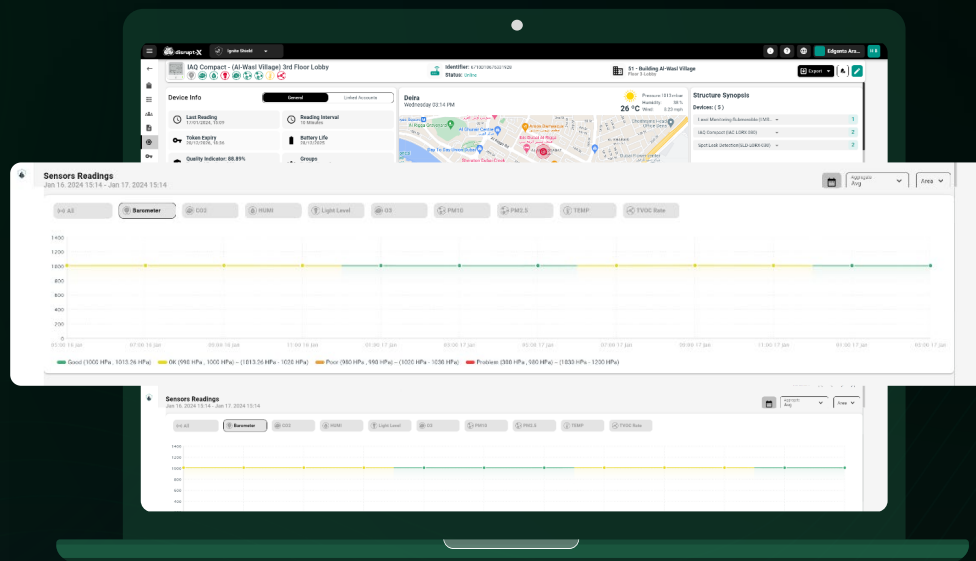
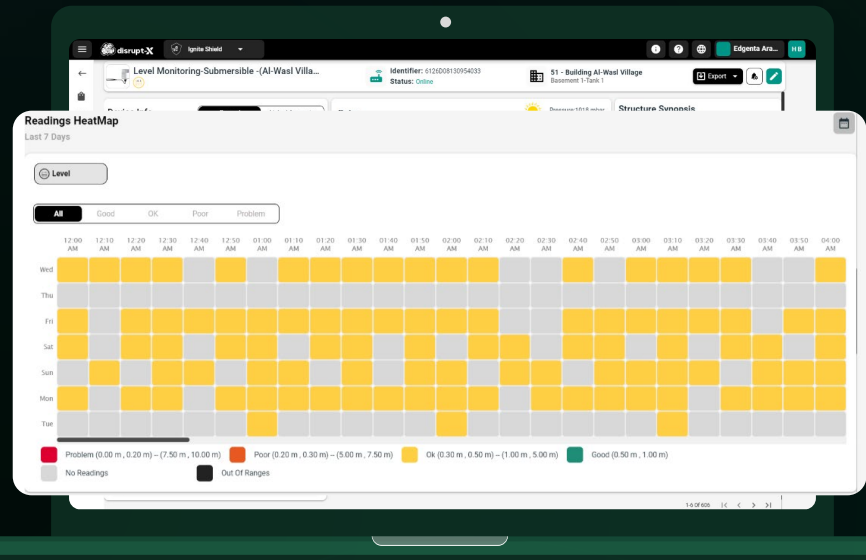
Zone Leak Detection Near Pump Area

IoT Implementation in Wasl Facilities

Al Wasl Village [D-DREC-BL-R1083/51-01]



Submersible Level Monitoring – Water Tank



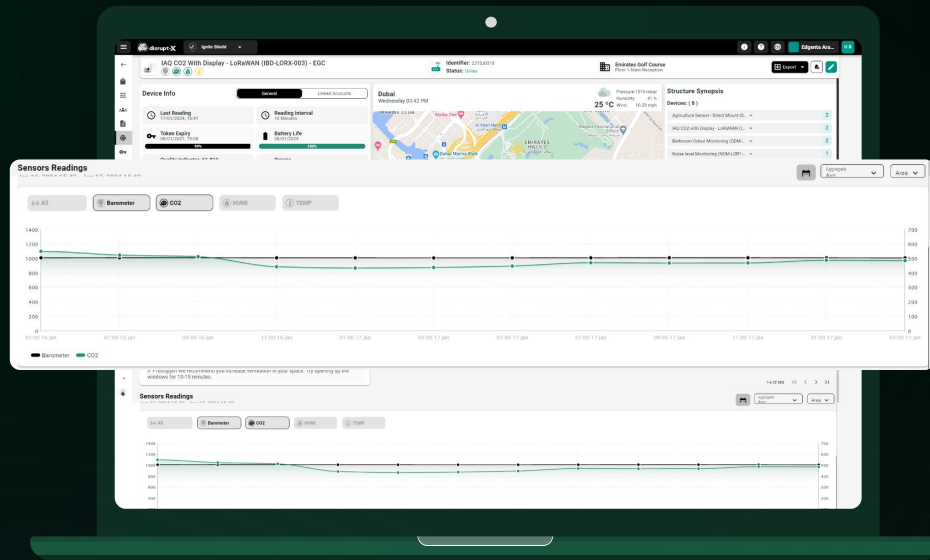
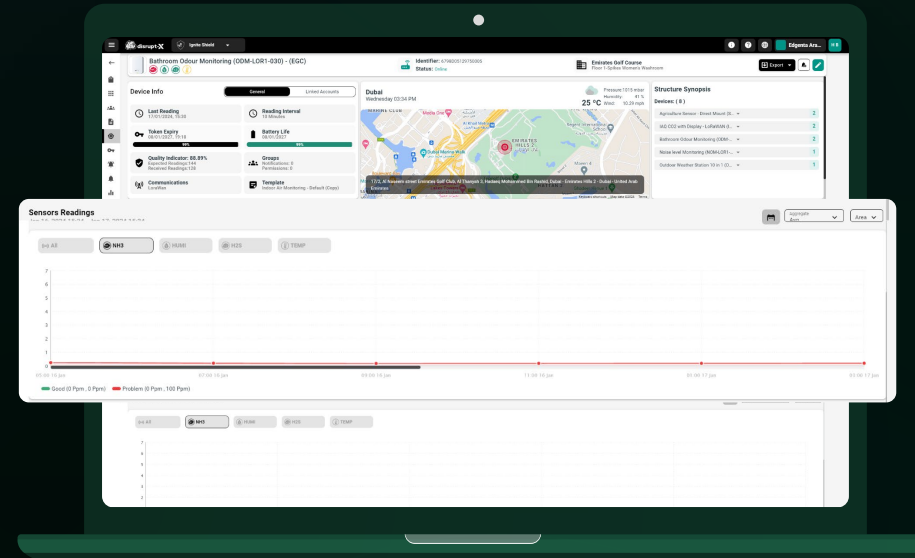
IAQ Compact – 3rd floor lobby

