

# MOTIF

INTERIORS

COMPANY PROFILE 2022

# About us | We are Motif Interiors



# 800+

completed projects across  
commercial sectors

At Motif Interiors, we design and build engaging and sustainable workspaces that not only look great but give your team every opportunity to perform at its best.

And with 10 years experience in the UAE market and more than 800 completed projects, we're still committed to that same vision – to design and build **better spaces** for our clients, thus creating the **bigger possibilities** for their business.

If you're a tech start-up looking for a cool and quirky but budget-conscious office, a local corporation that desperately needs refurbishment or a Fortune 500 company looking to relocate your regional headquarters to UAE, our team at Motif Interiors can help you get the most out of your workspace.

Having a single point of contact also helps you stay on track with deadlines and budgets and imagine - only one WhatsApp group chat.

**With our team handling everything from concept through to authority approvals, construction and completion, you'll get the best possible office delivered to global (think Google look, ISO, LEED) standards.**

## Motif in numbers

**800+**

completed projects across commercial sectors

**12,000**

sqft Motif Interiors' head office and a true showcase of what we can do for you and your team

**5**

highly experienced project managers handling our projects from the very first draft to completion

**10**

years in the market with 25-30% percent returning customers and clients

**350**

employees and growing

**10**

super creative interior designers, backed by their on-site experience in delivering amazing spaces

**20,000**

sqft in-house and high-quality joinery for metal, glass and wood works, meeting rigorous safety standards

**10,000**

sqft furniture showroom featuring high-quality brands from Europe and Asia

**\$5**

million in assets with a debt free balance sheet



## Our mission | What Motifates us?

**BETTER  
SPACES,  
BIGGER  
POSSIBILITIES**

**10**

years in the market with 25-30% percent  
returning customers and clients

When a space is designed and built well, the possibilities grow exponentially. You can revitalise a workforce, make your employees happier and more engaged, create more room for collaboration, better guest flow... Making a space better leads to bigger possibilities regardless if it is office, one's home, restaurant or a hotel. As a design and build company, all of us at Motif Interiors are on the same mission to create spaces that look well but perform even better.



## Our team | Who are we?

We are 100% multidisciplinary and a passionate bunch of architects, designers, engineers, project managers, estimators, carpenters, furniture specialists, assembly technicians... all geared up for the next great office space to be delivered.

### NOW, IS IT GOING TO BE YOURS?

# 350

employees and  
growing



# Our people | Motif Interiors organizational chart

## OUR TEAM AND TEAM CHART

**RAYAS ALI** Managing Director

Design Team

**Rita Estephan**  
Design Manager

**Ayman Manaa**  
Interior Designer  
**Dona Taha**  
Interior Designer  
**Musheer Abidas**  
Interior Designer  
**Randy Relado**  
3D designer

**Arnel Mayoga**  
Interior Draughtsman  
**Muhamed Nawas**  
Interior Draughtsman  
**Kiran Kumar**  
3D designer  
**Muhammed Anas**  
Interior Draughtsman

Sales Team

**Akeel Perera**  
Head Of sales

**Charlie Speechley**  
BDM  
**Ranson Kurian**  
BDM  
**Nishika Samarasundara**  
Sales Coordinator

**Hayley Walsh**  
Receptionist

HR Team

**Lorna Nichole**  
HR Manager

**Syde Abrar**  
Assistant Accountant  
**Vibin**  
Assistant Accountant

Finance Team

**Devanand Pillai**  
Finance Manager

**MOHAMMED RIYAS** Project Director

Projects Team

**Stephen Mark**  
Project Manager

**Steven Glenister**  
Project Manager  
**Mohammed Mahmood**  
Civil Engineer  
**Rajin KP**  
Project Engineer  
**Muhammed Hussain**  
HVAC Engineer

**Meraj Khan**  
Electrical Engineer  
**Mohanan Sreedharan**  
Site Supervisor  
**Gireesh Nair**  
Site Supervisor  
**Mahesh Kumar**  
Site Safety Officer

Estimation Team

**Kaveedh Ranawaka**  
Estimator

**Jonathan Sumpay**  
Senior Estimator  
**Najjath Pssela**  
Junior Estimator  
**Christian Man Dela Cruz**  
Estimator  
**Mayosha Dulakshi**  
Post contract Estimator

