

modDsys

CORPORATE PROFILE

www.moddsys.com

USHERING A SUSTAINABLE NEW FUTURE



CEO MESSAGE

Welcome to modDsys!

Established in 2008, our operations are based on three foundational pillars: People, Projects and Integrity. As guiding principles, these have served us well, empowering us to navigate new waters and driving organic growth and expansion into new verticals while minimising external exposure. Always agile, we take a creative approach to challenges, ensuring to provide a sustainable outcome of value to all stakeholders, always.





YOUR TRUSTED PARTNER IN **MODULAR CONSTRUCTION**

esadore
international



Founded in 2008 and based in the UAE, Esadore International Investments focuses on key segments of the built environment industry across its investments and subsidiaries, leveraging cross-functional expertise and proprietary IP to propel it into the future. Strategic areas of focus include modular construction, architecture and design, spa and wellness, building materials, AI, automation, trade and engineering.



ZADEH^{CS}



Kefi
Hospitality Group

something
Design House



Nareta was established as a fully-fledged provider of thermal wellness solutions. A B2B designer and manufacturer of luxurious thermal wellness cabins suited for dry and wet environments, Nareta produces a wide array of products, ranging from saunas and hammams to hot tubs, cold plunge pools and salt rooms as well as best-in-class moisture-resistant panelling materials known for their versatility of use. Fortified by years of experience in installation, Nareta creations are intelligently designed and carefully produced to be a visual and sensorial highlight that blends in with the aesthetics of each environment while providing relaxation, rejuvenation, and wellness.

Nareta is a fully-owned subsidiary of Esadore International Investments.



Kefi is a hospitality and management company with multiple brands under its helm that creates experiences that deliver a lifestyle exuding joy and fulfilment. Leveraging its diverse network of companies, Kefi aims to develop distinct and memorable concepts, offering solutions in the food and beverage, wellness, hotel, nightlife, restaurant, catering and men's grooming sectors.

Kefi provides businesses with consultation, investment and operations management services.



Zadeh produces scalable automation and control systems that embody sophisticated engineering and intuitive design. Zadeh offers solutions ranging from upgrading existing systems to building a fully automated system from the ground up and mainly focuses on home automation, hotel automation, farming and hydroponics controls, manufacturing safety and automation and wellness controls sectors.

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Something Design House is a conscious creator merging architecture and interior design with a passion for uplifting communities in which their development projects exist. The company works with their clients throughout the process to ensure success on all fronts and an enjoyable experience.



CLIENTS

Our clients span industries and geographies and are testament to the value we provide.



