



ANNIVERSARY EDITION



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IT ALL
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OUR SERVICES

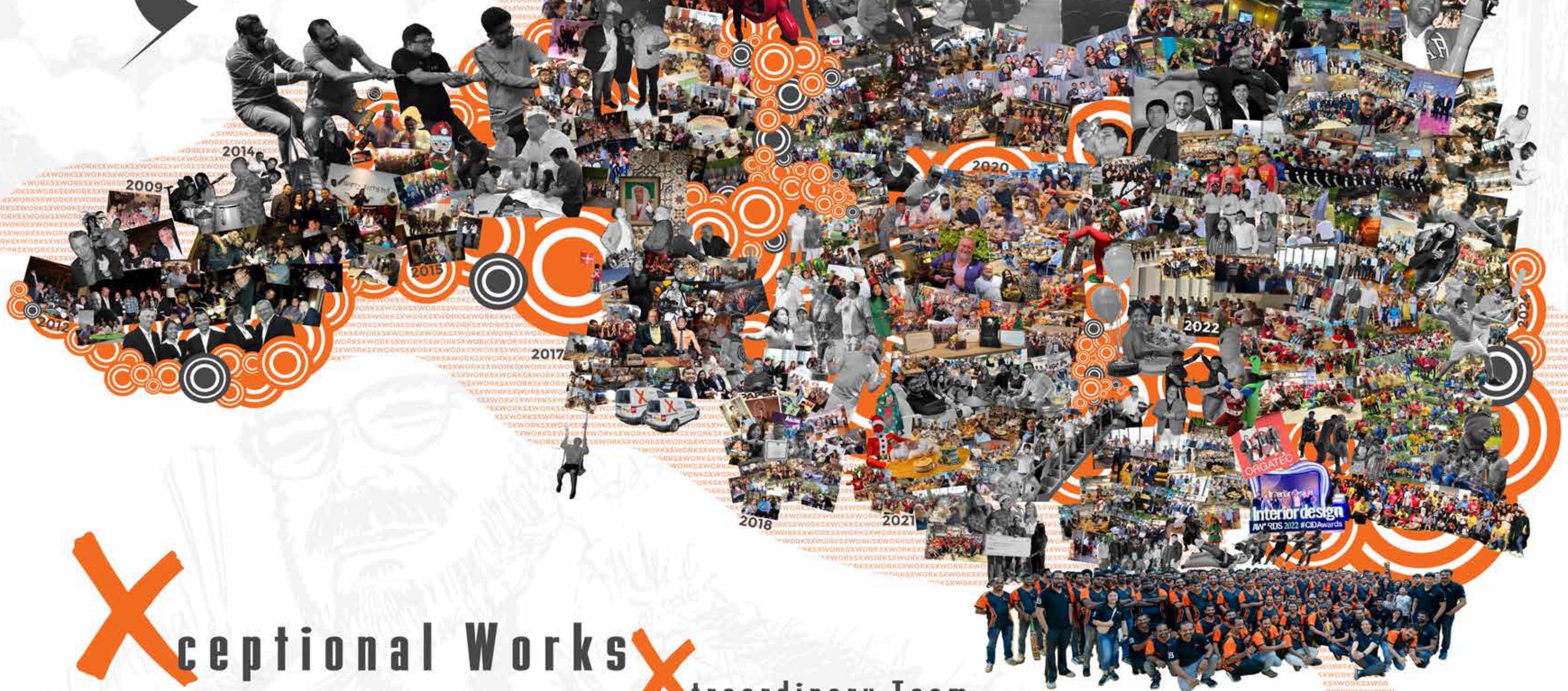
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FURNITURE

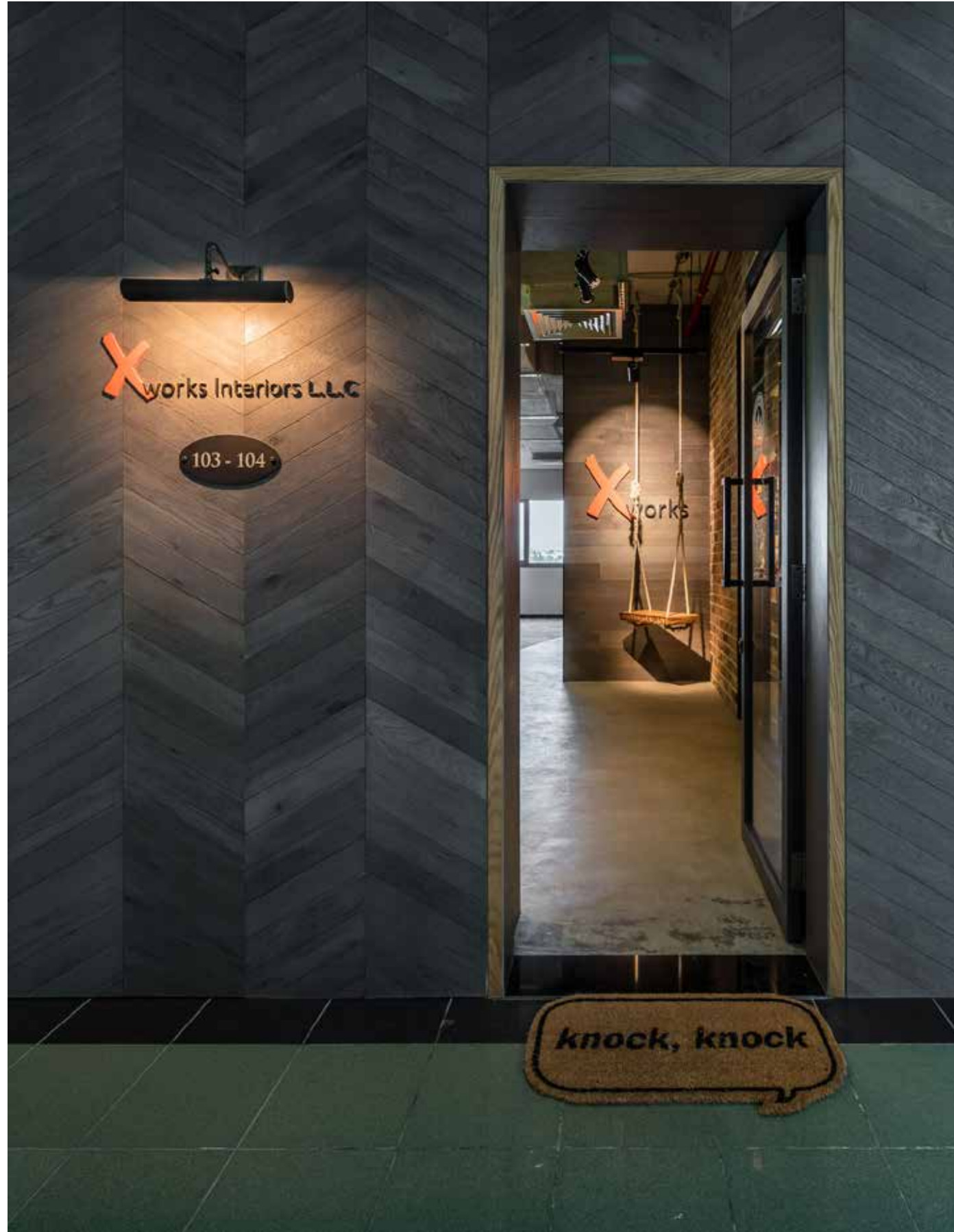
112

THINGS THAT
MATTER TO US

CELEBRATING 2024
15 YEARS
X works



Xceptional Works Xtraordinary Team



HOW IT
ALL
BEGAN

Mr. Soren Kraen, Mr. Kaj Helstrand, and Mr. Peter Donaldson met for the first time to discuss starting an office interior and furniture company. Their combined expertise and shared vision laid the foundation for a thriving enterprise. This partnership, built on mutual respect and a commitment to exceptional design, set the stage for their future success.



A WORD FROM OUR FOUNDER



When we received the Xworks Interiors LLC trade license on 09.09.09 I was filled with excitement and great expectations, but of course, I was also very nervous about what the future would bring.

To run and build a company in the UAE is not easy, and on top of that, we have chosen to start an interior company in a very highly competitive market still affected by the 2008 financial crisis.

But we did it, and now we can proudly celebrate the 15 years anniversary in 2024 for Dubai office and 10 years anniversary in 2025 for our Abu Dhabi office.

We would like to take this opportunity to thank all our suppliers, both locally and overseas, for their continuous support and great work. Their contributions have been a significant part of our brand and the quality we represent today.

We also extend our heartfelt thanks to all our fantastic clients who have supported and trusted us over the years. We have learned so much from you, and obviously without you, we simply would not be here today.

You can have an idea and a plan, but without the right people around you – you will never succeed. Without a doubt, the greatest asset Xworks has today is all our amazing employees, both past and present. Thanks to them, we have succeeded and achieved this great milestone of celebrating our anniversaries for Xworks Dubai and Abu Dhabi.

I personally want to thank everybody who has been part of this amazing journey and look forward to continuing it. I am so proud and thankful for all we have achieved, but we are not done yet, and I know in my heart that more milestones lie ahead...

Soren Kraen
Owner & Executive Director

TIMELINE



Introduction

Founded in 2009, Xworks Interiors officially opened its doors on 09.09.09, the same historic day the Dubai Metro began operations.



