



PRE-QUALIFICATION DOCUMENT

MEP Contracting Company Profile

Mechanical, Electrical & Plumbing Services — Design, Supply, Installation,
Testing, Commissioning and Maintenance



Document	Company Profile & Pre-Qualification Submission
Reference	MNL-MEP-PQ-2026 Rev.0
Issue date	October 2026
Head office	Dubai, United Arab Emirates
Contact	+971 4 388 7037 · info@manolia.co · manolia.co

Document Control

Document title	MEP Contracting Company Profile & Pre-Qualification Document
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Document reference	MNL-MEP-PQ-2026 Rev.0
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Issuing entity	Manolya MEP Contracting Co. — a Manolia Group company
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Classification	Commercial — for pre-qualification and tender purposes
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Issue date	October 2026
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Supersedes	MEP Company Profile (previous edition)
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REVISION HISTORY

REV.	DATE	DESCRIPTION	PREPARED	APPROVED
0	October 2026	First issue of the restructured profile. Supersedes all previous editions.	Management Representative	General Manager

APPROVAL

ROLE	NAME	SIGNATURE	DATE
Prepared by	Management Representative (QMS)		
Reviewed by	Technical Manager		
Approved by	Eng. Mustafa Zakwan Kassas — Chairman & Group CEO		

NOTES

1. "—" indicates information not disclosed in the company's project records.
2. Project status is as recorded at the time of the company's last project register update.
3. This document is controlled when issued under the reference above; printed copies are uncontrolled.

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1 Company Overview

Manolya MEP Contracting Co. was established in 2001 to meet the growing demand in the United Arab Emirates for mechanical, electrical and plumbing services delivered to a consistently high standard. It is the founding company of **Manolia Group**, a Dubai-headquartered construction group whose companies now cover building contracting, MEP, electrical and air-conditioning contracting.

Over twenty-five years the company has delivered MEP and HVAC packages for high-rise residential towers, five-star hotels, hospitals, schools and universities, industrial complexes, shopping malls, royal palaces and government buildings across Dubai, Sharjah, Abu Dhabi, Ajman and Ras Al Khaimah. Its portfolio includes towers of up to 52 typical floors and an 18-factory industrial complex served from a single central cooling station.

The company undertakes complete MEP packages — from tender review, design and shop drawings through procurement, installation, testing, commissioning and handover — as well as design & build assignments and annual maintenance contracts.

Operations are managed under a Quality Management System structured to ISO 9001 requirements and an HSE management system. Engineers and supervisors have extensive hands-on experience, and the Group's associated companies allow manpower to be mobilised at short notice.

The company is registered and pre-qualified with government departments, main contractors and major private clients in the UAE.

MISSION

To make excellence the new normal of the MENA construction industry.

VISION

To provide effective engineering solutions, regionally and globally.

VALUES

High ethics and excellence · Transparency · Teamwork

MANOLIA GROUP CONSTRUCTION COMPANIES

COMPANY	ESTABLISHED	ACTIVITY
Manolya MEP Contracting Co.	2001	MEP contracting, design & build, testing & commissioning, maintenance
Manolya Building Contracting Co.	2015	Building construction from inception to completion
Manolia Electrical Contracting Co.	—	Electrical installation and distribution works
Manolia Air Conditioning Contracting Co.	—	HVAC and air-conditioning installation
Troy Building Contracting Co.	—	Building contracting

2 Key Facts & Company Summary

2001 YEAR ESTABLISHED	100+ PROJECTS COMPLETED	AED 1.1 bn+ VALUE OF PROJECTS COMPLETED	30+ YEARS OF LEADERSHIP EXPERIENCE
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Legal name	Manolya MEP Contracting Co.
Group	Manolia Group
Year established	2001
Head office	Dubai, United Arab Emirates
Operating regions	Dubai, Sharjah, Abu Dhabi, Ajman, Ras Al Khaimah and the Northern Emirates; Istanbul, Türkiye
Chairman & Group CEO	Eng. Mustafa Zakwan Kassas, B.Sc. Mechanical Engineering
Core discipline	Mechanical, electrical and plumbing (MEP) contracting
Delivery models	Build-only subcontract · Design & build · Design and supervision · Annual maintenance contract
Sectors served	High-rise residential · Hospitality · Healthcare · Education · Industrial & logistics · Retail · Palaces & villas · Government
Projects completed	100+
Value of projects completed	AED 1.1 billion+ (Group)
Largest single MEP package	18-factory complex, head office & staff accommodation, Dubai Investments Park
Tallest building served	52 typical floors (Al Salam Tower, Sharjah)
Management systems	QMS structured to ISO 9001 requirements · HSE management system
Supply partners	UAE, KSA, Egypt, Qatar, Türkiye, France, Spain, Germany, Denmark, UK, Italy, China, South Korea, USA and others
Telephone	+971 4 388 7037
Email / Web	info@manolia.co · manolia.co

Section 9 lists 71 referenced MEP contracts across execution, design & build and maintenance.

3 Scope of Services

The company provides the full range of building services under a single contract, from design through to maintenance after handover.