نيوم NEOM



HASCO GROUP

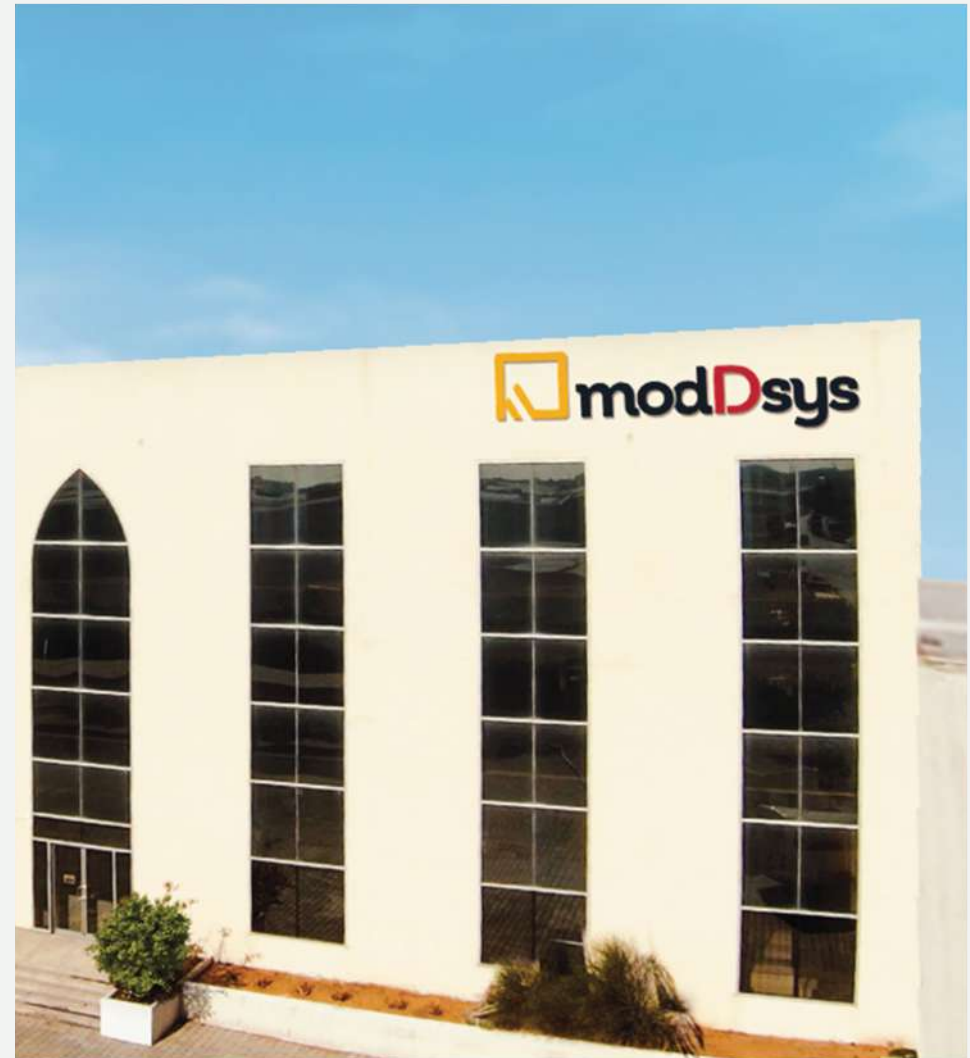


BAB AL SHAMS

ABOUT US

modDsys was conceived by Esadore International Investments as a focused extension to carry out its extensive expertise in modular construction to its pinnacle. Over the years it has grown into a powerful force with end-to-end capabilities that extend from design and manufacture to project management and assembly.

Our patented solutions combined with our innovative A to Z process enable us to operate as an exceptional one-stop shop for volumetric modular construction, building long-lasting, precisely constructed buildings that are as aesthetically pleasing as they are ecologically positive.