IoT Implementation in Wasl Facilities

Emirates Golf Course [E-FMMS-BL-EGC/CHS-01-RU]



Bathroom Odour Monitoring – Women's Washroom



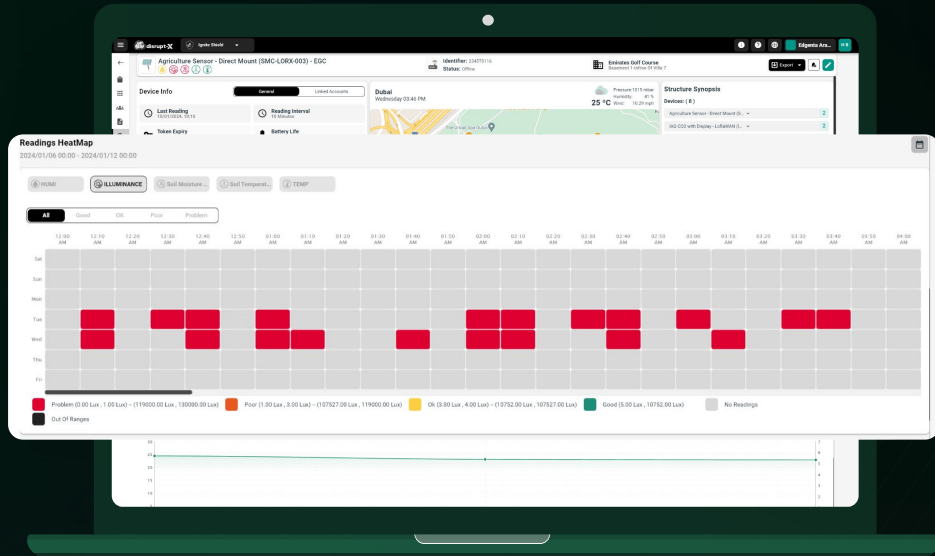
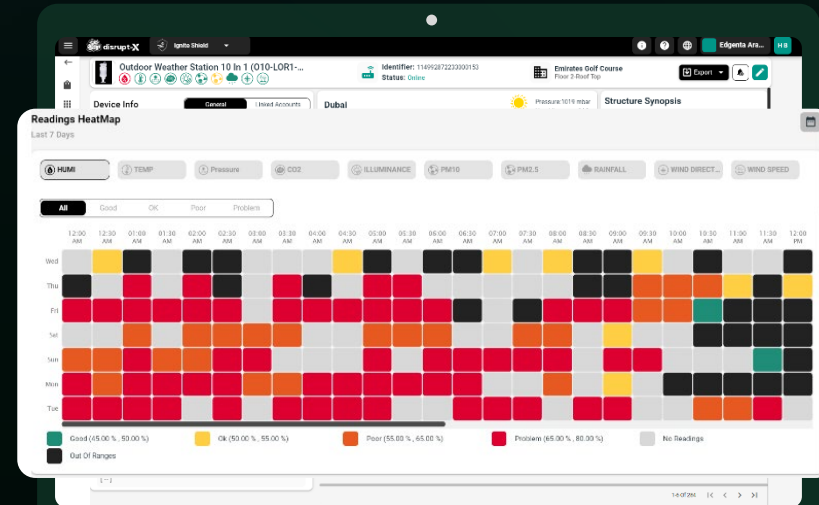
IAQ CO2 With Display – Main Reception

IoT Implementation in Wasl Facilities

Emirates Golf Course [E-FMMS-BL-TGD/RTL-01-RU] & [E-FMMS-VL-EGV-01-RU]



Outdoor Weather Station - Floor 2, Roof Top



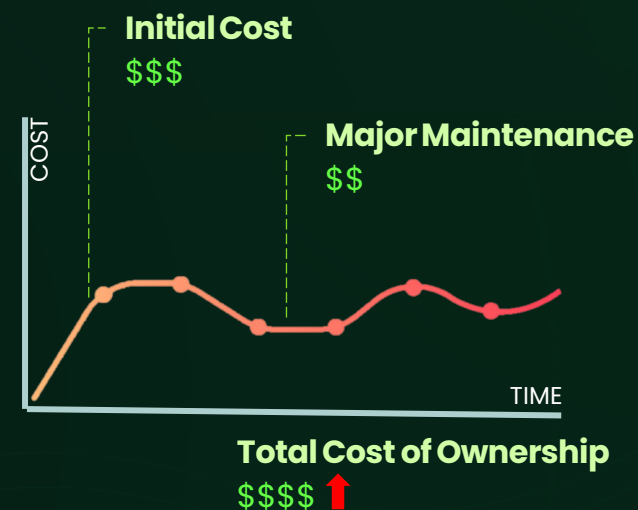
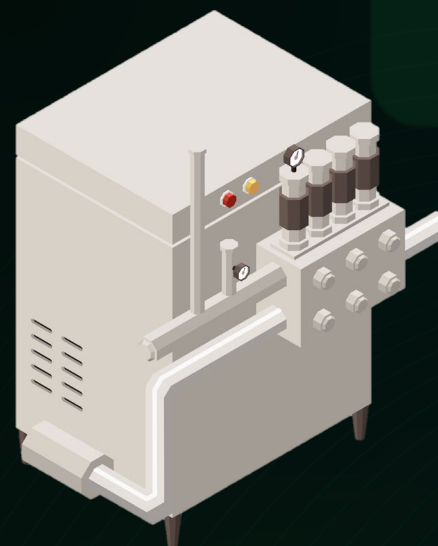
Soil Monitoring - Infront of Villa 7

Asset Sphere

Modules

Asset Management – Equipment Analysis

- Track Maintenance Expenditures for Each Equipment
- Analyze and Compare Equipment Models
- Analyze Equipment Conditions
- Get Recommendations on Equipment Servicing/Replacements