REF.	SERVICE	SCOPE
3.1	HVAC	Central air-conditioning, chillers, AHUs, FCUs, VAV systems, ventilation, kitchen and toilet extraction, stair and lift pressurisation, smoke management, air and water balancing.
3.2	Chilled water & district cooling	Chilled-water plant rooms, primary and secondary pumping, risers and buried networks; energy transfer station (ETS) interfaces and connections to district cooling providers.
3.3	Plumbing & drainage	Cold and hot water supply, booster and transfer pumping, tanks, sanitary drainage, storm water, irrigation and swimming-pool services.
3.4	Firefighting	Sprinkler, hose-reel, wet and dry riser systems, fire pump sets, FM-200 / clean-agent suppression, in accordance with UAE Fire & Life Safety Code.
3.5	Fire alarm	Addressable fire detection and alarm systems, voice evacuation, interfaces with HVAC, lifts and access control.
3.6	Electrical	LV distribution, MDBs and SMDBs, power and lighting, earthing and lightning protection, containment, emergency lighting and authority approvals.
3.7	BMS & controls	Building management systems, DDC controls, plant sequencing, metering and integration of MEP systems.
3.8	MEP design & build	Concept and detailed MEP design, load calculations, value engineering, authority submissions and single-point design & build responsibility.
3.9	Engineering & shop drawings	Tender review, shop and coordination drawings, builder's work drawings, material submittals and method statements.
3.10	Testing & commissioning	Pressure testing, functional testing, TAB, integrated systems testing, as-built drawings, O&M manuals and training at handover.
3.11	Annual maintenance contracts	Planned preventive and corrective maintenance of HVAC, plumbing and electrical systems for palaces, facilities and commercial buildings.
3.12	Renovation & fit-out MEP	MEP upgrades and replacements in occupied buildings, including universities, hotels and residential towers.

TYPICAL PROJECT SECTORS

Residential — high-rise towers, apartments, villas and townhouses

Hospitality — five-star hotels, hotel apartments

Healthcare & education — hospitals, radiology centres, schools, universities

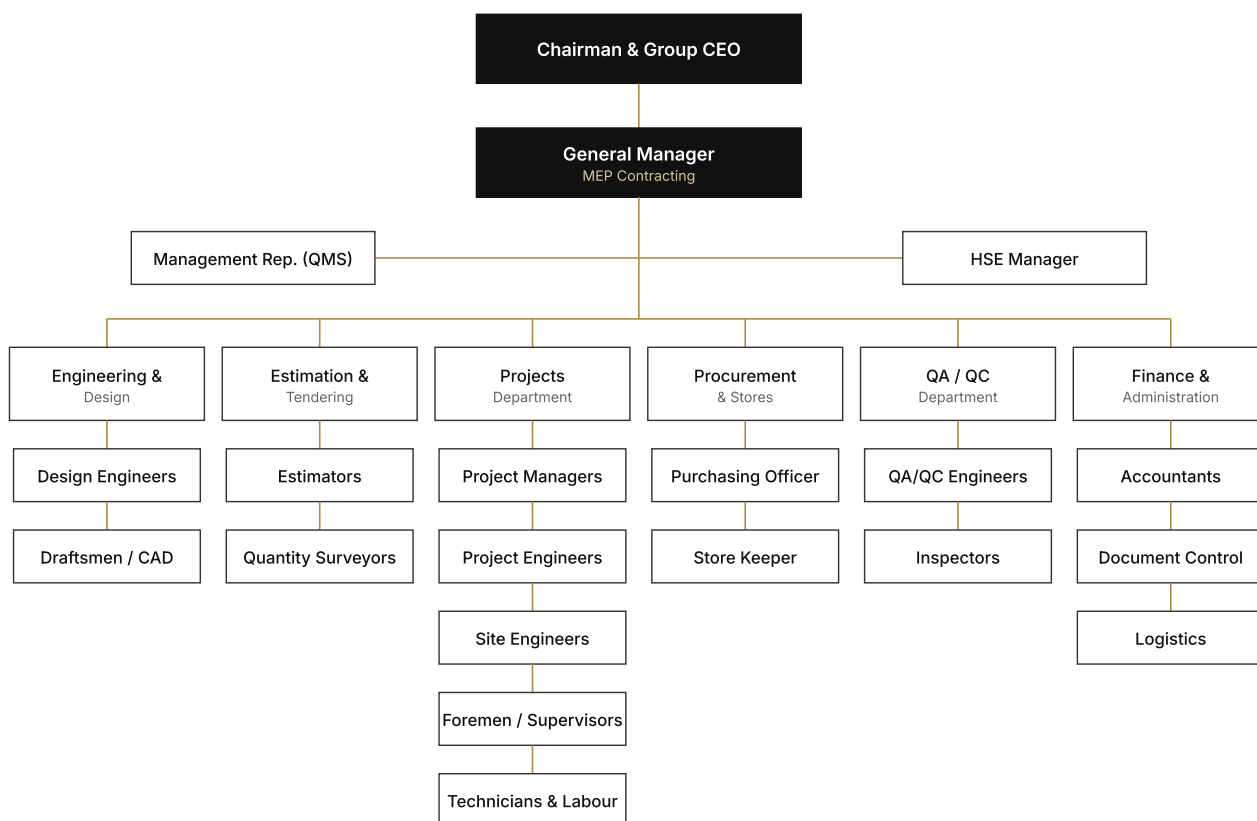
Industrial — factories, warehouses, cold stores

Retail & leisure — malls, bowling centres, car parks

Royal & government — palaces, ministries, civil aviation

4 Organisation Chart

Reporting structure of the MEP contracting company. Project teams are formed for each contract under a dedicated Project Manager, supported by head-office engineering, procurement, QA/QC and HSE functions.



KEY RESPONSIBILITIES

POSITION	PRINCIPAL RESPONSIBILITIES
General Manager	Overall management, approval of tenders and contracts, resources, management review.
Management Representative	Maintenance of the QMS, document control, internal audits, corrective-action follow-up.
Project Manager	Project planning, mobilisation, programme, client and consultant interface, cost control, handover.
QA/QC Engineer	Inspection and test plans, material inspection, NCRs, testing & commissioning records.
HSE Manager / Officers	Risk assessments, permits to work, inductions, inspections, incident reporting.
Procurement	Enquiries, supplier evaluation, purchase orders, expediting and receiving inspection.