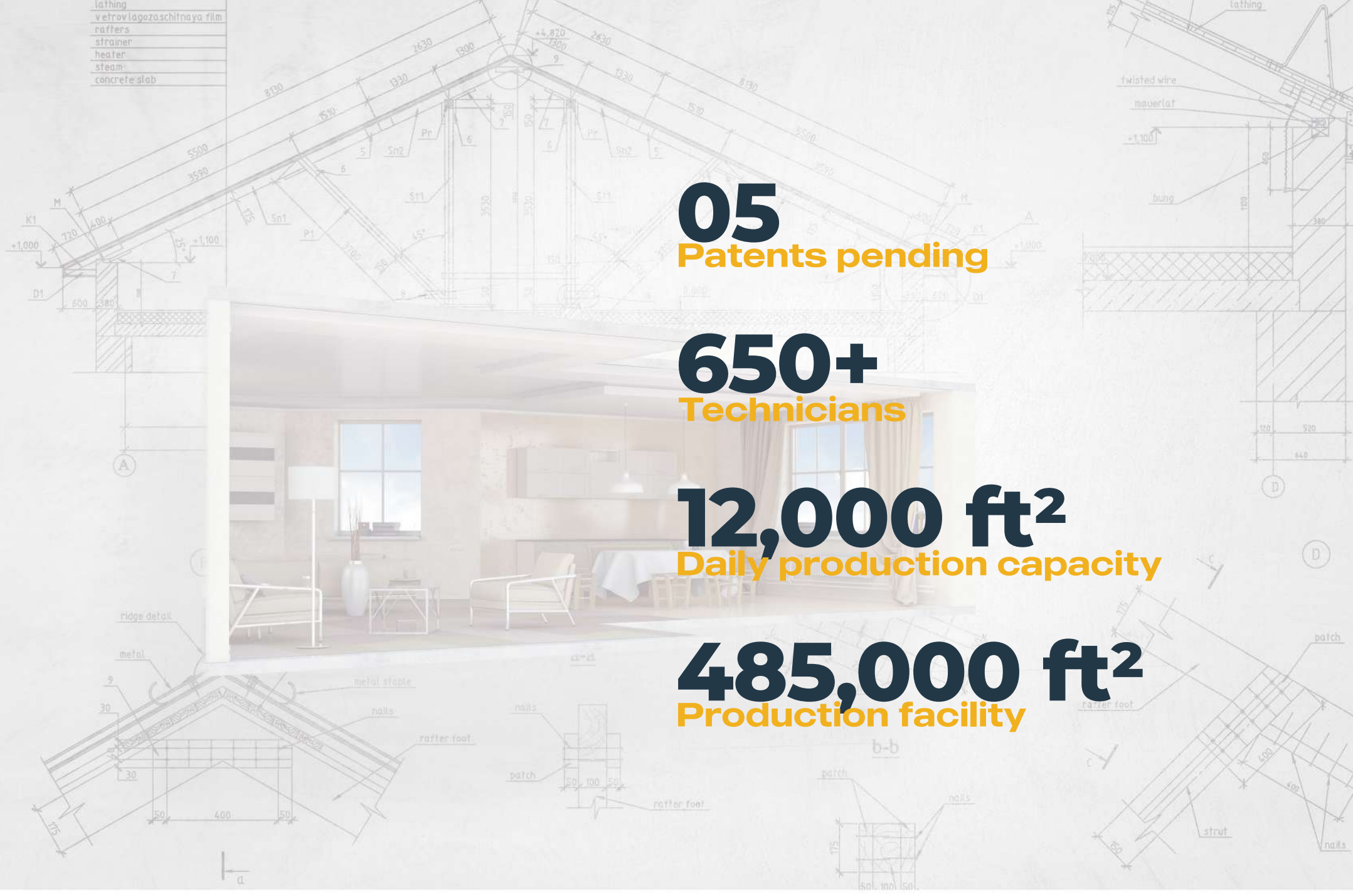
■ VISION

To be the global leader in providing universal solutions for volumetric construction

■ MISSION

To deliver liveability through high-quality, safe, affordable, sustainable and innovative construction methods

lathing
vetrovлагозащитная пленка
raffers
strainer
heater
steam
concrete slab



05
Patents pending

650+
Technicians

12,000 ft²
Daily production capacity

485,000 ft²
Production facility

VALUE PROPOSITION

INNOVATION

Innovation is key across the organisation, through perspective and process to solutions provided, ensuring leading outcomes for clients and end users.

VALUE CREATION

Through successful innovation we create value across the chain, ensuring a high quality to price ratio on every project embarked upon.

ADVANCED TECHNOLOGY

We believe in the power of technology and utilise advanced technology from materials and design to delivery and assembly to provide solutions at the forefront of sophistication.





PROFESSIONALISM PERSONIFIED

Relationships are key to successful enterprise and outcomes therefore, we take the utmost care to ensure the highest levels of professionalism across our dealings with partners and clients.

CUSTOMISABLE OPTIONS

Flexibility is primary in everything we do, from the nature of our solutions to the spaces we ultimately create. We can execute to the last detail based on the design or concept provided by the client.



WHY modDsys

Quality

Modules are manufactured in a controlled environment within a stringent quality management system allowing for higher quality outcomes than traditional construction methods.

Flexibility

Flexibility is primary in everything we do, from the nature of our solutions to the spaces we ultimately create. We can execute to the last detail based on the design or concept provided by the client.

Cost Effective

End-to-end manufacturing across an optimised production line combined with the parallel construction occurring onsite and offsite result in greatly reduced costs.