Total Cost of Ownership of this model 10% Higher than others

We recommend this equipment to be replaced in 2 months to avoid expenditure



Track Your Assets In Layout View



Mobile Asset

Projector: #1234

Model: P10321

Serial: 213412

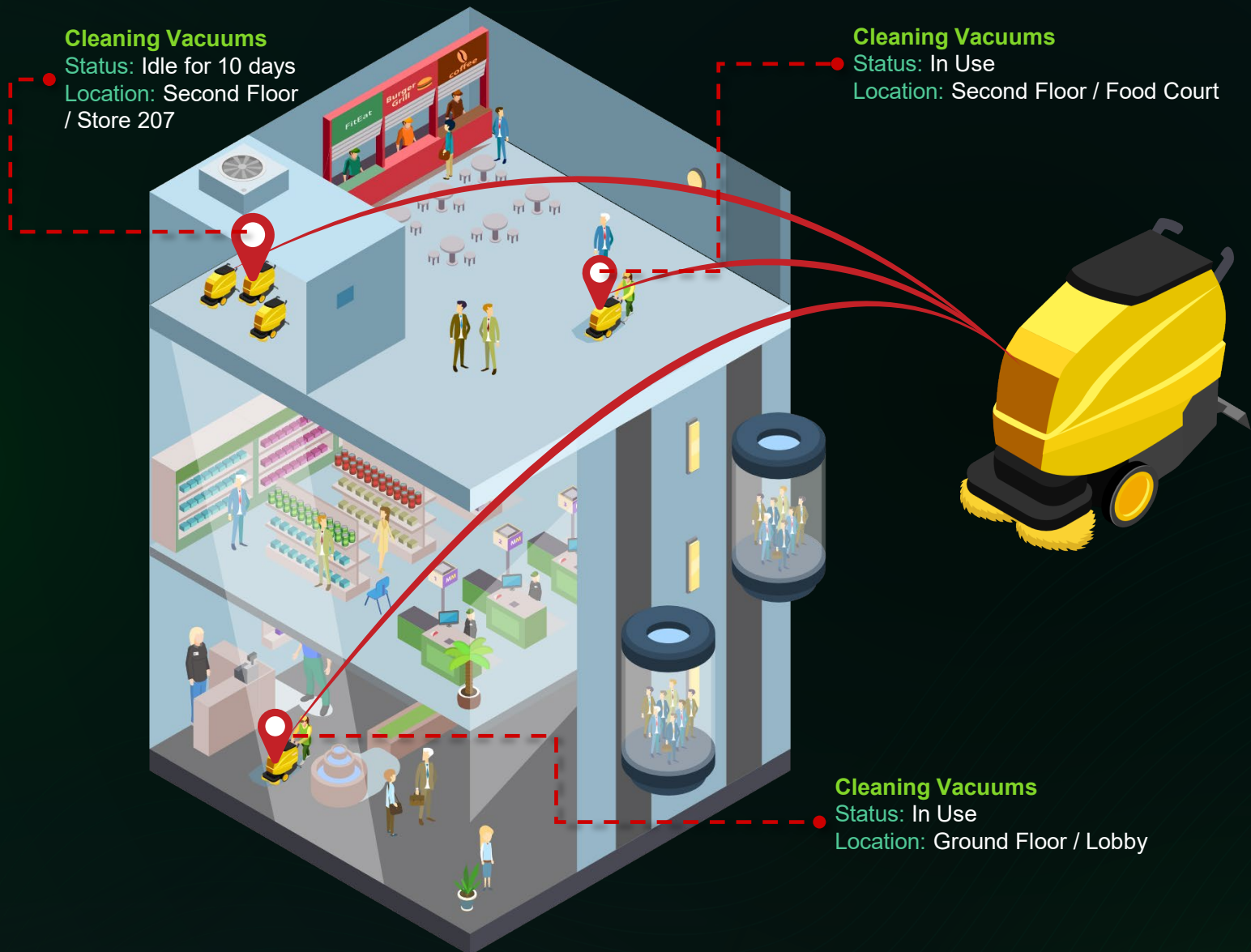
Utilization:  80%

2:30 PM ● Meeting Room 3A
Floor 3

● Meeting Room 2B
Floor 2

● Executive Office
Floor 1




Asset Utilization

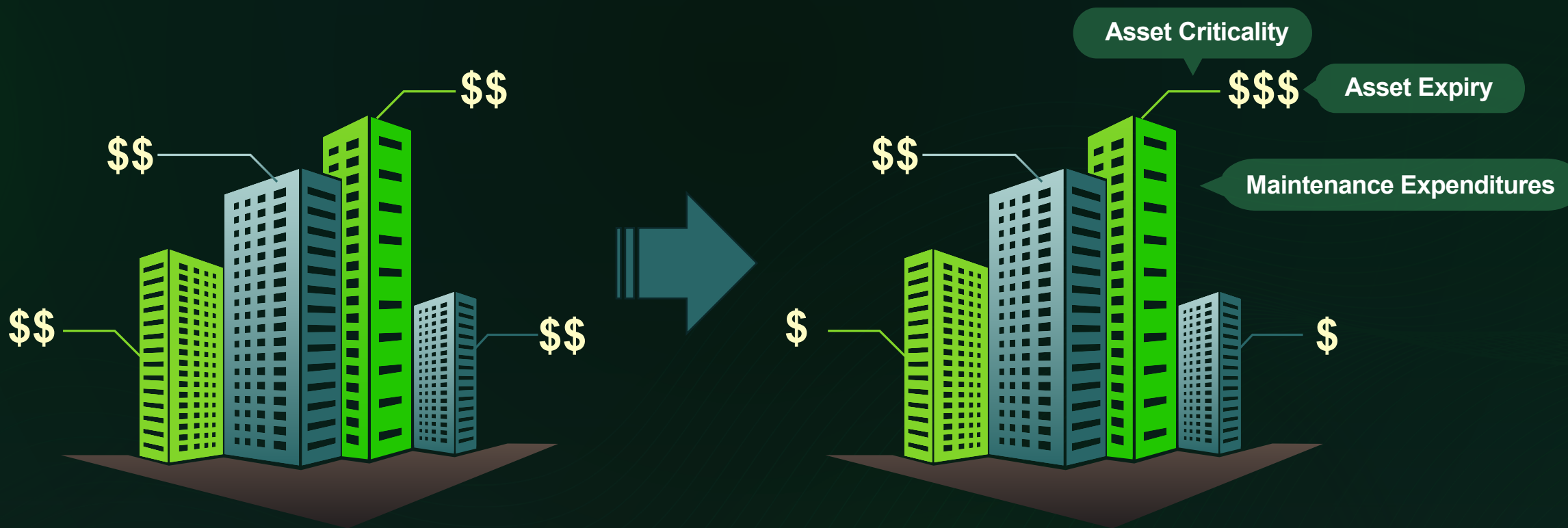


Track **Critical Mobile Assets**
using **IoT** to locate and
provide analytics on usage

Automate Work Orders
















Simplified Budget & Capex Planning

-  Simplify Budget Allocation Across Facilities
-  On-the-Fly Reports on where Budget needs to be spent
-  Data Driven Decisions. No more Random Allocations



Centralized Asset Register

- Create and maintain a central repository for all asset details, including type, location, ownership, specifications, documents, and associated costs.
- Implement a hierarchical structure to organize assets aligning with COBie standard for easy navigation and understanding of asset relationships (e.g., buildings, floors, equipment within each floor).
- Define customizable asset classification criteria (type, ownership, location, etc.).