5 Key Personnel

Eng. Mustafa Zakwan Kassas

Founder, Chairman & Group CEO

Qualification	B.Sc. Mechanical Engineering, Tishreen University, Lattakia (1990)
UAE experience	Since 1991 — 35 years in UAE construction, HVAC and MEP
Specialisation	HVAC design and installation, VAV systems and air/water balancing, chilled-water and district cooling, MEP project management, tendering and contracting

CAREER SUMMARY

PERIOD	ORGANISATION / POSITION	KEY RESPONSIBILITIES AND PROJECTS
2001 – present	Manolya MEP Contracting Co. / Manolia Group, UAE Founder; General Manager, later Chairman & Group CEO	Established the MEP company in 2001 and grew it into a multi-company construction group with 100+ completed projects.
1999 – 2001	Drake & Scull International, Dubai Project Manager	Managed electromechanical services for two Etisalat projects in the UAE: planning, procurement, progress, payments and supplier negotiation.
1997 – 1999	Thermo Co., Dubai Senior Project Engineer — Mechanical	HVAC works including Dubai Air Show 2000 at Dubai Airport.
1995 – 1997	Dar El Amara Consultants, Abu Dhabi HVAC Design Engineer	HVAC design; principal assignment the Sheikh Easa Al Nahyan Tower, Al Khalidiya.
1993 – 1995	MAPCO, Abu Dhabi Project Engineer — HVAC	ADNOC Onshore Gas Development OGD-545, Habshan (HVAC works; Bechtel / Technip / CCIC). Recipient of ADNOC safety award.
1991 – 1993	MINCO, Abu Dhabi / Dubai Site Engineer	Installation and commissioning of chillers and FCUs, including Ahmad Qasem Siddiqi Tower (4 chillers, 500 FCUs).
1990 – 1991	Al Asad Hospital, Lattakia Owner's Representative — E&M	Supervision of electromechanical works on behalf of the owner.

PROJECT TEAM STAFFING STANDARD

POSITION	QUALIFICATION	ROLE ON SITE
Project Manager	B.Sc. Mechanical / Electrical Engineering	Single point of responsibility for delivery
Project / Site Engineers (Mech., Elec.)	B.Sc. Engineering	Execution, coordination and inspections
QA/QC Engineer	B.Sc. Engineering	ITPs, inspections, NCRs, T&C records
HSE Officer	Recognised HSE certification	Site safety, permits, inductions

6 Quality Management System

The company operates a documented Quality Management System (QMS) structured to ISO 9001 requirements and set out in the Quality Organisational Manual. It covers the supply, installation, testing and commissioning of air-conditioning, drainage, water supply, firefighting, fire alarm and electrical works.

6.1 Quality policy

Manolya MEP Contracting is committed to delivering MEP works that meet contract requirements and client expectations, safely, on time and within budget. Management commits to:

- meeting the needs, expectations and requirements of clients, consultants and end users;
- complying with applicable codes, authority regulations and contract specifications;
- continually improving the effectiveness of the Quality Management System;
- setting measurable quality objectives and reviewing them at management review;
- providing competent, trained personnel and suitable resources for every project.

The policy is displayed at the head office and project sites, communicated through meetings, induction and training, and reviewed at least annually during management review.

6.2 Quality objectives

SMART objectives — specific, measurable, achievable, realistic and time-bound — are set at company, department and project level, based on client and stakeholder requirements, the results of management review, data analysis, internal audits, process performance and legal requirements. Each objective has a target, responsible person and time frame (QM-006, QM-007).

OBJECTIVE AREA	TYPICAL MEASURE
Client satisfaction	Client feedback rating; complaints closed within agreed time
Programme performance	Milestones achieved against approved baseline programme
Right-first-time installation	Inspection requests approved at first submission; NCRs per project
Supplier performance	On-time, conforming deliveries; supplier evaluation scores
Competence	Training plan completion; staff appraisal coverage

6.3 QMS documentation structure

LEVEL	DOCUMENTS	CONTENT
I — Manual	QM-001 to QM-008	Quality manual, organisation chart, policy, ISO 9001 cross-reference, process interaction, objectives, quality plan, process measurement
II — Procedures	SP-001 to SP-007	Control of documents, control of records, internal audit, nonconformance, corrective & preventive action, training & appraisal, purchasing
III — Processes	PP-001 to PP-003	Customer satisfaction, tendering & contracting, MEP project process
IV — Records	Forms and registers	Inspection requests, test sheets, NCRs, audit reports, supplier lists, daily site reports

6.4 Document and record control

All QMS documents are reviewed and approved before issue, identified by number and revision, and listed in the Master List of Documents. Controlled copies are distributed to registered holders; obsolete documents are withdrawn and marked; uncontrolled copies of procedures are not issued. Project documents — drawings, submittals, correspondence and records — are registered by the document controller and retained for the defined retention period (SP-001, SP-002).

6.5 Purchasing and supplier evaluation

Materials are procured only from approved suppliers. New suppliers and subcontractors are selected on price and payment terms, market reputation, delivery conditions and their own quality management system, then entered on the Approved Suppliers List. Suppliers are re-evaluated on delivery performance and quality of supply (SP-007).

STEP	PURCHASING CONTROL	RESPONSIBILITY
1	Material purchase requisition raised from approved material submittal	Project / Site Engineer
2	Enquiries issued to approved suppliers; quotations compared	Purchasing Officer
3	Requisition and supplier selection approved	Project Manager
4	Purchase order issued; orders above AED 25,000 approved by management	Purchasing / Manager
5	Receiving inspection against PO and approved submittal; delivery note signed	Store Keeper / Project Engineer
6	Supplier performance recorded for periodic re-evaluation	Administration Manager

6.6 Tendering and contracting procedure

The tendering and contracting process (PP-002) ensures that client requirements are fully understood and that the company has the capability and resources to deliver before any offer is made or contract signed.