Sustainability

Advancing from eco-consciousness to positive ecological impact, our controlled and offsite manufacturing process ensures less waste, less environmental disruption and less pollution.

Quick ROI

Our modern modular construction method allows us to complete projects in half the time so you can launch to market and recoup your investment faster.

Minimal Impact

Because up to 90% of the project is completed offsite, disruption and disturbance caused to the surrounding environment is minimal.

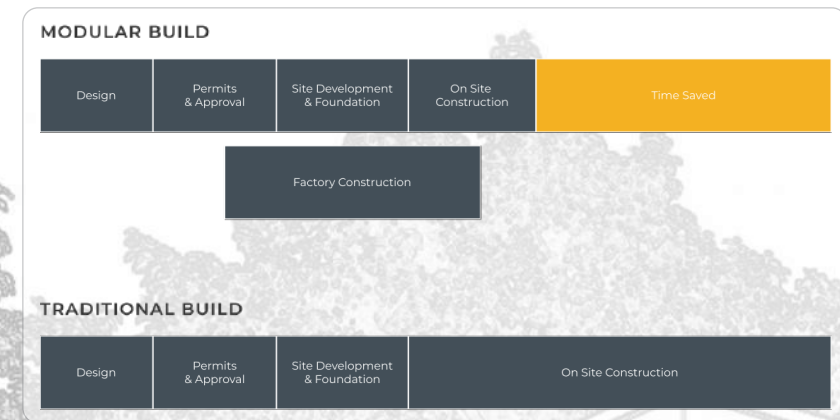
WHY MODULAR

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MODULAR VS TRADITIONAL

Modular construction with modDsys achieves beautiful buildings that are built to last at far greater speed—up to 50% faster than traditional construction—shrinking timelines and accommodating customization without compromising quality.





At modDsys we utilise an innovative 5-step system to provide our customers with a complete range of services that provides for all their construction requirements.

SERVICES

MANUFACTURING SERVICES

ModDsys utilises a parallel production line in which components are manufactured in sub production lines and assembled on the main line to form each module, a process in which independent quality assurance and quality control checks occur at every stage. Upon completion, the modules are wrapped and delivered by land, sea or air to the physical site where they are stacked, bolted, connected and matelined. Next, utilities are connected, the roofing structure applied and the building is handed over to the client.



CONSULTING SERVICES

Our process begins with understanding the requirements and end goals of each client, assessing feasibility for modular construction and then drawing up a detailed plan of action including pre-concepts, finances, risk assessment, top line budget and project programme. Finally, a 3D simulation is created allowing clients to see how the options they choose change the spaces they are aiming to create.



PMC SERVICES

modDsys offer project management services where our team manages the entire construction project, from consultation and design to engineering, manufacturing and installation until handover. Our experienced project management team ensures total regulatory compliance and undertakes responsibility for all coordination and collaborations.



DESIGN & ENGINEERING

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TURNKEY SERVICES

ModDsys provides full turnkey services including design and engineering, project management, fabrication and manufacturing, logistics and delivery, contracting and civil works. Working in consultation with our clients, we collaborate and coordinate with partners to plan, manage and lead the entire process.



PRODUCTION PROCESSES

REDEFINING THE CONSTRUCTION INDUSTRY

modDsys follows a volumetric modular construction model and completes up to 95% of the construction offsite, in our climate-controlled facility, reducing build time by up to 50%. We procure building materials of proven quality and durability.

DRIVEN BY TECHNOLOGY

Our production process is optimised by technology ranging from robotics to industrialised processes for improving quality, speed, consistency and safety at each stage of manufacturing.