Mr. Soren Kraen and Mr. Peter Donaldson collected the trade license from the Dubai Economy Department and Xworks Interiors officially began.

2009



2014

In its fifth year, Xworks is experiencing further growth and welcoming more exceptional individuals to its team.



After a year of opening an office in Abu Dhabi, it achieved its first job registration of over AED 1 million. This year is also a significant milestone for the company's Executive Director & Owner, Mr. Soren Kraen, as he celebrated his 50th birthday.

2016

2010

Xworks Interiors LLC secured its first job registration over AED 1 million, signifying a major milestone. To commemorate this achievement and foster team spirit, the company held its inaugural company party.



The company expanded its operations significantly, exemplified by the establishment of an office in Abu Dhabi.

2015



Xworks Interiors expanded its Dubai office, enlarging its workspace while remaining at the same location. During the CID Awards, our very own office was highly commended for Sustainable Interior Design Initiative of the Year.

2017



Xworks Interiors achieved WELL Gold Certification for its Dubai office. This milestone showcases the company's commitment to creating healthy and sustainable work environments, prioritizing the well-being of its employees. In the same year, Xworks celebrated its 10th Anniversary, which was well-attended by valuable clients, partners, and friends.

2019



We were honored to receive the Happiness @Work Award for the second consecutive year. Other awards we received are Best Workplace Wellness Program and Best Workplace Sustainability Program for SMEs.

2021



2023 was a remarkable year for us, marked by several accreditations and awards, including LEED Gold Certification for Xworks Abu Dhabi and Highly Commended Interior Fit-Out Firm of the Year at the CID Awards. We also took a significant step towards environmental stewardship by adopting a white rhinoceros, whom we call Gloria X, housed in Rhino Sanctuary Namibia. Additionally, we celebrated a sports event with our Xtended Family for the first time.

2023

2018

Xworks Interiors has achieved LEED Gold Certification for its Dubai office, showcasing its commitment to sustainability and environmentally friendly practices. This certification underscores the company's dedication to creating a healthy and efficient workspace while setting a standard for green building in the industry.



2020

For our 11th Anniversary, Xworks Interiors received the Happiest Workplace Award from the Happiness @Work Award. Additionally, we were honored with the Best Workplace Wellness Program and Best Employee Engagement Program for SMEs.



2022

Xworks Abu Dhabi has relocated to a new, larger office space, marking an exciting chapter in our journey. This move allows us to better serve our clients and accommodate our growing team. Michelle and Mahesh have been promoted to Associate Partners.



2024

The year started with the expansion of our Dubai office, which saw us increase our office space while remaining in the same location. This expansion coincided with our achievement of ISO certifications in three key categories, showcasing our commitment to excellence in quality, environmental management, and occupational health and safety.



The Xworks Family Fun Day has been a cherished tradition since 2017. Held annually, it brings together everyone's loved ones—spouses, children, and even cousins. The day is always packed with fun games, exciting prizes, and delicious food, providing the perfect opportunity to connect with each other's families.



Our very first Xtended Family Fun Day held in November 2023, marked a significant milestone for Xworks Interiors. We unveiled our gradual, yet steady growth over the years, bringing together all those who contributed to our company's success throughout the years.





OUR SERVICES



WHAT WE DELIVER

OFFICE DESIGN & FIT-OUT

Every workspace has its own requirements and needs to provide its own purpose. Since 2009 our designers, engineers and architects have worked with clients bigger than you, smaller than you and the same size as you to design & build office spaces that make a difference.



Zaha Hadid Architects, Dubai Design District

FURNITURE

We're also the region's premiere impactful, purposeful and sustainable furniture supplier.

We've built longstanding relationships with the world's most forward-thinking brands and suppliers so if it's solely a furniture consultant and supplier you need, we can deliver there, too.

Head to page 104 to learn more.



Skala Desk and Allure Executive Chairs, Forma 5 Spain

OFFICE DESIGN & FIT-OUT WORK

Your workplace matters. Your office environment matters. Great spaces are proven to increase productivity and company growth.

And we're proven to deliver on building those spaces, whatever your requirements.

As your creative partner, we'll go on a journey together that focuses on **collaboration** and **outcome of results**.



Nook, One JLT, Jumeirah Lakes Towers



Cracknell Landscaping Architects, Dubai Design District

Our team are experts in every aspect of office and commercial builds, and like to think small as well as big.

Because only when you sweat the small stuff do you get true value and results.



Wooden Ceiling Slats and Reclaimed Brick, Xworks Interiors Meeting Room

Case Studies of Diverse Industries

FURNITURE

Thoughtful, sustainable and groundbreaking office builds need furniture that slots in seamlessly.

At Xworks we work with best-in-class furniture brands, both contemporary and high end, and create results that uplift every space we touch.

We have expert interior designers who are waiting to collaborate with any partner who needs them, and can solve any problem with a furniture solution some would have thought impossible.



Cracknell Landscaping Architects, Dubai Design District



The scale of your project does not matter.

All you need to do is tell us what you want the outcome to be - be it a space to collaborate or a private office that inspires - we'll find the furniture to make it happen.



Exhibition Space & Shipping



The Challenge: With no room for delay and each stage of the project bound by strict timelines, we had to create a space from design to handover while dealing with various permits and approvals. And, like all other spaces at EXPO 2020, the space would only last for six months. This would be a key consideration during design and build.

The Idea: Build a classic yet modern space that utilises SAP's brand identity as a core theme. As it's not a permanent structure, what could we do to lengthen the construction's life?

The Result: With cost-effective and value-engineered solutions brought to the table during the design phase, over 80% of materials were reused by SAP after EXPO. Delivered in less than 10 months, the team overcame a number of COVID-related obstacles thanks to sheer commitment and relentless collaboration with the client.

The Challenge: To build a simulation room at Dubai South with new building rules and regulations.

The Idea: Thorough research beforehand on regulations, coordination with client's technical team to understand specific requirements, and procuring the highest-quality materials to manage the heavy power load of machines, as well as advanced soundproofing materials for the rooms.

The Result: We were one of the first contractors to complete a project in Dubai South and are now referred to by the authorities when other contractors seek permission to build in the area.

Shipping



Public Sector



The Challenge: Public and government offices are not known for modern design, but we wanted to set a new benchmark for the category with this project

The Idea: Collaboration is key when taking a client on a journey they don't anticipate, but they were fully on board when they saw our vision for their office.

The Result: An intricate, detailed design completed on a tight timeline, combining both classic yet elegant and modern features for a stunning, functional office space.

Education



The Challenge: A new field for us and incredibly tight timelines for the scale of work required.

The Idea: Research everything possible about cutting-edge, forward thinking university design so we could create spaces that would take both students and lecturers breath away.

The Result: Special acoustic walls and vinyl flooring installed across campus, and a one-of-a-kind modular room with movable walls and partitions to expand the space when needed. This kind of thinking allows for a room or space to be multi-functional and multi-sized, which is a huge advantage in the education sector.

The Challenge: A 5-floor project at the height of COVID-19 meant despite tight deadlines, we had to adhere to the strictest social distancing and safety regulations yet delays weren't possible. The project wasn't small, it included both demolition work, a full office design and build as well as furnishing 380 workstations.

The Idea: Build a bond with the client beyond simply completing the project, as collaboration and communication at every point would reduce delays.

The Result: We received an appreciation letter for our efforts and accomplished another 2 equally big projects with their competitors after they saw our accomplishments & quality of work.

Oil & Gas



The Challenges: Acquiring sustainable materials to execute an intricate design. Planning and executing a 21,900 sqft within 45 days. Supply and installation of furniture from various manufacturers located internationally. Communicating and coordinating with stakeholders working remotely from multi-geographical locations.

The Idea: To achieve a highly sustainable project reflecting the organizational culture and values of Supercool with stringent timelines.

The Result: Completed the fit-out work within the stipulated period, but also exceeded expectations by delivering furniture from across the globe – well in time for the launch of COP28, a deadline set forth by the client.