Supply chain Team

**Ragesh**  
Supply chain Manager

**Sharooq Sheikh**  
Procurement Manager  
**Mujib Khan**  
Purchase Officer

Submission Team

**Joey Joy**  
Project Submission coordinator

**Wathiq**  
PPM

Workshop Team

**Noushad**  
Store Keeper

**Paravesh Kumar**  
Factory Manager

# Our team | Motif employees at glance

## GENDER

27%

female office  
staff 2019/2020

30%

female office  
staff 2020/2021

## NATIONALITIES AND NUMBER OF EMPLOYEES

330

Number of  
employees  
2019/2020

350

Number of  
employees  
2020/2021

12

nationalities  
2019/2020

14

nationalities  
2020/2021

### 1. We all have a voice

Our top performers are not only rewarded for excellent performance, but also engaged in the business and frequently offer their input.

### 2. Benefits you can't ignore

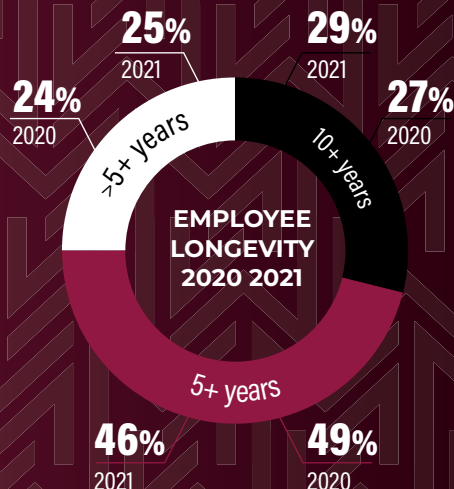
When an employee chooses to grow with our company, he or she will have access to a variety of incentives and rewards. These include, an access to Motif Interior's Apple Business Account, as well as access to different types of savings bank accounts.

### 3. Keeping the team spirit high

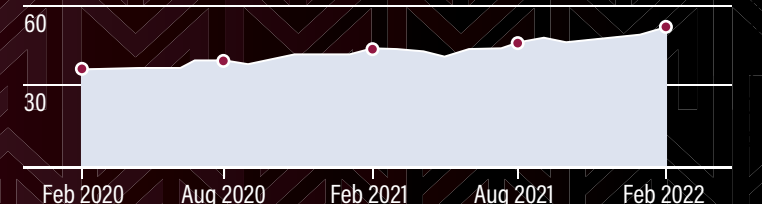
Whether it's sports events, team building exercises, days out or dinners, at Motif Interiors we know how to boost team morale and motivate our employees by never failing to appreciate their hard work and efforts.

### 4. Toward a shared future

We offer early gratuity release to all Motif employees who have worked with us for four years or more. Not only did this reduce employee turnover, but it also allowed us to retain our best employees by helping them plan for the future.



## GROWTH RATE



Fact: All managers in key positions have been with Motif Interiors for 5+ years



# Our team | Motif employees at glance

## Employee events & Networking

We work hard, and we play even harder. Our quarterly team events and never the same. Why? Because our employees are the ones who choose activities and events we all participate in.

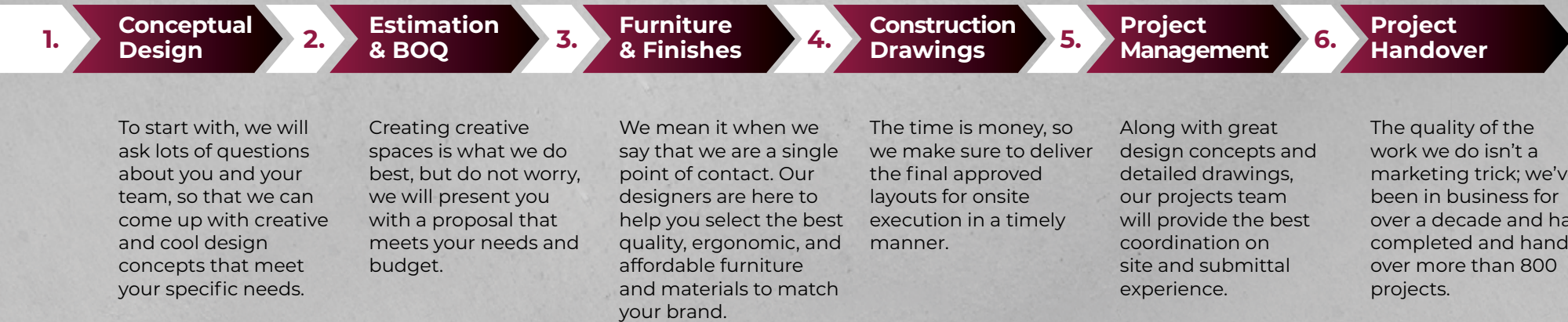
We're also frequently attending design industry related events, such as trade exhibitions and roadshows, award dinners and conferences.