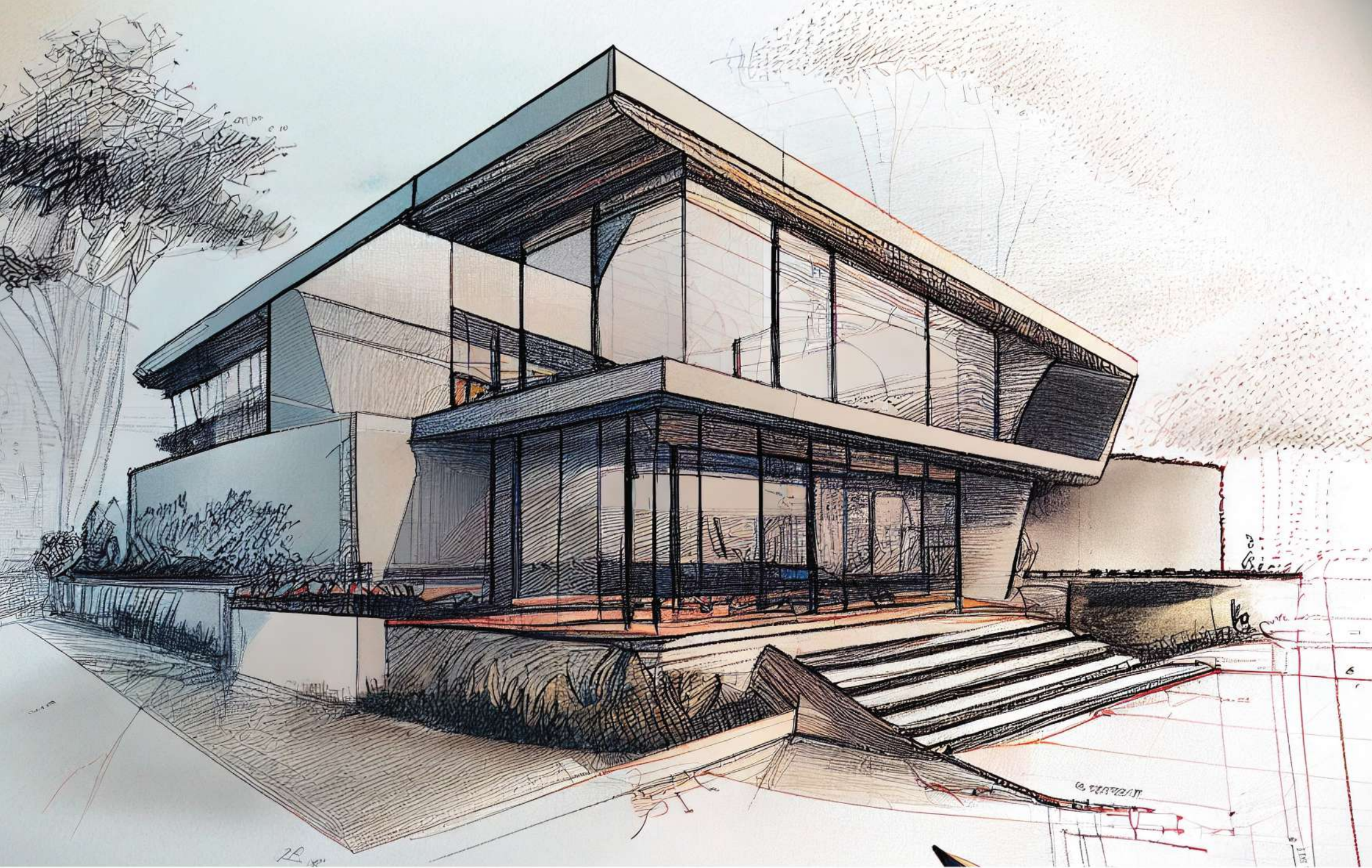


OBSESSED WITH QUALITY

Modular manufacturing, by its nature, ensures a high-quality output. At modDsys, this is enhanced by a stringent quality control team and digital quality-control technology monitoring and assessing quality across the production line.

FULL TRACEABILITY

Our process provides for total traceability. We are able to track each component as it makes its way through the production line, allowing for process accountability, adjustment of discrepancies, quality control management and warranty management.