General Office





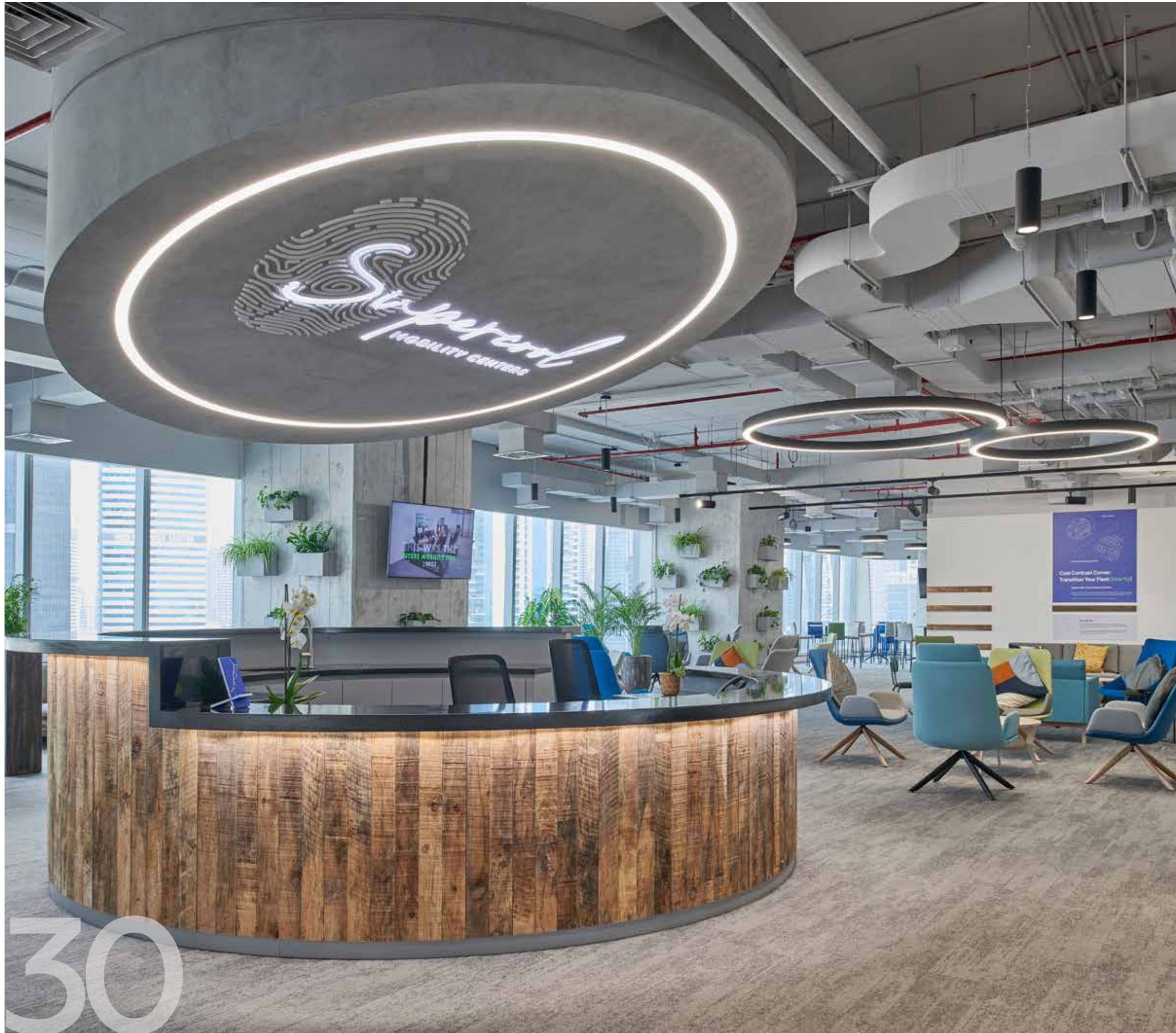
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Client: F5 Network
Year: 2023
Size: 6,727 sqft
Location: Business Central Tower, Dubai
Internet City, Dubai, UAE

Designed by: Warû
Built by: Xworks Interiors LLC
Project Mgt by: CBRE





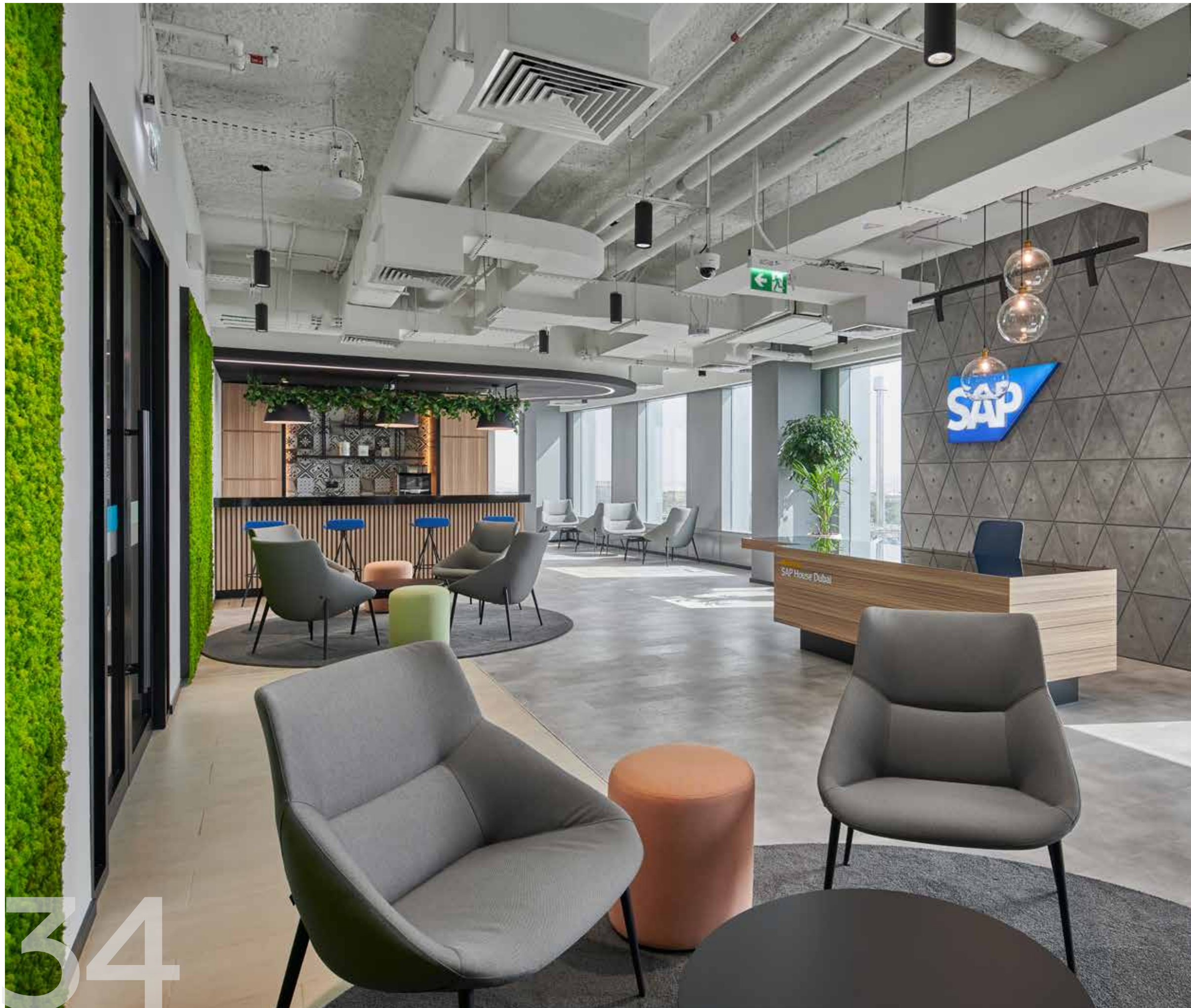
30



Client: Supercool Mobility Centers
Year: 2023
Size: 21,900 sqft
Location: Level 10, DMCC Uptown Tower,
Jumeirah Lakes Towers, Dubai