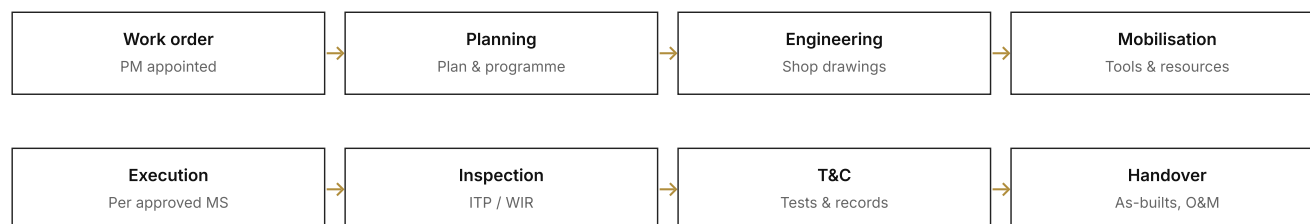
On award, a contract review meeting with the General Manager, QA & HSE coordinator and Project Manager confirms that the contract matches the tender, that discrepancies are resolved with the client, and that resources are available.

6.7 Customer focus

Client requirements are determined at tender and contract review and communicated to the project team. Client feedback and complaints are recorded, analysed by the Management Representative and addressed through the corrective action procedure (PP-001, SP-005).

6.8 MEP project process

Each project follows the documented MEP Projects Process, divided into planning and mobilisation, execution, and final inspection and handover.



PHASE	KEY ACTIVITIES
Planning & mobilisation	Project Manager appointed on receipt of work order; contract documents, drawings and specifications received; team selected; project plan and time schedule prepared and approved by management.
Execution	Shop drawings, method statements and material submittals prepared and approved; tools and equipment arranged; works executed to approved drawings with daily site reports.
Final inspection & handover	Inspection and test plan executed by QA/QC; deviations corrected; final inspection with consultant; as-built drawings, O&M manuals and certificates handed over.

6.9 Inspection, testing and commissioning

Works are inspected against approved inspection and test plans (ITPs). Work inspection requests (WIRs) and material inspection requests (MIRs) are raised for consultant approval at defined hold points. Systems are pressure-tested, functionally tested, balanced and commissioned, with all results recorded on approved test sheets and compiled in the handover documentation.

6.10 Nonconformance and corrective action

Nonconforming materials or work are identified, segregated and recorded on a Nonconformance Report (NCR). The Project Manager and QA/QC Engineer define the disposition — rework, repair, reject or accept by concession — and the root cause is investigated. Corrective and preventive actions are tracked to verified closure (SP-004, SP-005).

6.11 Internal audit

Internal quality audits are planned according to the status and importance of each process and carried out by trained auditors independent of the area audited. Findings are reported to the responsible manager and followed up until closure (SP-003).

6.12 Management review

Top management reviews the QMS at planned intervals. Inputs include audit results, client feedback, process performance and product conformity, status of corrective actions, follow-up from previous reviews and changes affecting the system. Outputs are decisions on improvement of the QMS and its processes, service improvements and resource needs. Records of each review are maintained by the Management Representative.

7 Health, Safety & Environment

The company operates an HSE management system across head office and all project sites. Safety is managed as an integral part of planning and execution, not a separate activity.

7.1 HSE policy commitments

- Prevent injury and ill health to employees, subcontractors, client personnel and the public.
- Comply with UAE federal and emirate-level HSE legislation, authority requirements and client HSE plans.
- Identify hazards and control risks before work starts, using the hierarchy of controls.
- Minimise environmental impact: waste segregation, refrigerant handling, spill prevention and noise control.
- Provide training, competent supervision and suitable personal protective equipment.

7.2 HSE organisation

The HSE Manager reports directly to the General Manager. Each project has HSE officers in proportion to the workforce, supported by first-aid and nursing cover and dedicated safety crew on larger sites.

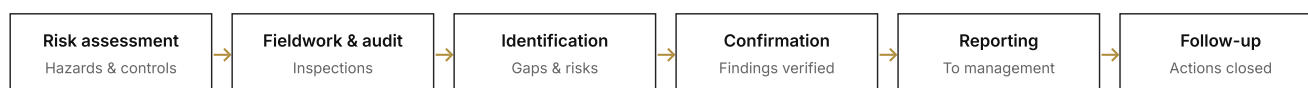
7.3 Site HSE controls

CONTROL	APPLICATION
Project HSE plan	Prepared for each project in line with the main contractor's and client's HSE plans.
Risk assessment & method statements	For every activity before work starts; reviewed when conditions change.
Permit-to-work	Hot work, work at height, confined spaces, electrical isolation, pressure testing.
Induction & toolbox talks	Site induction for all personnel; daily toolbox talks by supervisors.
Inspections	Daily site inspections; weekly HSE inspections; scaffolding, lifting gear and power tools inspected and tagged.
Incident management	All incidents and near misses reported, investigated and closed out with corrective actions.
Welfare	Drinking water, rest areas and heat-stress management during summer months, including midday work restrictions.
Environment	Waste segregation, refrigerant recovery, chemical storage with spill containment, housekeeping.

7.4 Monitoring and performance

HSE performance is reported monthly using leading indicators (inspections, training, toolbox talks) and lagging indicators (lost-time and recordable incidents). The management team reviews results and agrees corrective actions. The founder's track record includes an ADNOC safety award on the OGD-545 Habshan gas development project.

7.5 Governance cycle



8 Project Delivery Methodology

Every contract is delivered through the same eight-stage process, giving clients a consistent and predictable approach from award to handover.

01 Appointment & review

Contract and tender documents reviewed; scope, interfaces and risks identified; Project Manager appointed.