Reference	Name	Status	
WSL-XW-01	Al Wahad Facilities	Active	  
WSL-DQ-22	Al Wahad Facilities	InActive	  
AWQ-FB-01	Blue Icon Tower	Active	  
WSL-XW-01	Al Wahad Facilities	Active	  
AWQ-FB-24	GE Tower	InActive	  

Asset Lifecycle Management

- Track expected and actual lifespans of assets for proactive replacement planning and capital expenditure budgeting.
- Generate asset lifecycle charts to visualize asset health and predict potential issues for timely intervention.
- Implement a robust depreciation calculation engine for accurate financial reporting.

Asset Score
10% ↓

Commissioning Date:
2023-03-01

Acquisition Date:
2023-03-15

Depreciation Rate:
10%

Life Expectancy

Estimated Life Expectancy:
5 years

Age of Equipment:
2 years

Remaining Time:
3 years

Running Hours History

Total Running Hours:
10,000

Historical Data

Total Downtime Hours:
100

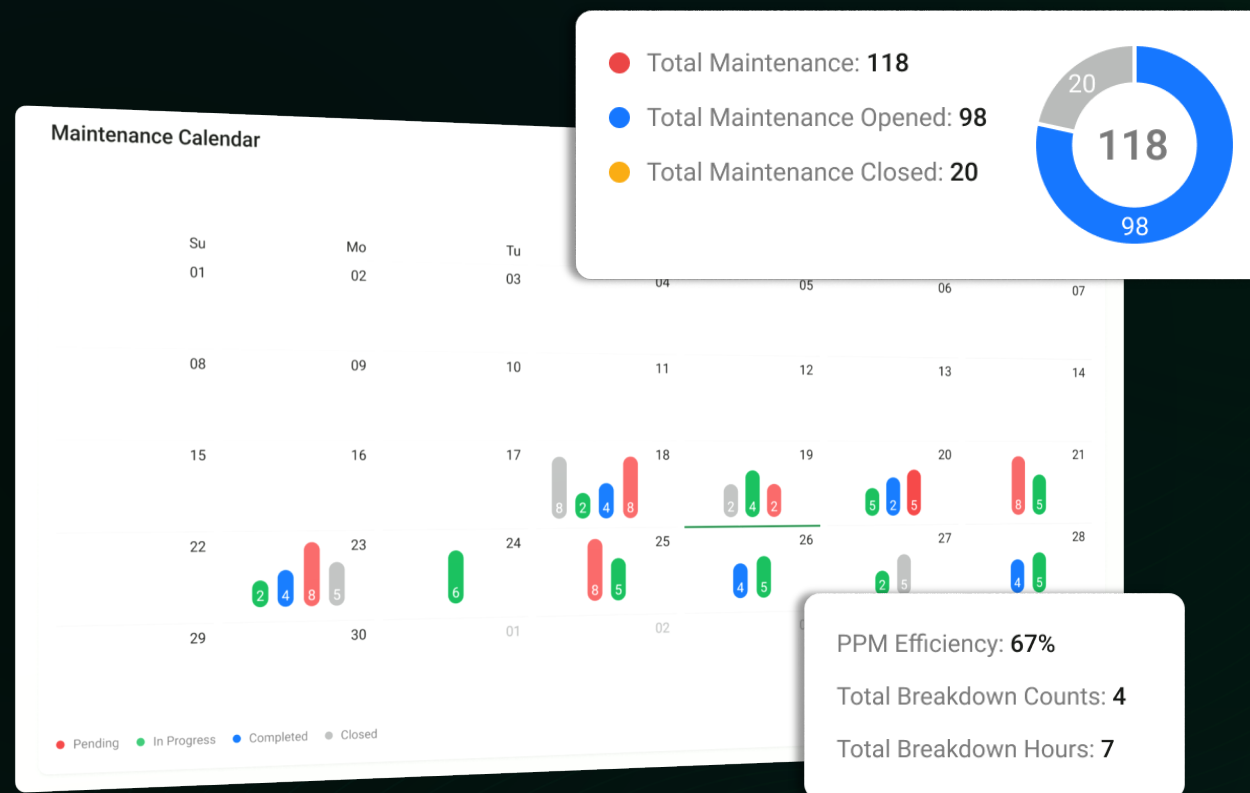
Total Breakdown Count:
10

Count of Historical WO's
10

Equipment Life Expectancy (240 month) 66 months left (28%)

Maintenance Cost Tracking

- Track maintenance costs associated with each asset for cost analysis and optimization.
- Maintain a detailed maintenance history for each asset, including past repairs, replacements, and preventive measures.
- Integrate with CAFM "FX" to streamline workflows.



Improved Financial Management

- Track asset depreciation over time for accurate financial reporting.
- Calculate and display the current valuation of assets for better financial planning and decision-making.
- Analyze asset performance and associated costs to optimize asset ROI.