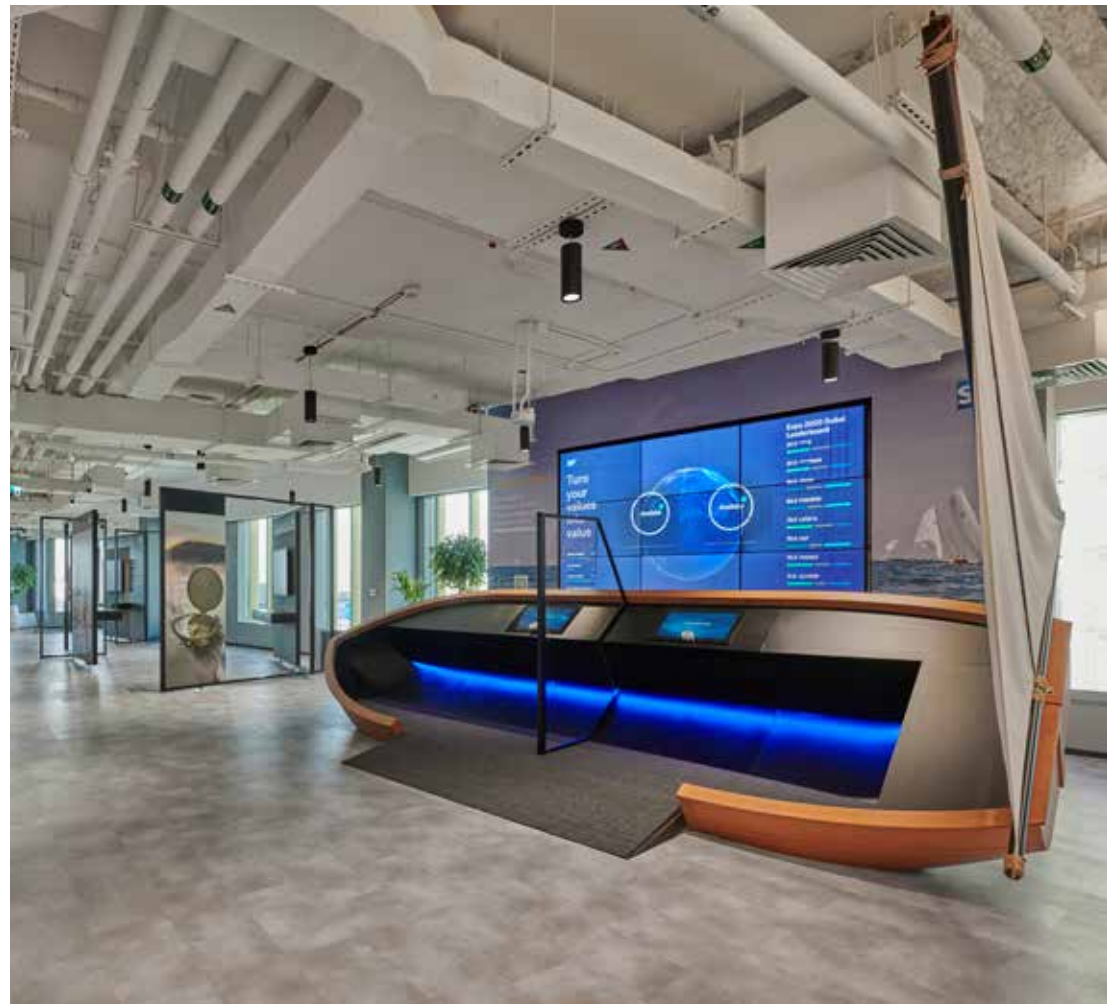
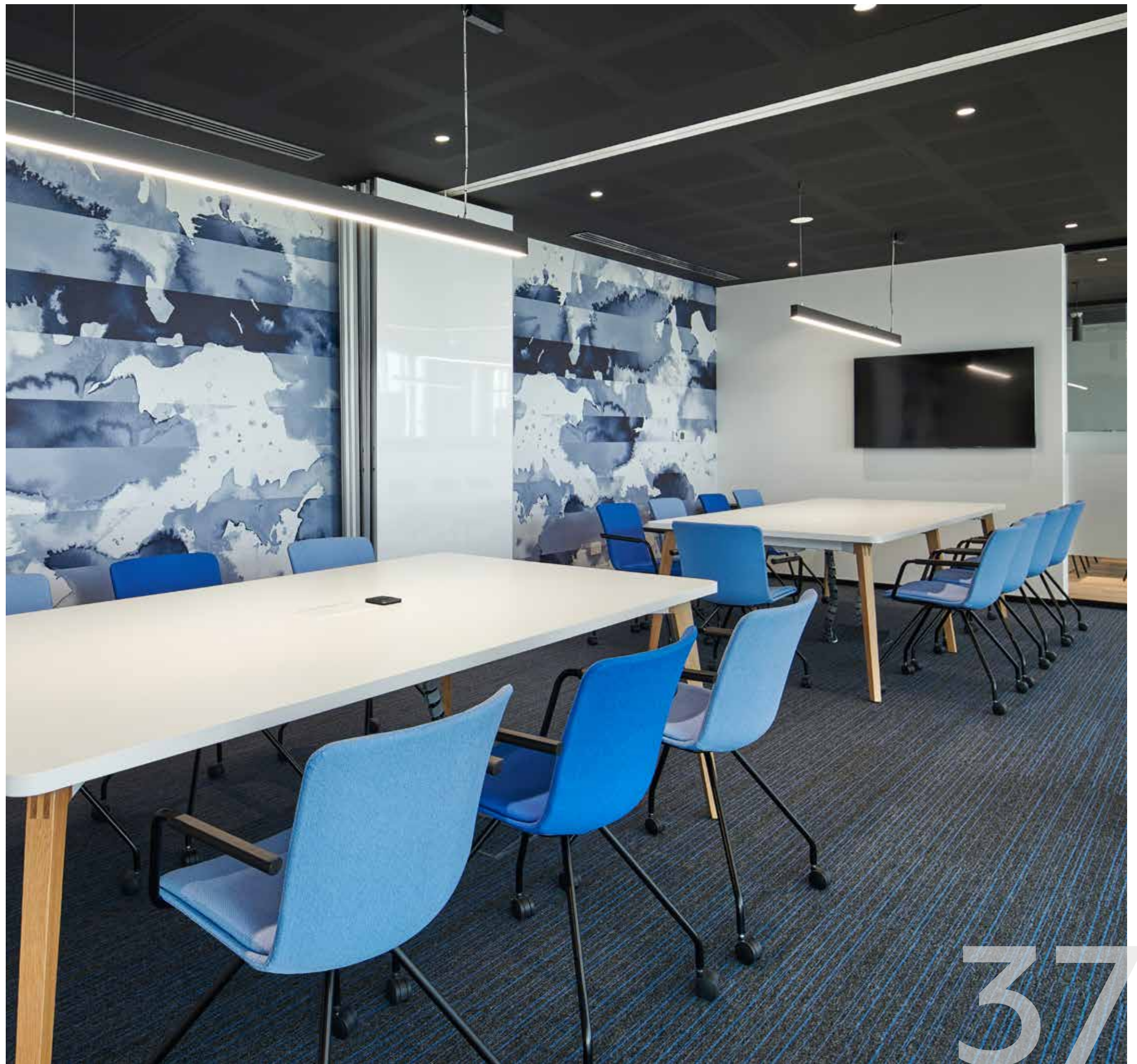
Designed by: Xworks Interiors LLC
Built by: Xworks Interiors LLC
Furniture by: Xworks Interiors LLC





Client: SAP MENA LLC
Year: 2021
Size: 8,892 sqft
Location: Expo 2020, Dubai

Designed by: Xworks Interiors LLC
Built by: Xworks Interiors LLC
Furniture by: Forma 5, Spain



Client: Worley
Year: 2020
Size: 34,982 sqft
Location: Dhafir Tower, Najda St., Abu Dhabi

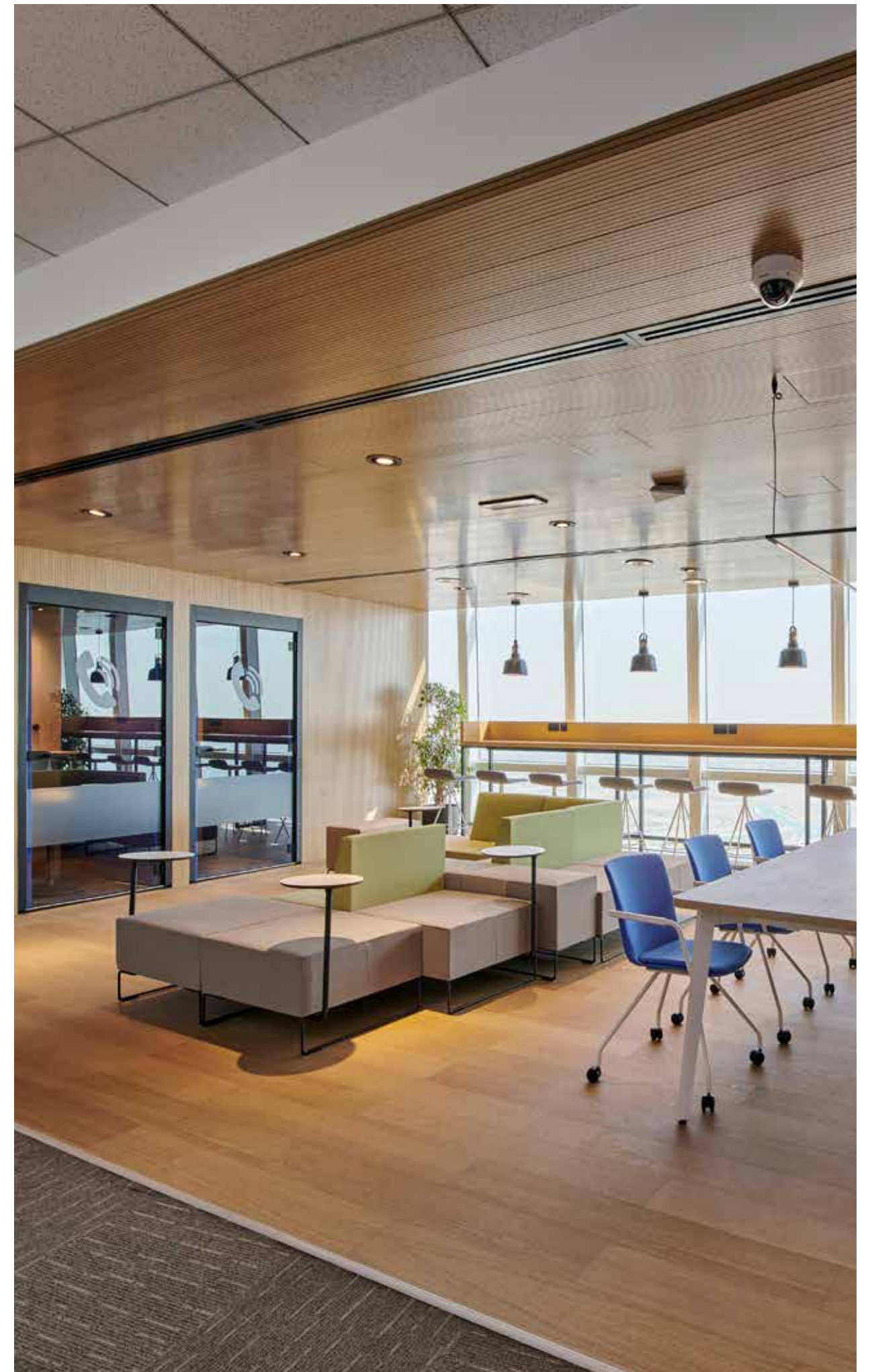
Designed by: Xworks Interiors LLC
Detailed Design by: Xworks Interiors LLC
Built by: Xworks Interiors LLC





Client: AECOM
Year: 2021
Size: 20,100 sqft
Location: Ubra Tower, Business Bay, Dubai

Designed by: Xworks Interiors LLC
Detailed Design by: Xworks Interiors LLC
Built by: Xworks Interiors LLC