## Team Building events 2021/2022

- TEP Factor - Puzzle rooms / games rooms
- Beach Olympics- Olympic games set up by company in Dubai and done on a beach
- Aventura - outdoor climbing park
- Bubble orb football
- Jumble Dubai - puzzle
- Archery Dubai
- Hatta adventure daytrip
- Glow in the dark mini golf
- Brass Monkey – Bowling and indoor arcade
- Five aside indoor football
- Expo Visit
- Corporate dinners



# Our process | How Motif works?





# Our process | Digital transformation



## **Matterport: Capturing your project**

Using Matterport, we are able to create immersive digital twins of real-world spaces. Matterport allows us to capture and connect rooms to create immersive 3D models of spaces.

## **Enscape: Immersive designs**

One of the ways we deliver on our promises so quickly is by getting the job done right the first time. Motif Interiors visualisers will create high-quality 3D renders and with Enscape walk you through your design in a matter of seconds so you can see how our ideas would translate into reality.

## **Procore: Streamlined communication**

Every step of the way at Motif Interiors is streamlined, from pre-construction to closing, so that we are able to build with lower risk and greater success. We use Procore for all of your projects, which is a secure, cloud-based project management tool providing instant information access to key stakeholders as well as streamlined communication.





# Our services

---



Our services | #1 Workplace consultancy

# BRINGING NEW LIFE TO YOUR BUSINESS

Our workplace consultants can help you get your business off the ground and grow by creating the best office space possible. We know that's a big promise to make. For this to happen we need to truly get to know you and your staff; to understand how they work both individually and in teams. Then, we use this knowledge to create a work environment that brings out the best in your employees. As we examine what you do, we can help you cut costs, streamline practices, promote employee engagement, and create the right environment to boost productivity and improve performance. We all know that the world of work is changing. So we all need to evolve and adapt so that we can continue to be successful and not be left behind by changing circumstances. And where better to begin the evolution than at work?

# 12,000

sqft Motif Interiors' head office and a true showcase of what we can do for you and your team



12

Motif interiors - Company profile 2022

## Our services | #2 Office design

# CREATING INSPIRING SPACES

Forward-thinking organisations are looking to shape inspiring spaces and turn them into innovation and collaborative hubs. Our office design concepts make traditional workplaces more functional, inspiring your teams to be more productive and effective, while meeting your business needs in the coming years.

Also, you need a space that reflects your identity. Our creative team will make sure that your office design matches your brand values and ethos. From incorporating your branding guidelines to creating bespoke graphics and furniture, as a design and build company, we seek to elevate your culture and drive performance levels upward. Today's workspaces are increasingly being designed to provide experiences that will attract and retain talent, while allowing staff members at all levels to engage and collaborate.

---

super creative interior designers, backed by their on-site experience in delivering amazing spaces



13

Motif interiors - Company profile 2022



## Our services | #3 Office fit-out

# TECHNICAL AND DESIGN EXPERTISE

Let our team manage your office fit-out, and we'll create the exact environment that reflects your standards, engages your staff fully, and creates a harmonious work environment, thus improving your performance.

It's also a great way to show your clients that you're serious about your business - and keep track of the latest thinking in the world of office space.

The reasons for a new fit-out can vary. Maybe you're running out of space, maybe you need more flexibility, maybe you're looking for new ways to work. Whatever the case, we do our very best to make sure your office fit out has a lasting and sustainable impact. We'd love to hear from you.

# 20,000

sqft in-house and high-quality joinery for metal, glass and wood works, meeting rigorous safety standards

## Our services | #4 Office refurbishment

# REVITALISING THE WORK PLACE

# 5

highly experienced project managers handling our projects from the very first draft to completion

Refurbishing your office provides a great opportunity to revitalise your place of work, without the need to move premises. By transforming your existing workplace, you can improve staff performance, reduce costs, boost your brand and improve your company culture. Furthermore, you can use the opportunity to invest in new equipment that will increase your productivity.