Equipment Cost

Initial Purchase Price (CAPEX):
\$500,000

OPEX Cost:
\$100,000

Salvage Value:
\$100,000

Net Present Value:
\$50,000

Estimated Decommissioning Cost:
\$20,000

Maintenance Cost

Yearly ▾

Total Work Orders Cost:
\$1,500,000

Total Scheduled Maintenance Cost:
\$150,000

Total Maintenance Cost:
\$1,650,000

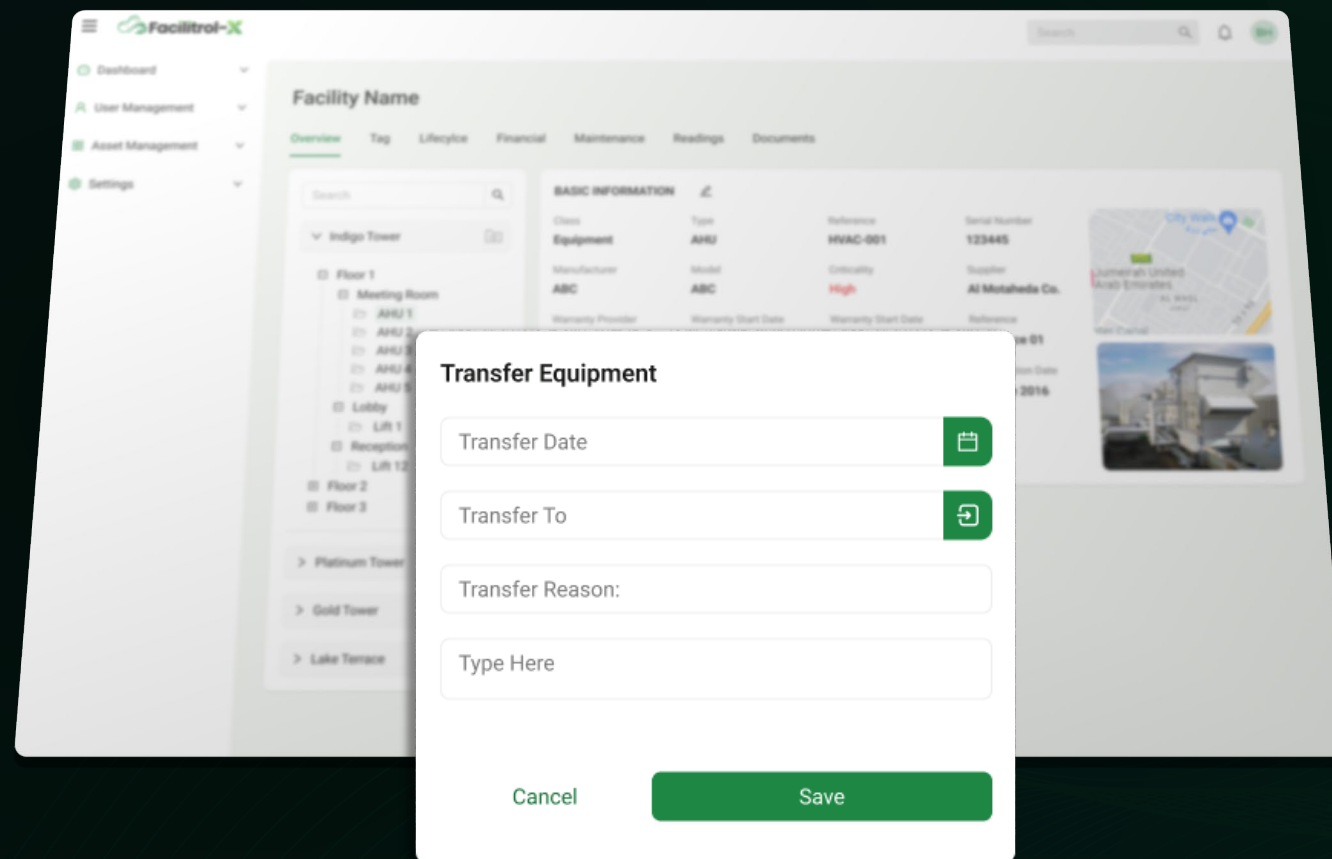
Depreciation of Equipment

Initial Equipment Value:
\$500,000

Current Equipment Value:
\$400,000

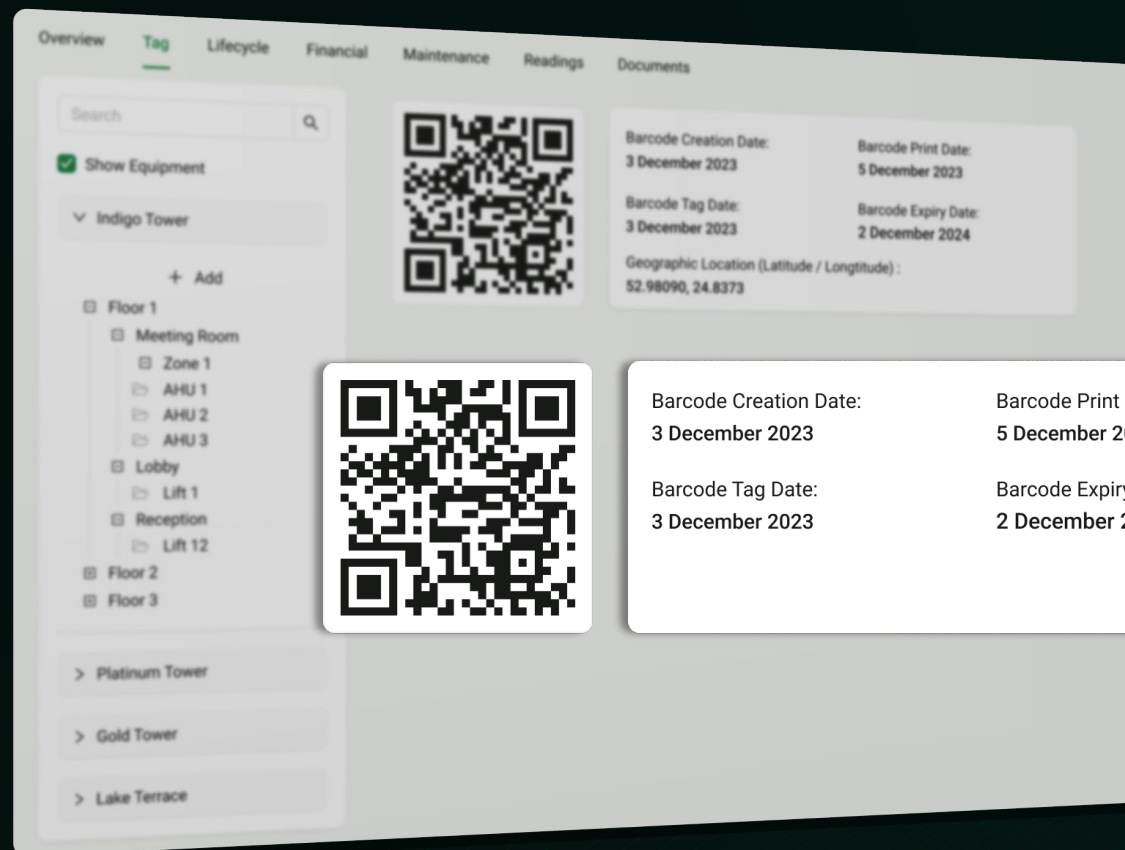
Asset Movement Tracking

- Manage asset transfers within the organization (between departments, locations).
- Track asset retirements and disposals with proper documentation.