02 Mobilisation & approvals

Site establishment, team mobilisation, authority and consultant approvals, project HSE and quality plans.

03 Planning

Baseline programme, resource and procurement schedules, look-ahead programmes.

04 Engineering & shop drawings

Shop and coordination drawings, load verification, material submittals, method statements.

05 Procurement & execution

Long-lead procurement, receiving inspection, installation to approved drawings and methods.

06 Monitoring & reporting

Daily site reports, weekly and monthly progress reports, cost and programme control.

07 Quality inspection

ITP hold points, WIRs and MIRs, NCR control, snagging and de-snagging.

08 Testing, commissioning & handover

Pressure and functional tests, TAB, integrated testing, as-builts, O&M manuals, training.

8.1 Interface and coordination

MEP coordination is led by the company's engineering team in combined services drawings with the main contractor, architect and structural engineer. Builder's work requirements, sleeves and openings are issued ahead of structure, and clash resolution is agreed before installation.

8.2 Reporting to the client

REPORT	FREQUENCY	CONTENT
Daily site report	Daily	Manpower, equipment, activities, inspections, HSE observations
Look-ahead programme	Weekly	Three-week activities, constraints, required information
Progress report	Monthly	Progress against baseline, procurement status, submittal log, risks
Quality & HSE report	Monthly	Inspections, NCRs, incidents, training

9 Project Reference Lists

MEP contracts executed or designed by the company, grouped by region and delivery model.

9.1 Dubai & Northern Emirates — Execution

MEP, HVAC and plumbing installation contracts in Dubai, Sharjah, Ajman and Ras Al Khaimah.

NO.	PROJECT	CLIENT	CONSULTANT / MAIN CONTRACTOR	SCOPE	STATUS
01	G+3 Multi-Storey Car Park & Retail Centre, Dubai Silicon Oasis	Global Technologies	Cayenne Engineering	MEP works	In progress
02	Residential Building 2B+G+15+Gym, IMPZ, Dubai	Al Hassani Group	Artica	MEP works	Completed
03	Residential Building 2B+G+11+Gym, Al Nahda, Dubai	Al Hassani Group	Artica	MEP works	Completed
04	Hotel Building 2B+G+5+R, Dubai	Private Client	Next Engineering Consultants	MEP works	Completed
05	Building G+6+HC, Dubai Silicon Oasis	Private Client	Engineering Consortium	MEP works	Completed
06	Warehouse, Technopark, Dubai	Private Client	Al Khawaja Consultant	MEP works	Completed
07	Radiology Centre, Sharjah	H.H. Sheikh Mohammed Al Qassimi	Trillium	MEP works	Completed
08	Complex of 18 Factories, Head Office & Staff Accommodation, DIP, Dubai (single central cooling station)	Hassani Group of Factories	Technoman Contracting / Aturath Consultant / Dynamic MEP Consultant	MEP works	Completed
09	Deluxe Semi-Palace, Dubai	H.H. Sheikh Hazza Al Nahyan	Target Contracting	MEP works (A/C)	Completed
10	Tower G+28+Gym, Sharjah	Hassani Trading Co.	Technoman Contracting / Al Abraj Al Wataniya	MEP works	Completed
11	Tower G+29+Gym, Sharjah	—	Technoman Contracting / Al Abraj Al Wataniya	MEP works	Completed
12	Tower G+33+Gym, Sharjah	Hassani Trading Co.	Technoman Contracting	HVAC works	Completed
13	Building G+5, Dubai	Hassani Group of Factories	Technoman Contracting / Aturath / Dynamic MEP	HVAC works	Completed
14	Ministry of Foreign Affairs Building	—	Target Contracting	HVAC works	Completed
15	Chocolate Factory, Dubai	Hassani Trading Co.	—	HVAC works	Completed
16	Prestige Five-Star Hotel, Dubai	—	Technoman Contracting	HVAC works	Completed
17	The American Castle School and other schools, Dubai	—	Technoman Contracting	MEP design & supervision	Completed
18	Labour Accommodation Camps (multiple), UAE	Various	—	MEP design	Completed
19	Driving Centre, 6 Buildings G+2, DIP, Dubai (district cooling, buried CHW network)	—	Amana Steel Contracting / Osool Consultant	HVAC works	Completed