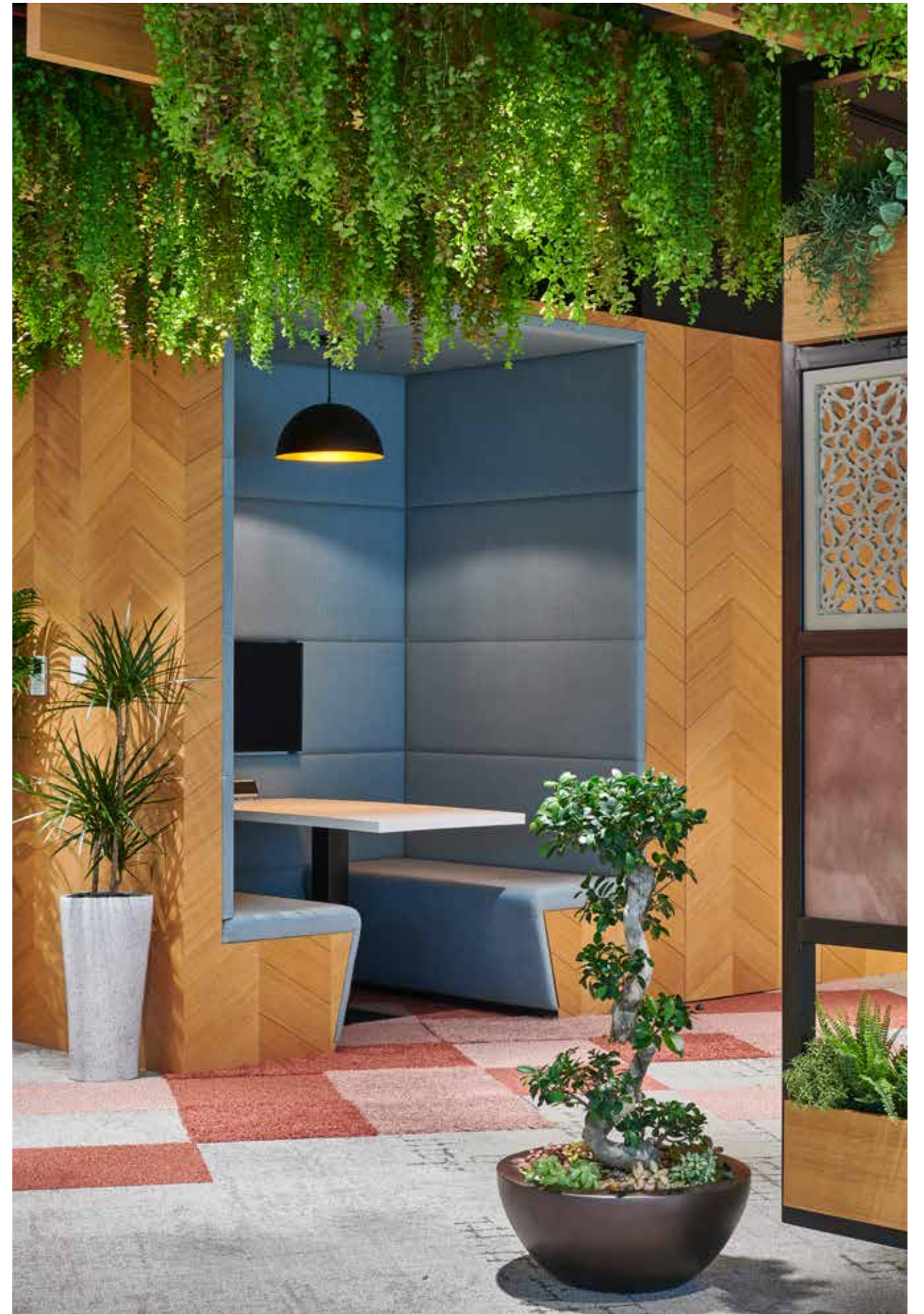




Interface®

Client: Interface
Year: 2021
Size: 2,152 sqft
Location: Building 4A, Dubai Design District

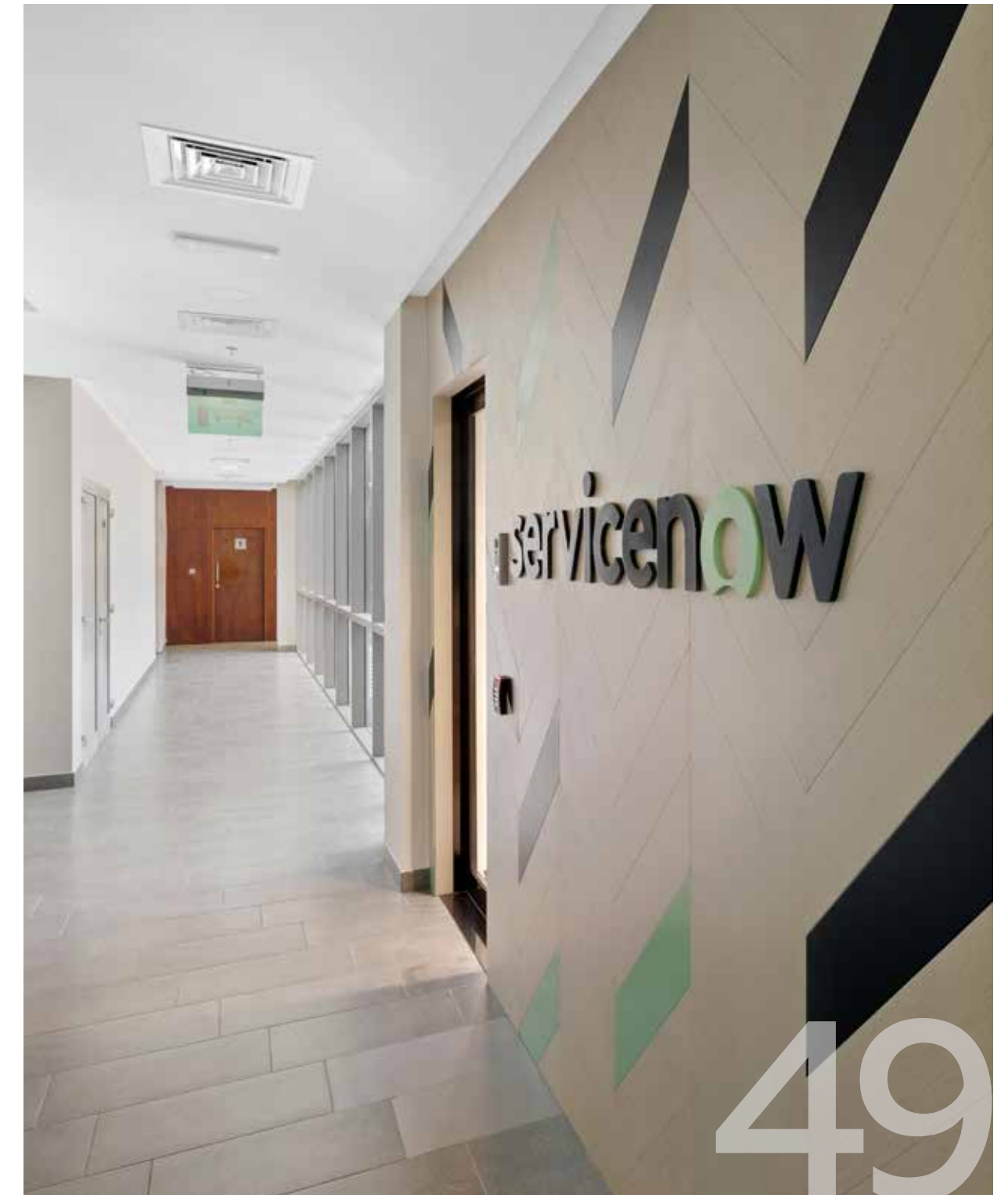
Designed by: Xworks Interiors LLC
Built by: Xworks Interiors LLC



servicenow™

Client: ServiceNow
Year: 2021
Size: 3,078 sqft
Location: Dubai Internet City

Designed by: Xworks Interiors LLC
Project Management by: PMKConsult
Built by: Xworks Interiors LLC