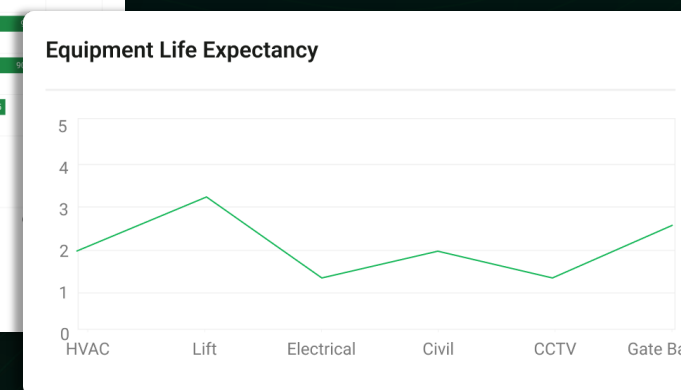
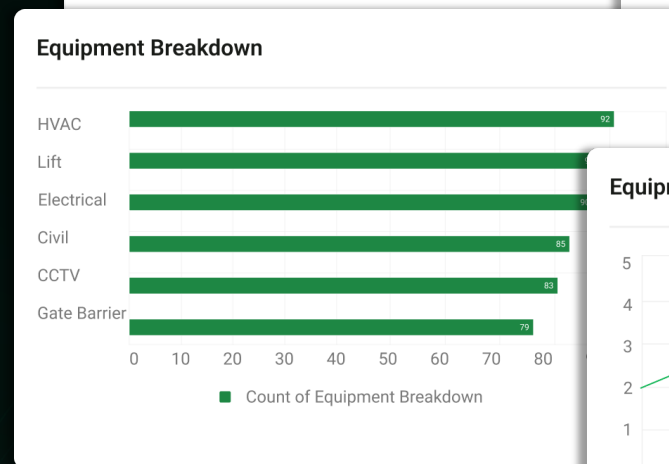
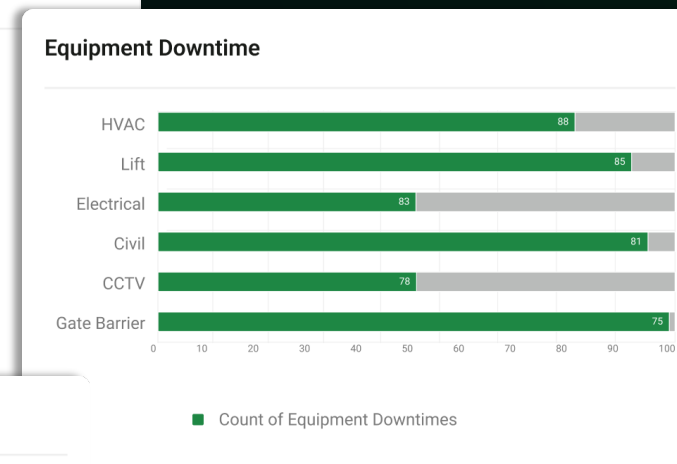
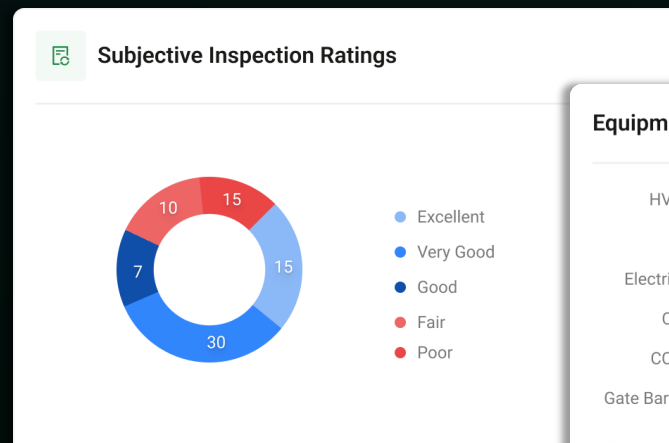
Systematic Asset Tagging

- Implement a robust tagging system (barcodes, QR codes, RFID) for efficient asset identification and tracking.
- Enable technicians to collect and verify asset data in the field using mobile app, facilitating seamless onboarding of assets and retrieval of asset information.



Data Visualization & Notifications

- Generate interactive dashboards and charts highlighting key asset performance metrics (e.g., uptime, downtime, maintenance costs).
- Set up real-time notifications for critical events like expiring warranties, low asset health scores, and equipment breakdowns.