9.1 Dubai & Northern Emirates — Execution (continued)

NO.	PROJECT	CLIENT	CONSULTANT / MAIN CONTRACTOR	SCOPE	STATUS
20	Shopping Mall B+G+M, DIP, Dubai	—	Amana Steel Contracting / Osool Consultant	HVAC works	Completed
21	Cold Store, Laris Flower Plant, DIP, Dubai	Laris Flower Plant	Amana Steel Contracting / Osool Consultant	HVAC works	Completed
22	Complex of Nine Villas, Dubai	Hassani Trading Co.	Technoman Contracting	MEP works	Completed
23	Villa G+1 with Service Block, Dubai	Hassani Trading Co.	Technoman Contracting	HVAC works	Completed
24	Building G+4+Gym, Dubai	Hassani Trading Co.	Technoman Contracting / Arketecnic	HVAC works	Completed
25	Labour Accommodation G+2, Dubai	Hassani Trading Co.	Technoman Contracting	Plumbing works	Completed
26	Building G+6+Penthouse+Gym, Al Barsha, Dubai	Hassani Trading Co.	Technoman Contracting / Arketecnic	HVAC works	Completed
27	Building G+14+Gym, Dubailand	Hassani Trading Co.	Technoman Contracting	HVAC works	Completed
28	Building G+6, Ajman	Private Client	Technoman Contracting / Buhmaid Consultant	HVAC works	Completed
29	200 Villas, Emirates Hills, Dubai	—	Arabtec Contracting / Al Qarqe Consultant	MEP works (A/C & piping)	Completed
30	Hotel G+M+5+P+Gym, Sharjah	Omis Contracting Co.	Omis Contracting Co.	Plumbing works	Completed
31	Library Floor Renovation (3,200 m²), American University of Sharjah	American University of Sharjah	Manolya (design & build)	Electrical, plumbing, A/C & interiors	Completed
32	Main & Language Buildings Renovation, American University of Sharjah	American University of Sharjah	Manolya (design & build)	HVAC & BMS design & build	Completed
33	Two Deluxe Villas, Ras Al Khaimah	Private Client	Al Darweesh Contracting	A/C works	Completed
34	Deluxe Villa, Emirates Hills, Dubai	Private Client	FNC Contracting / Dubai Consultant	Electrical & plumbing	Completed
35	Atiah Steel Facility, DIP, Dubai	Hassani Trading Co.	Technoman Contracting	HVAC works	Completed
36	Hotel G+14+Gym, Sharjah	Private Client	Al Fanan Contracting	HVAC & firefighting	Completed
37	Twin Tower G+11, Sharjah — A/C renovation	Hassani Trading Co.	Technoman Contracting	HVAC works	Completed
38	Al Mawared Twin Tower G+5P+S+32, Sharjah	Sheikh Mohammad Bin Abdullah Al Qasimi & Partner	Sharjah Engineering Consultant	HVAC works	Completed
39	Al Mazroaa Tower G+5P+HC+43+S+R, Sharjah	Sheikh Mohammad Bin Abdullah Al Qasimi	Sharjah Engineering Consultant	HVAC works	Completed
40	Al Salam Tower B+G+5P+HC+43, Sharjah	Private Client	Pioneer Engineering / Admiral Contracting	HVAC works	Completed
41	Armada Tower (Hotel), JLT, Dubai	Private Client	—	MEP works	Completed
42	Armada Tower (Hospital), JLT, Dubai	Private Client	—	MEP works	Completed
43	Rayan Hotel Extension 2B+G+M+12+R, Sharjah	Private Client	Gulf Sky Engineering Consultant	MEP works	Completed

9.1 Dubai & Northern Emirates — Execution (continued)

NO.	PROJECT	CLIENT	CONSULTANT / MAIN CONTRACTOR	SCOPE	STATUS
44	Nahda Tower G+5P+23+S+HC, Sharjah	Private Client	Sharjah Engineering Consultants	MEP works	Completed
45	Nahda Tower G+5P+24+S+HC, Sharjah	Private Client	Sharjah Engineering Consultants	MEP works	Completed
46	Apartment & Hotel Building G+5B+14+HC, Al Nahda, Sharjah	Private Client	Emirates Engineering Consultant	MEP works	Completed
47	Building B+G+4, Jumeirah, Dubai	Private Client	—	MEP works	Completed
Dubai & Northern Emirates — Execution — 47 contracts					

9.2 Design & Build and Design Assignments

Assignments in which the company held design responsibility, with or without execution.

NO.	PROJECT	CLIENT	CONSULTANT / MAIN CONTRACTOR	SCOPE	STATUS
01	Complex of 42 Buildings, Mall & Five-Star Hotel, Ajman	Tameer Company	Manolya (designer)	MEP design	Completed
02	Tower 45 Storeys + 5 Parking, Dubai	Sheikh Tariq Bin Laden Investment	Manolya (designer)	MEP & BMS design	Completed
03	Tower 30 Storeys + 5 Parking, Dubai	Sheikh Tariq Bin Laden Investment	Manolya (designer)	MEP & BMS design	Completed
04	Semi-Deluxe Palace, Dubai	Sheikh Hazza Bin Zayed Al Nahyan	Manolya (design & build)	A/C design & execution	Completed
05	Four-Storey Building, Dubai	Hassani Trading Co.	Manolya (design & build)	A/C design & execution	Completed
06	Five-Star Hotel, Dubai	Private Client	Manolya (designer)	MEP design	Completed
07	Sheikh Tareq Al Qasimi Tower, Sharjah	Sheikh Tareq Al Qasimi	Manolya (client's representative)	MEP client supervision	Completed
08	Bowling City, American University of Sharjah	American University of Sharjah	Manolya (design & build)	MEP design, execution & interiors	Completed
09	Galaxy Chocolate Factory, Jebel Ali	—	Manolya (designer)	A/C design	Completed
10	Lipton Tea Stores & Offices, Jebel Ali	—	Manolya (designer)	A/C design	Completed
11	Aluminium Factory, Dubai	Private Client	Manolya (designer)	MEP design	Completed
12	Fourteen-Storey Building, Dubai	Hassani Trading Co.	Manolya (design & build)	A/C design & execution	Completed
Design & Build and Design Assignments — 12 contracts					

9.3 Abu Dhabi

Execution, design and maintenance contracts in the Emirate of Abu Dhabi.