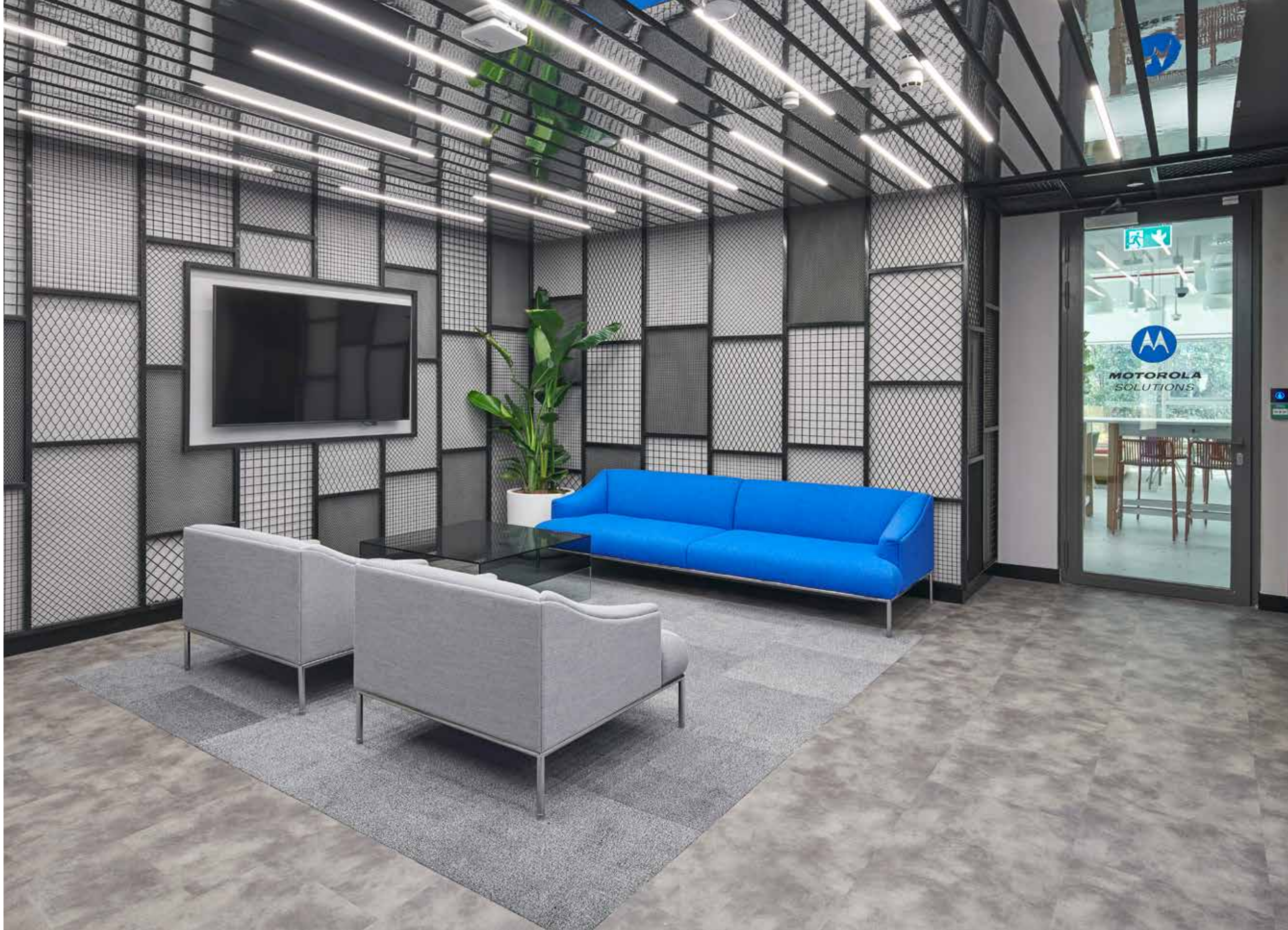




MOTOROLA

Client: Motorola Solutions
Year: 2022
Size: 10,710 sqft
Location: Building No. 4, Dubai Internet City

Design
Provided by : Motorola
Built by: CBRE & Xworks Interiors LLC







Client: Confidential
Year: 2024
Size: 10,764 sqft
Location: Etihad Office Tower 3, Abu Dhabi, UAE

Designed by: Xworks Interiors LLC
Built by: Xworks Interiors LLC



Hori— zontal

Client: Horizontal Digital Office
Year: 2023
Size: 5,190 sqft
Location: Office Park Building, Dubai Media City, Dubai

Designed by: Xworks Interiors LLC & Phi Design
Project Management by: The PMC
Built by: Xworks Interiors LLC



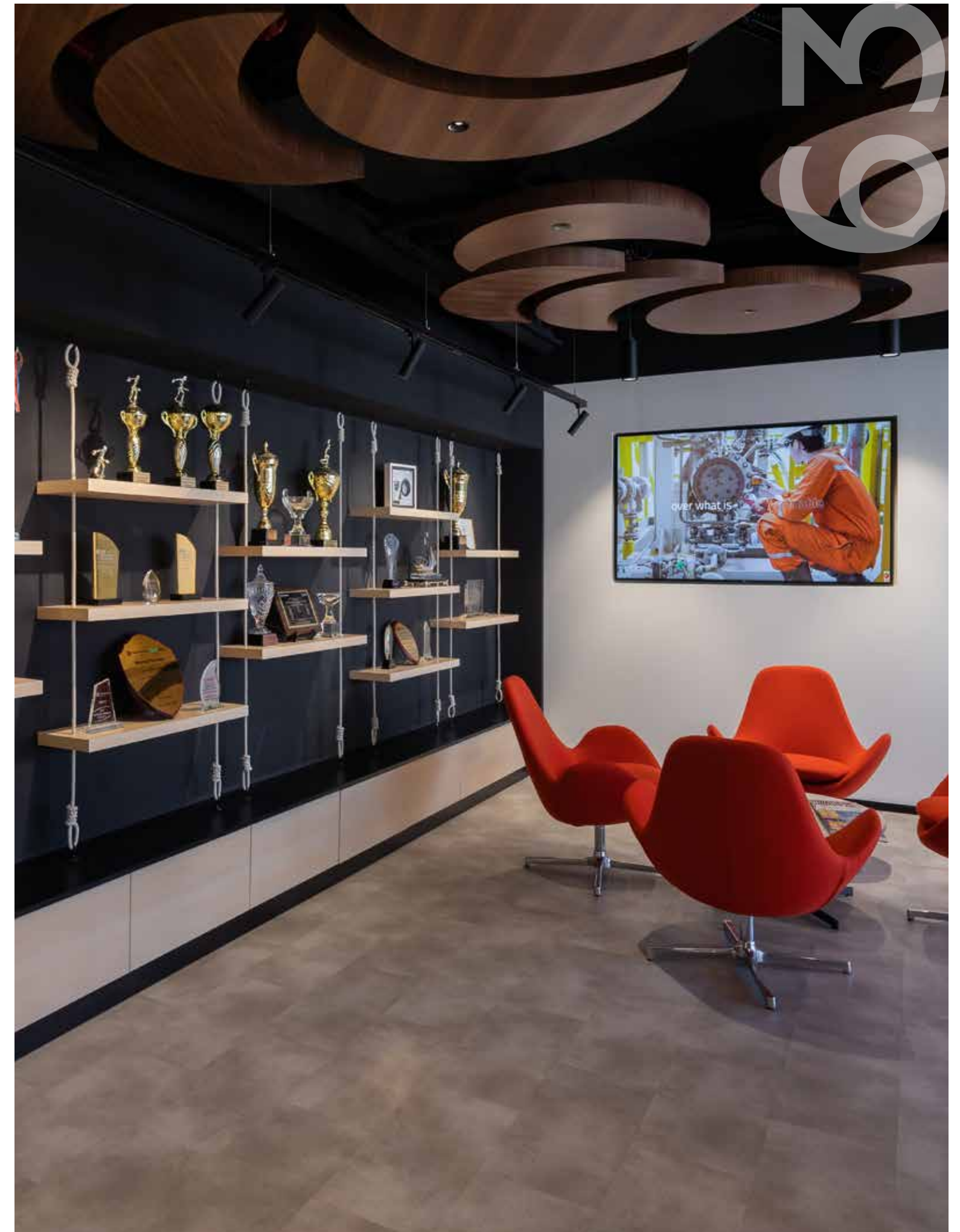


Testimonials

“ One of Xworks Interiors’ most remarkable attributes is their relentless pursuit of innovative solutions to complex challenges and adherence to sustainability. They consistently exhibit a proactive approach to problem solving, often going above and beyond to identify root causes and develop creative strategies to overcome obstacles. Their capacity to think critically and adopt to changing circumstances has allow them to make significant contributions to our projects.