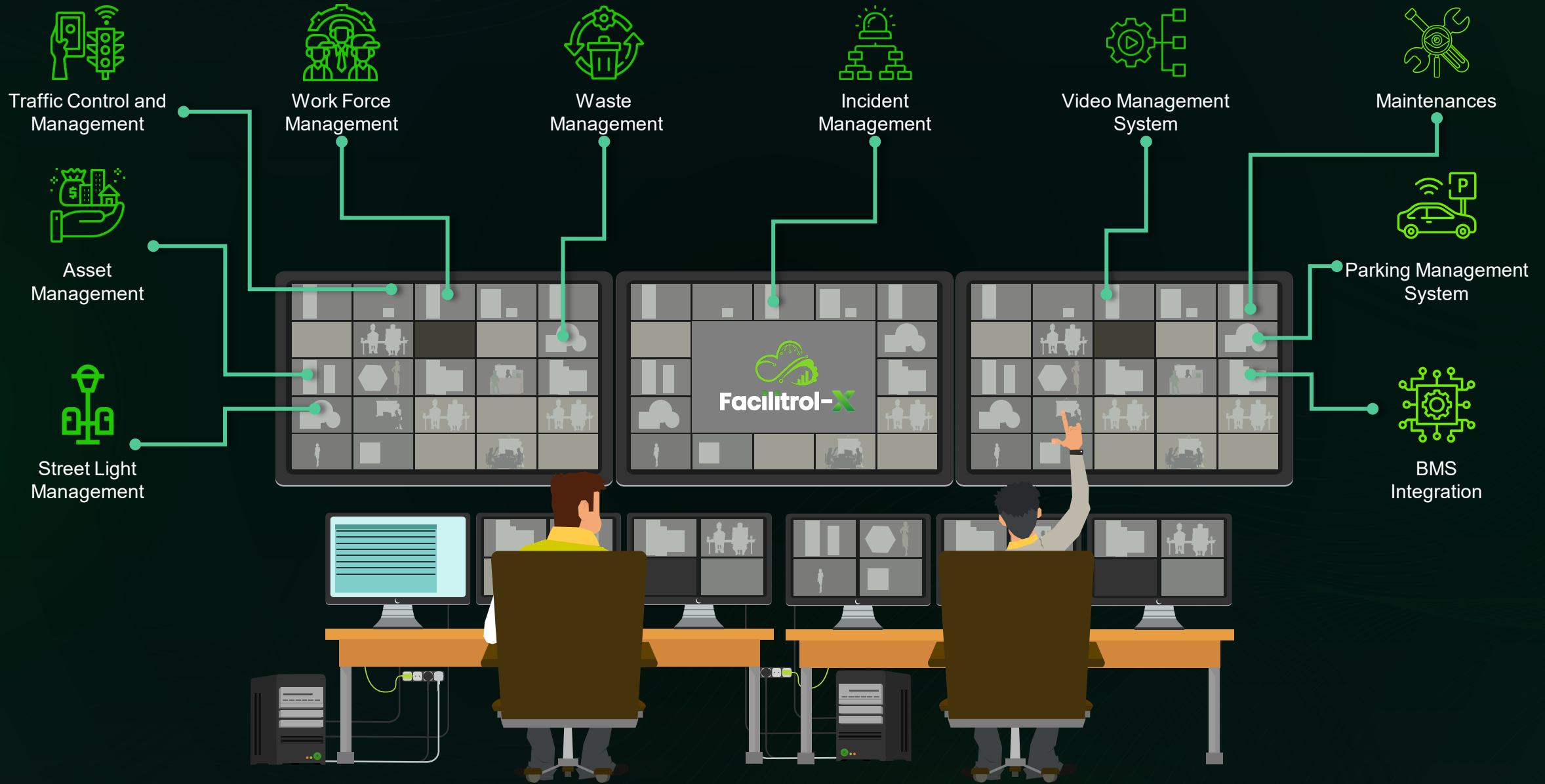


Community Management

- Identify and manage relationships with all stakeholders linked to assets (tenants, service providers, retailers, etc.)
- Facilitate communication and collaboration among stakeholders for improved asset management outcomes.