The right workspace is vital for attracting and retaining a new generation of talent. Refurbishing is one way to address this, and although it may appear expensive at first, in the long run, it can actually save you money.

**When you redesign your workspace, you can expand certain areas, such as storage areas, hallways, meeting rooms, or break-out areas, to fit an expanding workforce more comfortably.**





Our services | Office furniture

# ERGONOMIC OFFICE FURNITURE

## 10,000

sqft furniture showroom featuring  
high-quality brands from Europe and Asia

Office furniture can go a long way to increasing satisfaction among employees - as well as contribute to their physical wellbeing. Furniture for your office will reflect your brand, so make it as positive and welcoming as you can, and as easy to use as you can. With our global network of furniture suppliers, we offer our clients a complete workplace solution. To give you the best possible selection, our furniture range incorporates modern, innovative designs that follow the latest trends in design and sustainability, as well as ergonomics. During the day, staff will be less distracted if they are seated comfortably. When a worker is uncomfortable, he or she will constantly stop working to adjust their position, which can interrupt and delay their work.

The best way to ensure your staff is comfortable and satisfied at work is to provide ergonomic chairs. Compared to a traditional office chair, it provides more flexibility and support for the body. The design takes into account the different heights and body shapes of people, so the user can adjust the height and angle to be as comfortable as possible.

**From start to finish, we take care of the logistics and installation, and we provide a full aftercare service and warranty.**



## Our commitment | Sustainable office

### ECO-DESIGN AND BUILD

Sustainability is a core value for Motif Interiors, which drives our business practice, work strategy and personal and professional relationships.

How we approach all of our design and build projects relies greatly on understanding the needs of our clients and stakeholders as it relates to environmental impact.

We know there is a real sustainability benefit in improving office spaces, both in energy saving and reduced emissions, as well as better employee mental health and physical well-being.

Energy efficiency, carbon emissions, lighting, air quality and water usage should all be factored into your building selection and fit-out process.

At Motif Interiors, we recognise there are many ways to positively influence office environmental performance: from added insulation to the inside of external walls, to designing a layout to maximise solar gain in order to reduce dependency on artificial lighting, while also shielding the interior from the sun's heat.

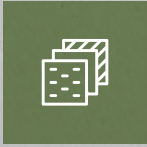
Sustainable offices aren't just better for the environment, they're also better for your bottom line - they save on running costs. Your project will be delivered in an environmentally friendly way, using recyclable materials wherever possible and working with an ecologically conscious supply chain.

## ISO certified

ISO 9001-2015, 14001-2015, 45001-2018

**We have a comprehensive understanding of LEED and WELL building practices certified by both local and global authorities. In turn, we can assure our clients that Motif Interiors takes all measures necessary to ensure that our projects are sustainable and socially responsible.**

# Our commitment | Sustainable office



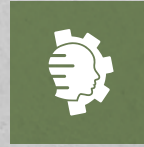
## Materials

We ensure our materials are sustainably sourced and meet industry specifications. We also operate a recycling policy, which is vital in the UAE which produces nearly 10 million tonnes of waste each year of which construction and demolition works accounts for over 47%. Just 20% of waste is currently recycled and we know that together we can do better than that.



## Circular Economy

The need to maintain, reuse, and refurbish materials runs alongside recycling and procurement. As a result, our clients are also able to save operating costs as replacements are less frequent. Our in-house joinery enables us to produce many joinery items locally, which reduces the carbon footprint of overseas shipment.



## Human Factor

According to Oxford University, inspiring workplaces boost employee productivity by 13%. At Motif Interiors, we are inspired by the UAE leadership's commitment to making the nation one of the happiest in the world, through The National Program for Happiness and Wellbeing.



## Air Quality

We understand that selecting low volatile organic compound (VOC) emitting materials like carpets, adhesives and paints will help improve the air quality in your office, while desk spacing, people flow, and readily identifiable access points are particularly important in a post-COVID 19 work environment.