STRUCTURE

FRAMING THE FUTURE STRUCTURAL
ENGINEERING AT ITS FINEST

Our new proprietary structural system, to be launched soon, is able to consistently meet volumetric, 3D, 2D and even 1D demands accurately, is due to be launched in Summer 2023. Through innovative processes and engineering, the new modDsys structural system will allow for faster production utilising first principles and provides for flexibility and ease of engineering. The frame will minimise onsite work with regards to modular placement via precision placement and zero welding.



FACILITIES

Our climate-controlled manufacturing facility spans over 485,000 ft² allowing for multiple main production lines, each with their own dispatch bays.

The components of each module are manufactured on individual sub production lines that feed into the main production line where they are gathered and assembled into modules as per required specifications.

CAPACITY

Modular manufacturing is dependent on module size and fit-out requirements. Unconstrained by physical site limitations and enhanced by multiple shifts however modDsys can achieve an output of up to 6,000 modules per year.



LEADERSHIP

Building the future requires great people.
Our leadership team consists of some of the most talented, hard-working and visionary people.



HEALTH, SAFETY & ENVIRONMENT

Health, Safety & Environment modDsys is committed to creating and sustaining a healthy and safe workplace and evolving sustainable processes and practices through innovation across our operations.

Our duty to workplace safety is a serious concern that is addressed through training of each personnel, compliance with HS&E requirements and appropriate disciplinary action if any shortfall in compliance is discovered. Our approach is active and robust, ensuring a culture where employee health and safety is valued.

Further, we strive for a zero-harm policy to the environment and are constantly innovating to ensure minimal environmental impacts from our operations.





RECRUITMENT & TRAINING

At modDsys, we understand that to realise our vision of being a global leader, we must provide a workplace that nurtures and cares for its employees while improving their productivity and creativity. We have created a culture that actively supports learning and development, providing accessible training and professional development opportunities. Our end goal is to educate and inspire our workforce, maximise their potential and challenge and support them as we work towards achieving our collective goal as an organisation.

GROUP CORPORATE SOCIAL RESPONSIBILITY

Esadore International Investments, as the parent company, has committed to corporate social responsibility since inception and considers social and environmental factors in its decision making, ensuring sustainable, long-term growth. Complying with global standards such as ISO for quality management, occupational health and safety and environmental management both demonstrates our commitment to our values and ensures customers receive only the highest quality products produced by well-cared for workers and with minimal harm to the environment. The group also focuses on developing talent, providing work experience placements, apprenticeships and industrial placements. Furthermore, the group engages in many charitable activities throughout the year.





EQUALITY & DIVERSITY

As a company aiming to usher in a sustainable new future, inclusion through equality and diversity is a core value. It is central to our mission as an organisation, factored in every decision we make around the world and is a key component of how we measure our impact. At modDsys, we believe in advancing an inclusive agenda and creating a culture of belonging wherever we operate.

CERTIFICATION

modDsys is an ISO certified organization and has received ISO 9001 for quality management, ISO 45001 for occupational health and safety and ISO 14001 for environmental management. We are also CE certified, proving that our products meet EU safety, health and environmental protection requirements.

INTELLECTUAL PROPERTY

modDsys holds 5 pending patents under its belt. This includes our proprietary new structural system and process for connecting between 2 to 8 modules rapidly and with ease. We are currently improving on the latter process, aiming to connect up to 15 modules at greater speed.

LICENSES

We aim to augment the industry as a whole by licensing our proprietary innovations. Metloq and Shurfoot are already licensed with their own production facilities expected to be launched in the Middle East and North Africa in the medium term.



ASSOCIATIONS

Modular Building Institute is the international non-profit trade association serving modular construction in two distinct segments of the industry: permanent modular construction (PMC) and relocatable buildings (RB). Membership spans manufacturers, contractors and dealers while associate members are companies supplying the modular construction industry including architects, owners/developers and general contractors.

prefabAUS is the primary association for Australia's offsite construction industry. As the hub for building prefabrication technology and design in the nation, it advocates for the role of prefabrication in transforming the built environment for the better.