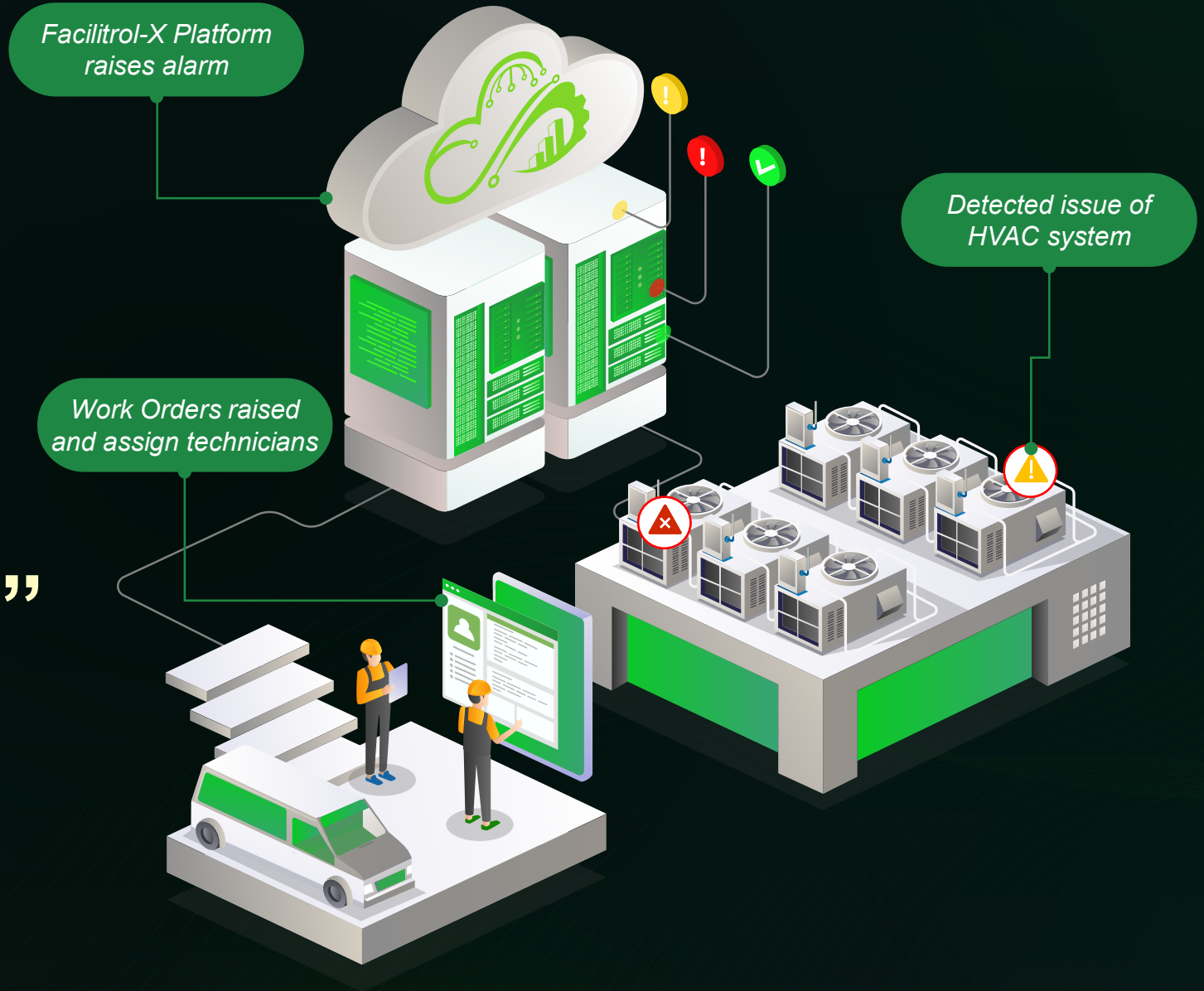


Unified IoT Command and Control Center

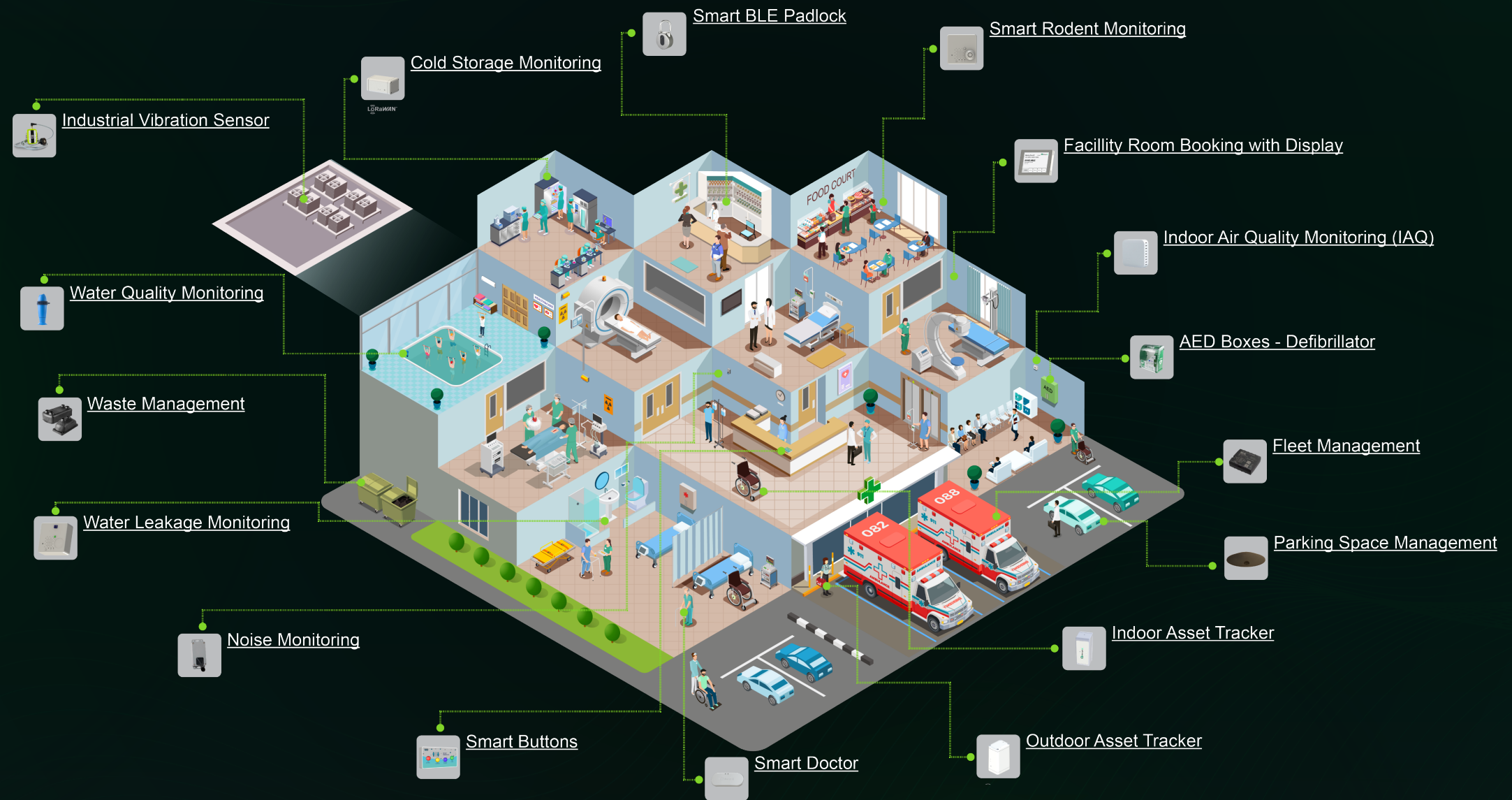


BMS Integration

“ Integrate **HVAC** Alarms Seamlessly with Facilitrol-X and provide **Advanced Fault Detection & Diagnostics** ”



Make Your Building Smart



Open AI Integration

**“Your Very Own
Digital Assistant for
Improving Operational
Efficiently.”**



Revolutionizing Energy Management In Buildings



Platform's Capabilities

- Advanced AI-driven energy optimization
- Real-time monitoring and analysis of building energy consumption
- Autonomous control of HVAC systems
- Predictive maintenance for equipment health

Key Benefits



Enhanced Energy Efficiency



Improved Occupant Comfort



Proactive Maintenance



“World’s First Comprehensive Smart Building Assessment and Rating Program”



Better Asset Performance



Increase in ROI



Tenant Satisfaction



Health & Well-being



Sustainability



Power & Energy



Cybersecurity




Life & Property Safety



Connectivity

Facilitrol-X & UL Spire



 Get Asset Assessed
Through Facilitrol-X

 Increase Asset Score

 Track Asset Rating

 Health & Well-being

 Sustainability

 Power & Energy

 Cybersecurity

 Life & Property Safety

 Connectivity

Key Members



Mr. Asim Sajwani

Chief Executive Officer / Founder

He provides strong leadership for Disrupt-X by working with the board and other executives, establishing short and long-term goals, budgets, plans, and strategies.

20 years of professional Information Technology Field experience with Google, Chang Hwa Telecom, Telstra, and Engenius. Asim is one of the leading individuals in the Technology field in the Middle East. Having Huge Experience as President of Global Telcom Giant in Asia pacific and Executive Vice president with a Global Market Leader in Technology Development.



Vice President
2016 - 2018



Head of Technology
2004 - 2008



Senior Software Engineer
2002 - 2004



Mr. Naji Sakhita

Chief Technical Officer

He develops the company's strategy for using technological resources as the CTO of Disrupt-X.

Naji is an experienced Technical Director with a demonstrated history of working in the information technology and services industry. Skilled in Negotiation, Sales, Management, Marketing Strategy, and Training. A strong information technology professional.



CTO
2016 - 2018



Senior Software Engineer
2009 - 2016



Project Manager
2007 - 2009

Key Members



Mr. Muhammad Hassan

Chief Solutions Officer

He ensures that Disrupt-X's IoT solutions align with industry trends and standards, as well as identifies new business opportunities for IoT solutions.

He is an experienced professional with strong background in IoT and AI. He builds meaningful products and strongly believes in using technology to better the lives of people. He has contributed in connecting more than 100K devices across different smart city verticals in the region.



Mr. Alhamede Abdelgadir

Chief Product Officer

He drives the growth and strategic improvement of digital technologies across the entire business as the CPO of Disrupt-X.

Alhamede is a technology professional with multiple years of experience in the region. He has expertise across the domains of Artificial Intelligence and the Internet of Things. He has developed and deployed technology products that are employed by governments and large-scale enterprises. He is passionate about safe and sustainable cities and lives by the mantra of making technology accessible to everyone.



Product Manager
2022 - 2023



IoT & AI Products Manager
2018 - 2021



Solution Architect
2015 - 2017



Product Manager
2020 – 2021



Product Manager
2019 – 2020



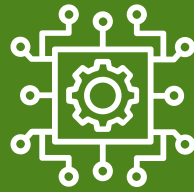
IoT – AI Architect
2017 – 2019



One Integrated
Platform



Accessible for
All



Seamless integration
with IoT



Leveraging
power of AI



Disruptive
Pricing

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