NO.	PROJECT	CLIENT	CONSULTANT / MAIN CONTRACTOR	SCOPE	STATUS
01	Five-Star Furnished - Apartment Hotel Tower 4B+G+M+Ent.+HC+24, Abu Dhabi (district cooling via 1 km buried trench)	Sheikh Hamdan Bin Mubarak	Mezaid Consultant	MEP works	On hold
02	Same tower — MEP design works	Sheikh Hamdan Bin Mubarak	Manolya (designer)	MEP design	On hold
03	H.H. Sheikh Khalifa Palace — plumbing maintenance	H.H. Sheikh Khalifa Bin Zayed Al Nahyan	Target Contracting	Plumbing & maintenance	Completed
04	Al Reef Palace — annual A/C maintenance contract	H.E. Sheikh Zayed Al Nahyan	Target Contracting	HVAC maintenance (AMC)	Completed
05	Al Bahar Palace — fresh & extract air systems	H.E. Sheikh Zayed Al Nahyan	Target Contracting	HVAC works	Completed
06	Al Bahar Palace — design & HVAC works	H.E. Sheikh Zayed Al Nahyan	Manolya (design & build)	HVAC design & build	Completed
07	Al Bahar Palace — swimming pool	H.E. Sheikh Zayed Al Nahyan	Manolya (design & build)	Pool MEP design & execution	Completed
08	Gamco School, Abu Dhabi Airport — A/C & plumbing maintenance	Gamco	Gulf Erection / Arab Consultant	A/C & plumbing	Completed
09	International Clear Packaging Industrial Factory	Higher Corporation for Specialized Economic Zones	Abi Al Fida Contracting / Al Masa Engineering	HVAC works	Completed
10	Tower, 28 Storeys, Abu Dhabi	H.E. Sheikh Easa Bin Zayed Al Nahyan	Manolya	MEP works	Completed
11	Civil Aviation Extension Offices, Abu Dhabi	H.E. Sheikh Easa Bin Zayed Al Nahyan	Manolya (designer)	A/C design & supervision	Completed
12	Gamco Aircraft - Maintenance Training School, Abu Dhabi Airport	Gamco	Manolya	MEP works	Completed
Abu Dhabi — 12 contracts					

SUMMARY OF REFERENCED CONTRACTS

GROUP	CONTRACTS	COMPLETED	PRINCIPAL SCOPES
9.1 Dubai & Northern Emirates — Execution	47	46	MEP works · HVAC works · MEP design & supervision · MEP design
9.2 Design & Build and Design Assignments	12	12	MEP design · MEP & BMS design · A/C design & execution · MEP client supervision
9.3 Abu Dhabi	12	10	MEP works · MEP design · Plumbing & maintenance · HVAC maintenance
Total	71	68	Group-wide: 100+ projects · AED 1.1 billion+ completed

10 Selected Project Sheets



Hassani Group Factories & Global HQ

DUBAI INVESTMENTS PARK, DUBAI

Client	Hassani Group of Factories
Consultant / MC	Technoman Contracting / Aturath / Dynamic MEP
Scope	MEP works
Status	Completed

Complex of 18 separate G+2 factories, head office (G+2+R) and staff accommodation. All buildings are served from a single central cooling station through an integrated chilled-water network.



Residential Building 2B+G+15+Gym

IMPZ, DUBAI

Client	Al Hassani Group
Consultant / MC	Artica
Scope	MEP works
Status	Completed

Full MEP package for a 15-storey residential building over two basements: HVAC, plumbing and drainage, firefighting, fire alarm and electrical distribution.



PERSPECTIVE 05



PERSPECTIVE 06 (NIGHT VIEW)

Multi-Storey Car Park & Retail Centre G+3

DUBAI SILICON OASIS

Client Global Technologies

Consultant / MC Cayenne Engineering

Scope MEP works

Status In progress

Multi-storey car park with retail podium, including ventilation and jet-fan smoke management, fire protection, drainage and power distribution.



Residential Building 2B+G+11+Gym

AL NAHDA, DUBAI

Client Al Hassani Group

Consultant / MC Artica

Scope MEP works

Status Completed

Complete MEP installation for an 11-storey residential building with gymnasium and two basement levels.



Al Mawared Twin Tower

SHARJAH

Client	Sheikh Mohammad Bin Abdullah Al Qasimi & Partner
Consultant / MC	Sharjah Engineering Consultant
Scope	HVAC works
Status	Completed

Twin residential towers, G + 5 parking + service + 32 typical floors. Central chilled - water plant, risers, FCUs, ventilation and pressurisation.



Al Mazroaa Tower

SHARJAH

Client	Sheikh Mohammad Bin Abdullah Al Qasimi
Consultant / MC	Sharjah Engineering Consultant
Scope	HVAC works
Status	Completed

G + 5 parking + health club + 43 typical floors + service + roof. Complete HVAC installation, testing and commissioning.



Armada Towers — Hotel & Hospital

JUMEIRAH LAKES TOWERS, DUBAI

Client	Private Client
Consultant / MC	—
Scope	MEP works
Status	Completed

MEP works for the hotel and hospital components of the Armada Towers development, G + 5 parking + 45 floors.



Sharjah Towers G+28 & G+29

SHARJAH

Client	Hassani Trading Co.
Consultant / MC	Technoman Contracting / Al Abraj Al Wataniya
Scope	MEP works
Status	Completed

Two high-rise residential towers with gymnasium. Complete MEP services from shop drawings to handover.