Shyam Visavadia
Managing Director
The PMC

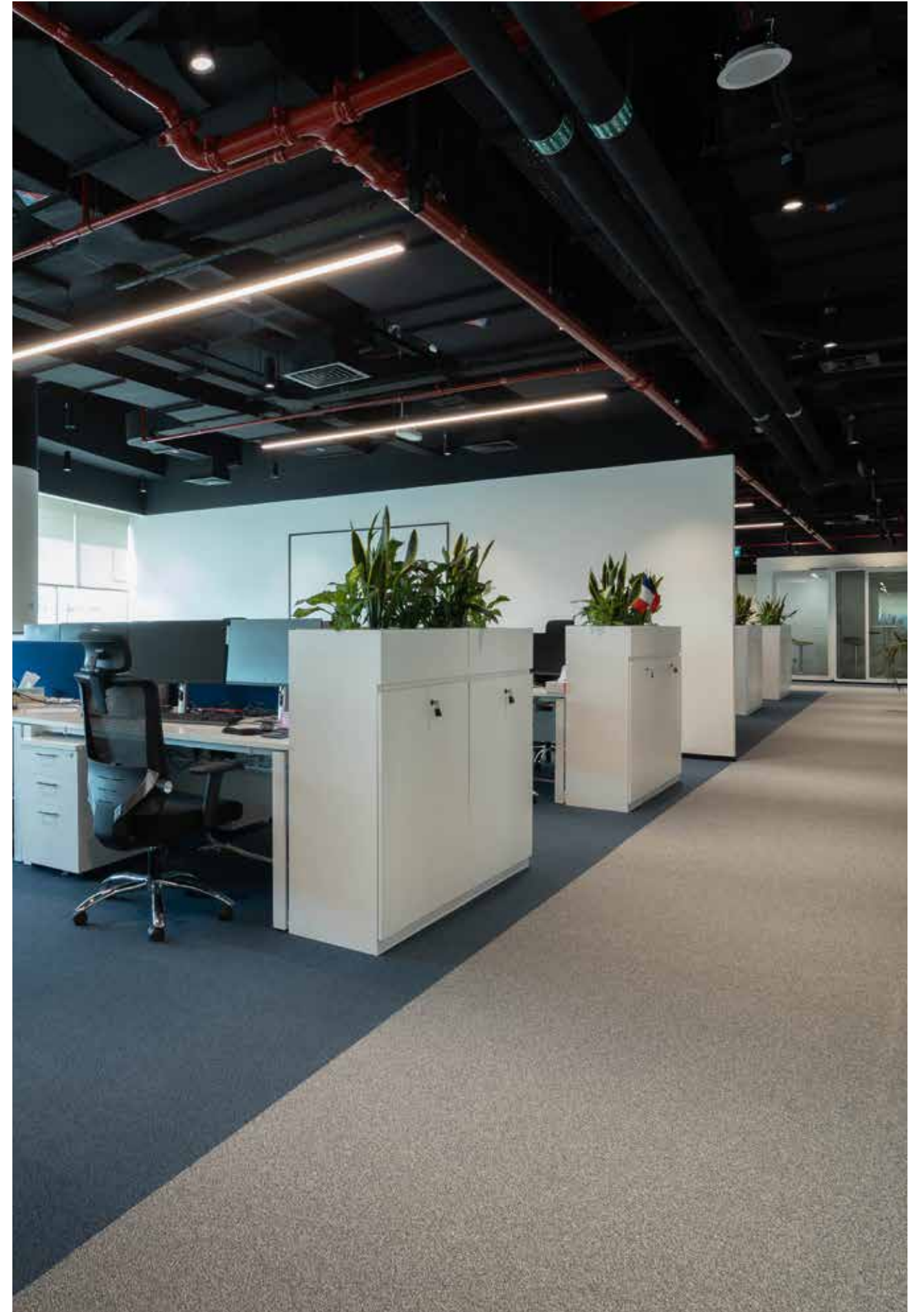
**Hori—
zontal**





Client: Electricite De France
Year: 2023
Size: 11,140 sqft
Location: Abu Dhabi Mall, East Office Tower
Abu Dhabi, UAE

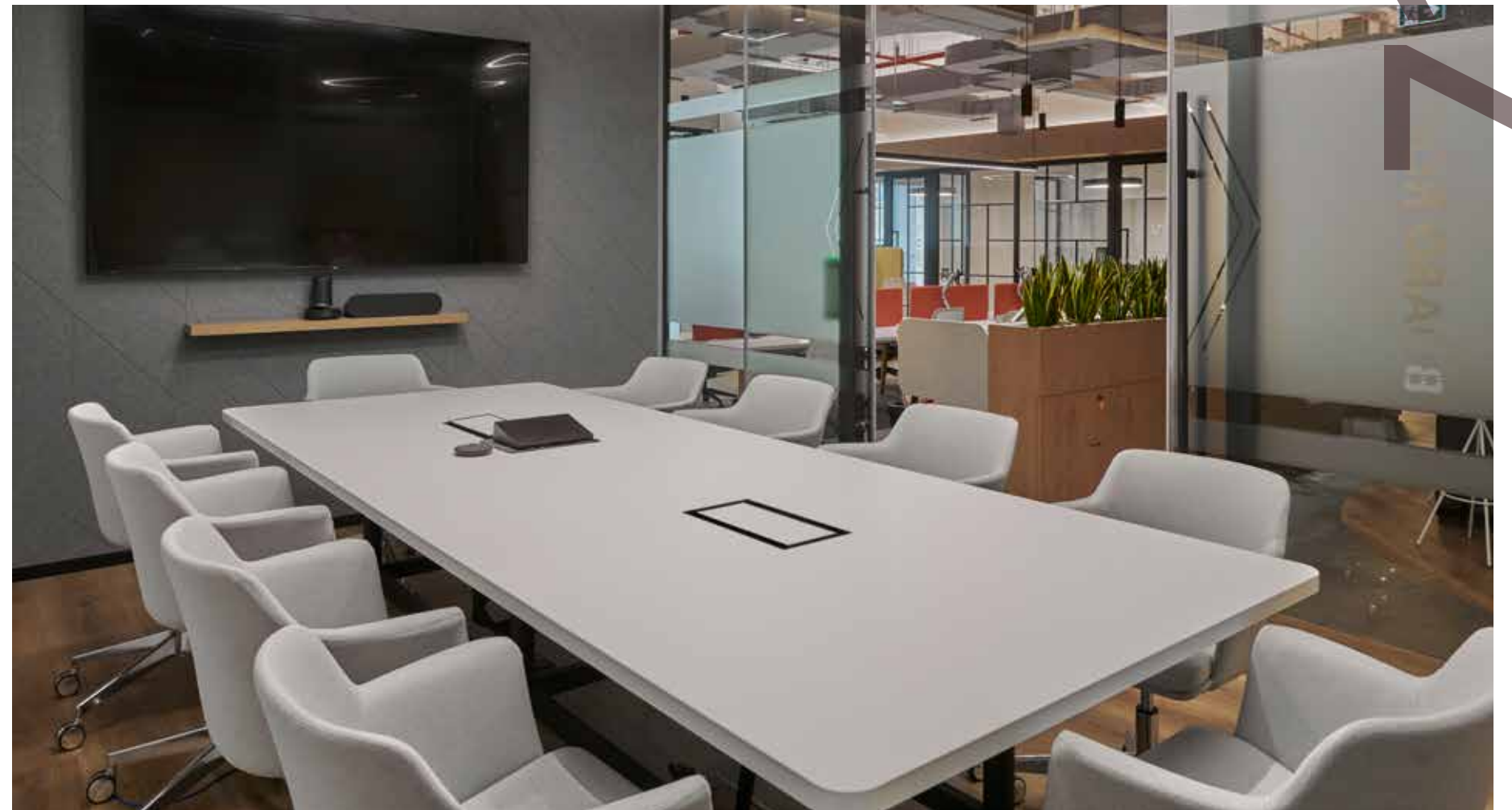
Designed by: Xworks Interiors LLC
Built by: Xworks Interiors LLC





Client: Vertiv Middle East DMCC
Year: 2021
Size: 3,046 sqft
Location: One JLT, Jumeirah Lakes Towers, Dubai

Designed by: Xworks Interiors LLC
Built by: Xworks Interiors LLC
Furniture by: Forma 5, Spain

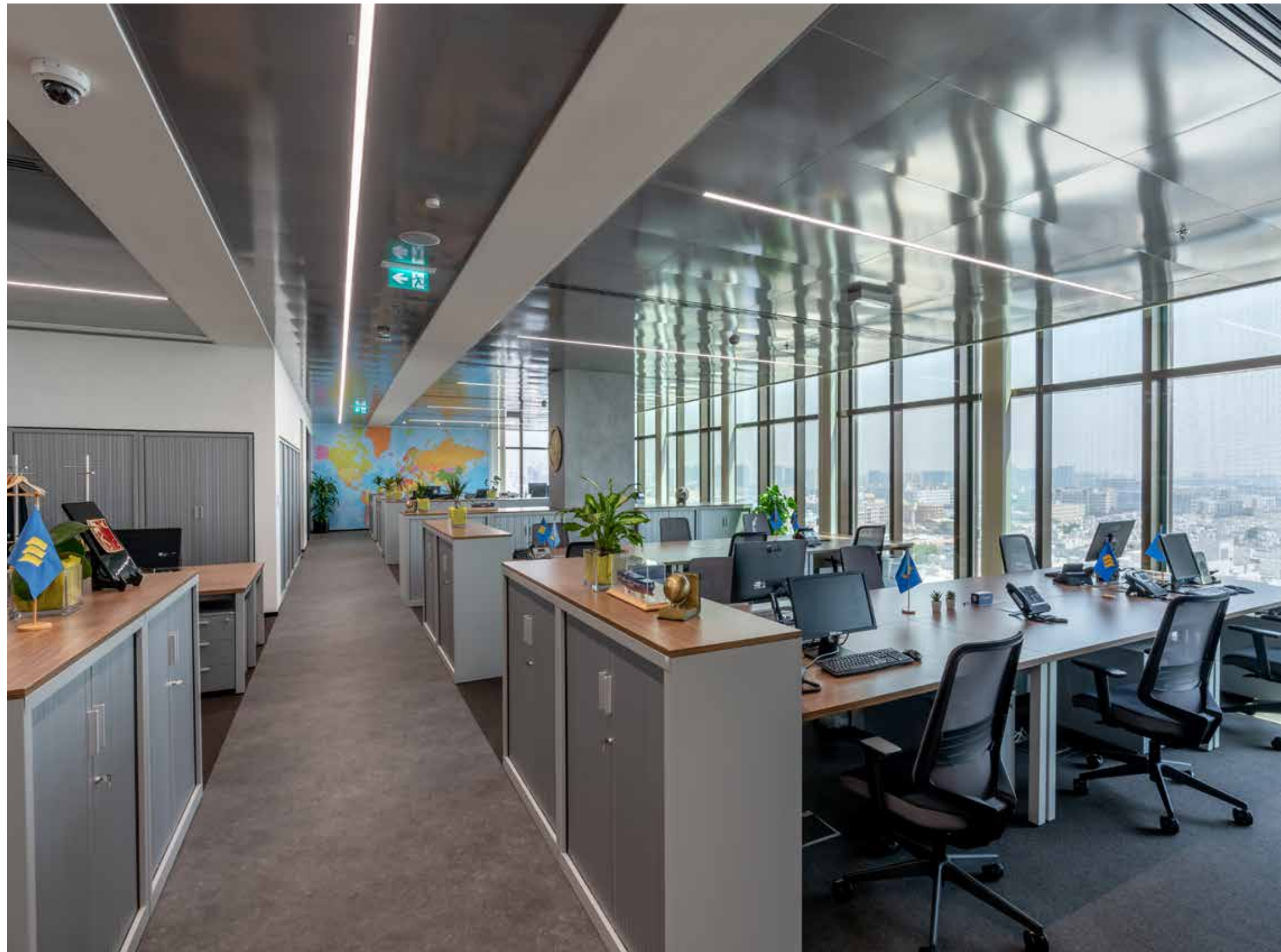




Client: Emirates Shipping Line
Year: 2020
Size: 6,500 sqft
Location: M Square Bldg, Mankhool, Bur Dubai, Dubai