COMMERCIAL

The higher efficiencies in cost and speed without compromising on precision, quality or design together with the additional value of less ecological impact make our innovative solutions a best-fit for commercial entities looking to build a home.



RESIDENTIAL

modDsys' solutions are ideally suited for the challenges of residential construction, extracting high value from limited spaces via scalable, affordable and durable buildings that create peaceful, pleasant and sustainable living environments.



HOSPITALITY

We have extensive experience in providing novel modular construction solutions to the hospitality sector, able to accommodate unique designs with precision and speed and making room for ease of remodelling and expansion in the future.



SUSTAINABILITY FACTOR

At modDsys, sustainability is a core value and an integral element in our operational model.

Modular construction occurs in a factory-controlled process utilising precision manufacturing technology and controlled inventory, leading to less waste generated and minimal environmental disturbance and pollution from physical site work. Offsite manufacturing also cuts out the daily transportation of materials and people required of a traditional construction site, greatly reducing the carbon footprint of the construction. The climate-controlled production setting eliminates the potential for high levels of moisture being trapped in the construction which is known to chemically degrade material over time and emit noxious products that toxify indoor air.

Furthermore, because modular buildings can be disassembled, they can always be relocated and reused, decreasing raw material and energy requirements from the overall construction supply chain.



TECHNOLOGY

Innovative technology and patented solutions power modDsys' process from start to finish, redefining the construction industry and decreasing build time by as much as 50%.

Our parallel production line is engineered for efficiency and higher quality while our new proprietary structural system allows for faster production, flexibility and ease of engineering while consistently meeting volumetric, 3D, 2D and 1D demands accurately. modDsys also provides a full suite of mechanical, electrical and plumbing (MEP) solutions in partnership with leading MEP manufacturers as well as modular and hybrid finishes.





PROJECTS



PROJECT OFFICE FOR NEOM

One of the first projects to get off the ground at NEOM, the \$500 billion futuristic mega development being built by Saudi Arabia, was a project office to staff 140 employees and spanning private offices, meeting rooms, open spaces and a café extending across 28 modules (1,250m²). modDsys completed the project in just 8 weeks.

28
Modules

1,250m²
Total Area

8 weeks
Fabrication & Installation

140
Occupancy





TENNIS ACADEMY AT EMILIO SANCHEZ ACADEMY

modDsys constructed a state-of-the-art, hybrid facility for the prestigious Emilio Sanchez Academy in Dubai . Consisting of 18 modules spanning 850m², the facility included a gymnasium, physiotherapy treatment rooms, retail stores, a café and deck. Both offsite and onsite construction was completed in 6 weeks.