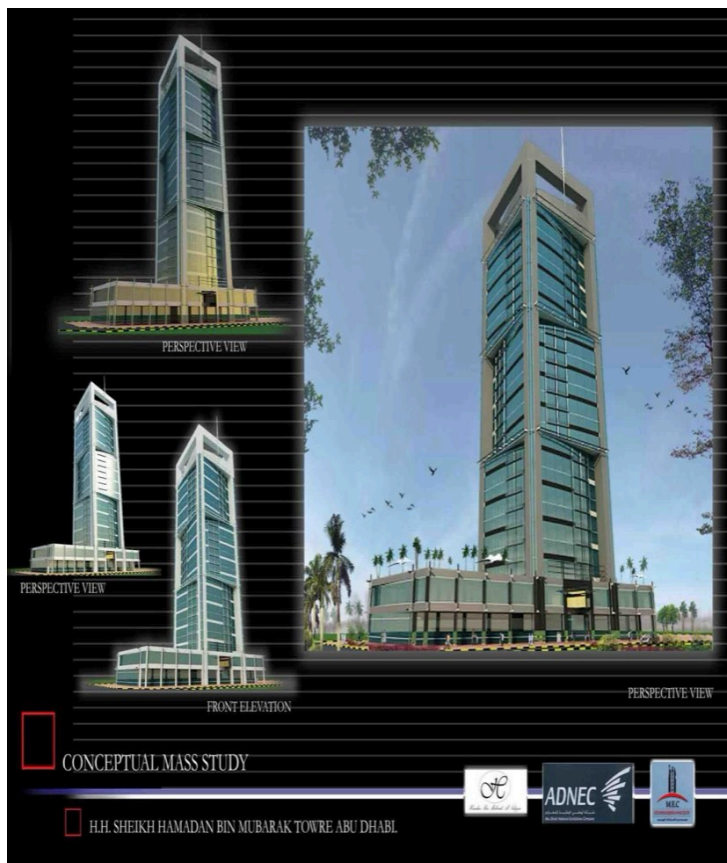


Five - Star Hotel

DUBAI

Client	—
Consultant / MC	Technoman Contracting
Scope	HVAC works
Status	Completed

B + G + 1 + 4 parking + service + pool + health club + 23 typical + penthouse + roof. Hotel HVAC including guest-room FCUs, kitchen extract and smoke control.



Five - Star Hotel Apartment Tower

ABU DHABI

Client	Sheikh Hamdan Bin Mubarak
Consultant / MC	Mezaid Consultant
Scope	MEP works
Status	On hold

4 basements + G + mezzanine + entertainment + health club + 24 furnished-apartment floors. Cooling by district cooling via a 1 km buried pipe trench.



Driving Centre — Six Buildings

DUBAI INVESTMENTS PARK

Client	—
Consultant / MC	Amana Steel Contracting / Osool Consultant
Scope	HVAC works
Status	Completed

Six G+2 buildings for staff and labour accommodation. District cooling with all buildings connected via an underground chilled-water network.



Shopping Mall B+G+M

DUBAI INVESTMENTS PARK

Client	—
Consultant / MC	Amana Steel Contracting / Osool Consultant
Scope	HVAC works
Status	Completed

Retail mall HVAC: AHUs, ductwork, smoke extract and controls, connected to the DIP district-cooling network.



Cold Store — Laris Flower Plant

DUBAI INVESTMENTS PARK

Client	Laris Flower Plant
Consultant / MC	Amana Steel Contracting / Osool Consultant
Scope	HVAC works
Status	Completed

Temperature-controlled cold-storage facility with associated office block and HVAC services.

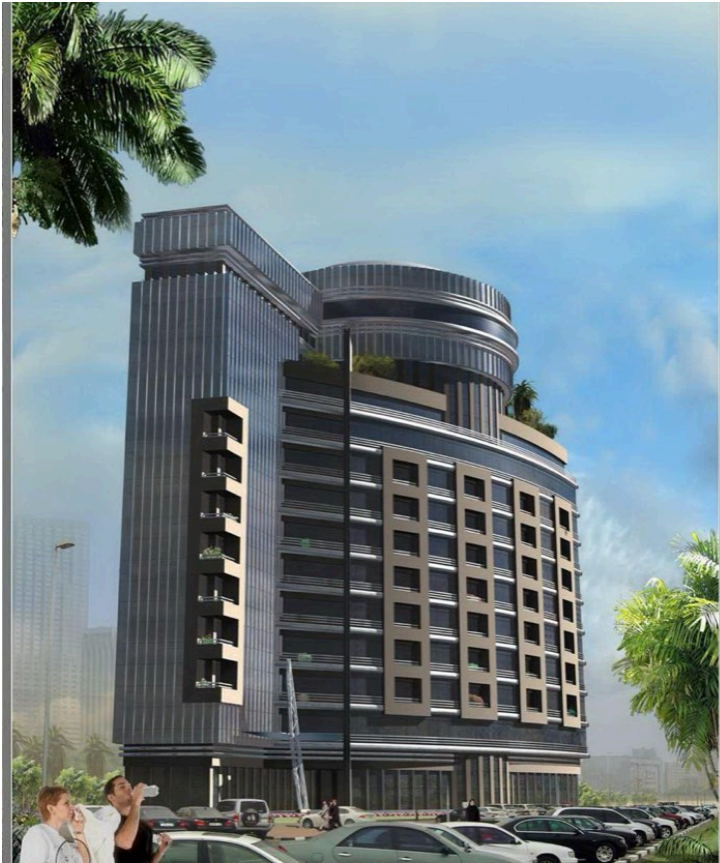


Warehouse, Technopark

TECHNOPARK, DUBAI

Client	Private Client
Consultant / MC	Al Khawaja Consultant
Scope	MEP works
Status	Completed

Logistics warehouse and office complex — HVAC, firefighting, plumbing, drainage and electrical installations.



Residential Tower G+12+2 Penthouse Floors

DUBAI

Client	—
Consultant / MC	Technoman Contracting
Scope	MEP works
Status	Completed

Residential tower with two penthouse levels; MEP installation, testing and commissioning.



Al Bahar Palace

ABU DHABI

Client	H.E. Sheikh Zayed Al Nahyan
Consultant / MC	Manolya (design & build) / Target Contracting
Scope	HVAC design & build, pool MEP
Status	Completed

HVAC design and installation, swimming-pool MEP and fresh & extract air systems for a royal residence.

11 Contact

Company	Manolya MEP Contracting Co. — Manolia Group
Head office	Dubai, United Arab Emirates
Telephone	+971 4 388 7037
Email	info@manolia.co
Website	manolia.co
Operations	Dubai · Sharjah · Abu Dhabi · Ajman · Ras Al Khaimah · Istanbul

Tender enquiries, pre-qualification requests and invitations to bid should be addressed to the attention of the General Manager at the email address above, quoting reference **MNL-MEP-PQ-2026**.

END OF DOCUMENT