**Overall, implementing energy-efficient systems and adopting an environmentally-conscious company culture can eliminate waste, conserve resources, and save money. As a leading design and build company in the Middle East, Motif Interiors is devoted to designing and building projects sustainably.**



# Our clients | Real spaces for real people



We started our design and build business to meet your needs. For us, serving you is both a privilege and a responsibility. For the past decade, our team at Motif Interiors helped many companies to get the most out of their workspace and these include Fortune 500 corporations, private companies, tech startups, and government agencies.



# Our projects



# Projects | Crowd 1

**Location:** Dubai Internet City, Dubai

**Size:** 30,000 sqft

**Scope of work:** office design, office fitout, furniture supply, joinery works









# Projects | OSN

**Location:** Dubai Media City, Dubai

**Size:** 38,000 sqft

**Scope of work:** office design, office fitout, furniture supply, joinery works







# Projects | YUM/KFC

**Location:** Dubai Media City, Dubai

**Size:** 8,000 sqft

**Scope of work:** office design, office fitout, furniture supply, joinery works





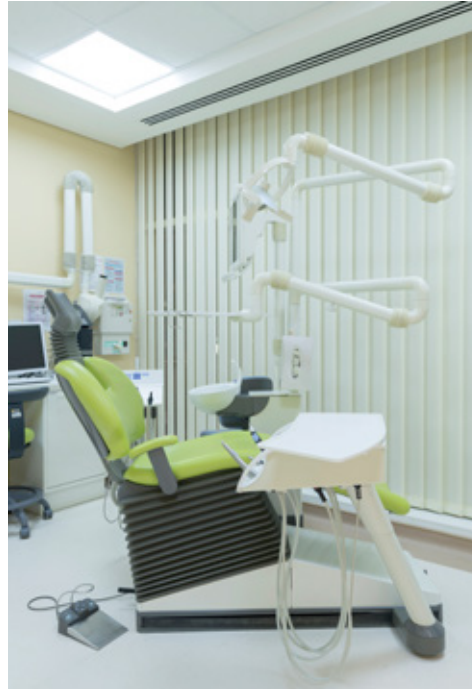


# Projects | Dr Sulaiman Al Habib Hospital

**Location:** Sheikh Zayed Road, Dubai

**Size:** 40,000 sqft

**Scope of work:** Hospital fitout, joinery works



# Projects | Symrise Middle East

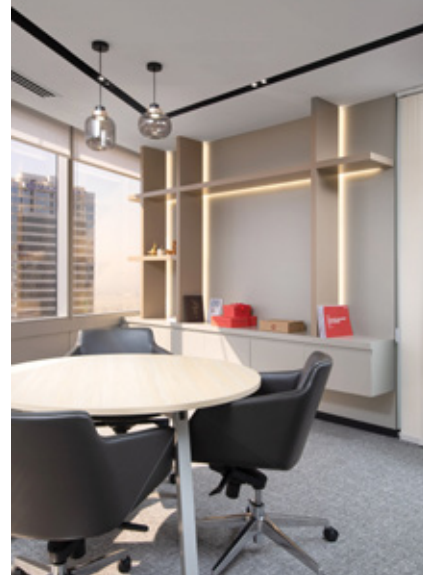
**Location:** JLT, Dubai

**Size:** 11,000 sqft

**Scope of work:** office design, office fitout, furniture supply, joinery works







# Projects | Renault Middle East

**Location:** JLT, Dubai

**Size:** 11,000 sqft

**Scope of work:** office design, office fitout, furniture supply, joinery works







# Projects | Arthur D Little

**Location:** Dubai Media City, Dubai

**Size:** 11,000 sqft

**Scope of work:** office design, office fitout, furniture supply, joinery works





# Projects | Innocean

**Location:** Dubai Media City, Dubai

**Size:** 8,000 sqft

**Scope of work:** office design, office fitout, furniture supply, joinery works







# Projects | Milestone Systems

**Location:** Dubai Media City, Dubai

**Size:** 6,000 sqft

**Scope of work:** office design, office fitout, furniture supply, joinery works







# Projects | MyOffice Business Center

**Location:** Downtown, Dubai

**Size:** 8,000 sqft

**Scope of work:** office design, office fitout, furniture supply, joinery works







# Projects | Al Hilal Bank

**Location:** Corniche, Abu Dhabi

**Size:** 20,000 sqft

**Scope of work:** office fitout,  
furniture supply, joinery works







# Get in touch

---



motif interiors



motifinteriors



[www.motifuae.com](http://www.motifuae.com)

**MOTIF**  
INTERIORS