18
Modules

850
Sqmt

06
Weeks

Hybrid
Built





CONSTRUCTION VILLAGE FOR NEOM

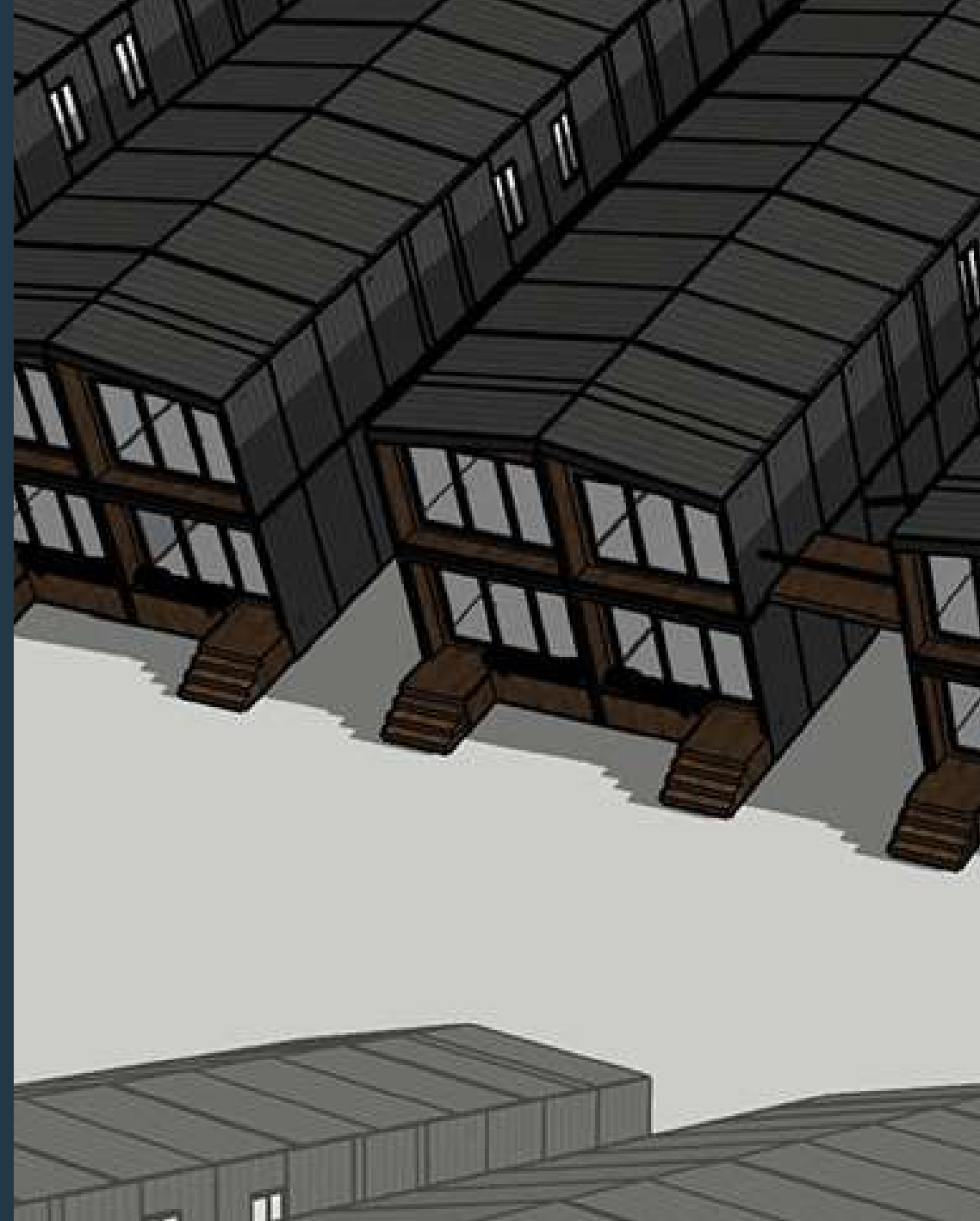
modDsys constructed a village to house over 33,000 staff members working on the groundbreaking NEOM project in KSA in just 24 months. The housing village extended across an area of 512,000m², required 3,350 modules and exceeded the expectations of the client.

3,350
Modules

512,000
Sqmt

24
Months

33,000
Occupancy





200

KEY HOTELS KSA

modDsys designed and built a 3-storey, 4-star hotel consisting of 400 rooms, 3 F&B outlets, wellness services areas, gymnasium, coworking area, swimming pool and an atrium garden in only 8 months. The project consisted of 245 modules spanning an area of 9,500m².

245
Modules

9,500
Sqmt

08
Months Design and Built

200
Keys Hotel





BOUTIQUE HOTEL FOR EARTH HOTELS

Earth Hotels is a design conscious, boutique brand that operates hotels in unexpected destinations across the world. modDsys was contracted to build its newest hotel, a 5-storey, 9,000m² building that required 185 modules. Construction was completed in 7 months.

185
Modules

9,000
Sqmt

07
Months

5
Storey Building





ABU DHABI RESORTS

Designed with luxury and privacy in mind, modDsys built a 2-storey, 5-star beachfront hotel in Abu Dhabi in 4 months. Extending over 1,600m², the boutique hotel consisted of 14 rooms, an interconnected pool and a private pool in each suite. The development required 28 modules.

28
Modules

1,600
Sqmt

4 Months
Months

14
Key Boutique Hotel







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