Designed by: Xworks Interiors LLC
Built by: Xworks Interiors LLC
Furniture by: Forma 5, Spain





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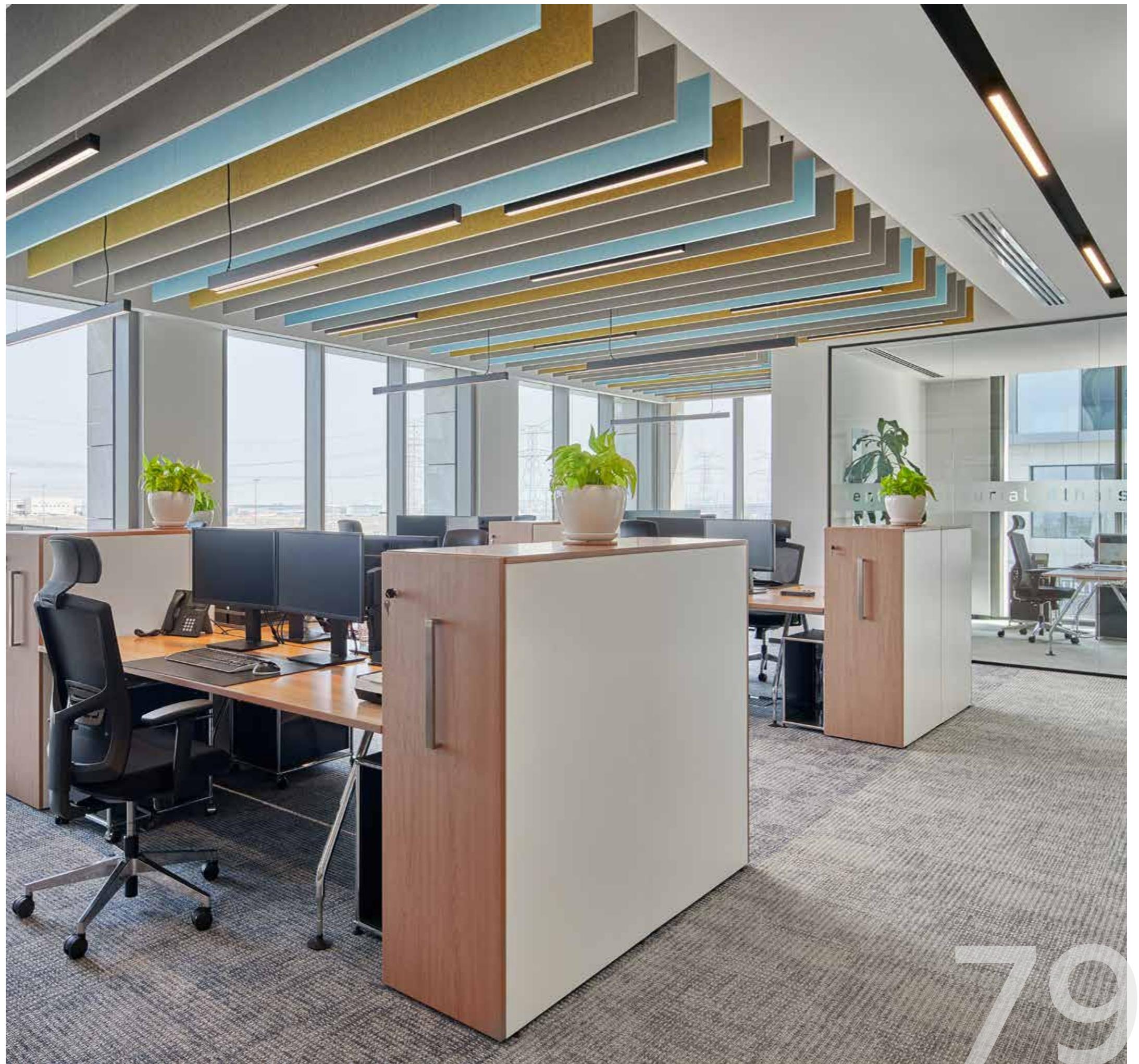


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GRENKE

Client: GRENKE Middle East
Year: 2023
Size: 3,046 sqft
Location: Office Park Building 2,
Dubai Hills, Dubai

Designed by: Xworks Interiors LLC
Built by: Xworks Interiors LLC
Furniture by: Forma 5, Spain

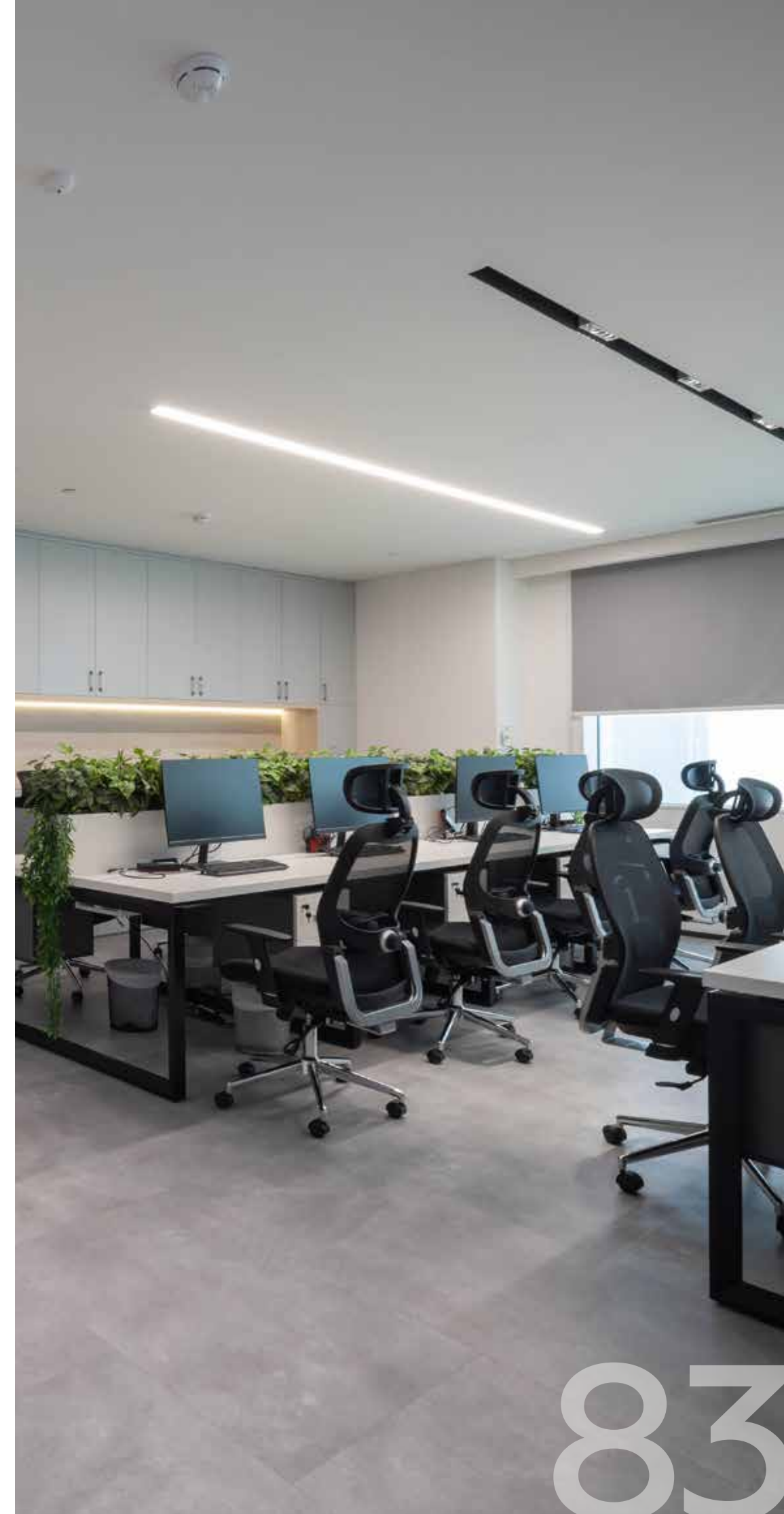




The Office that you have made for us represents fully GRENKE UAE values, quality, message and culture. We feel comfortable here, our daily work became easier, functionality of the office space gave us free dom, flexibility, and choices that we did not had before.

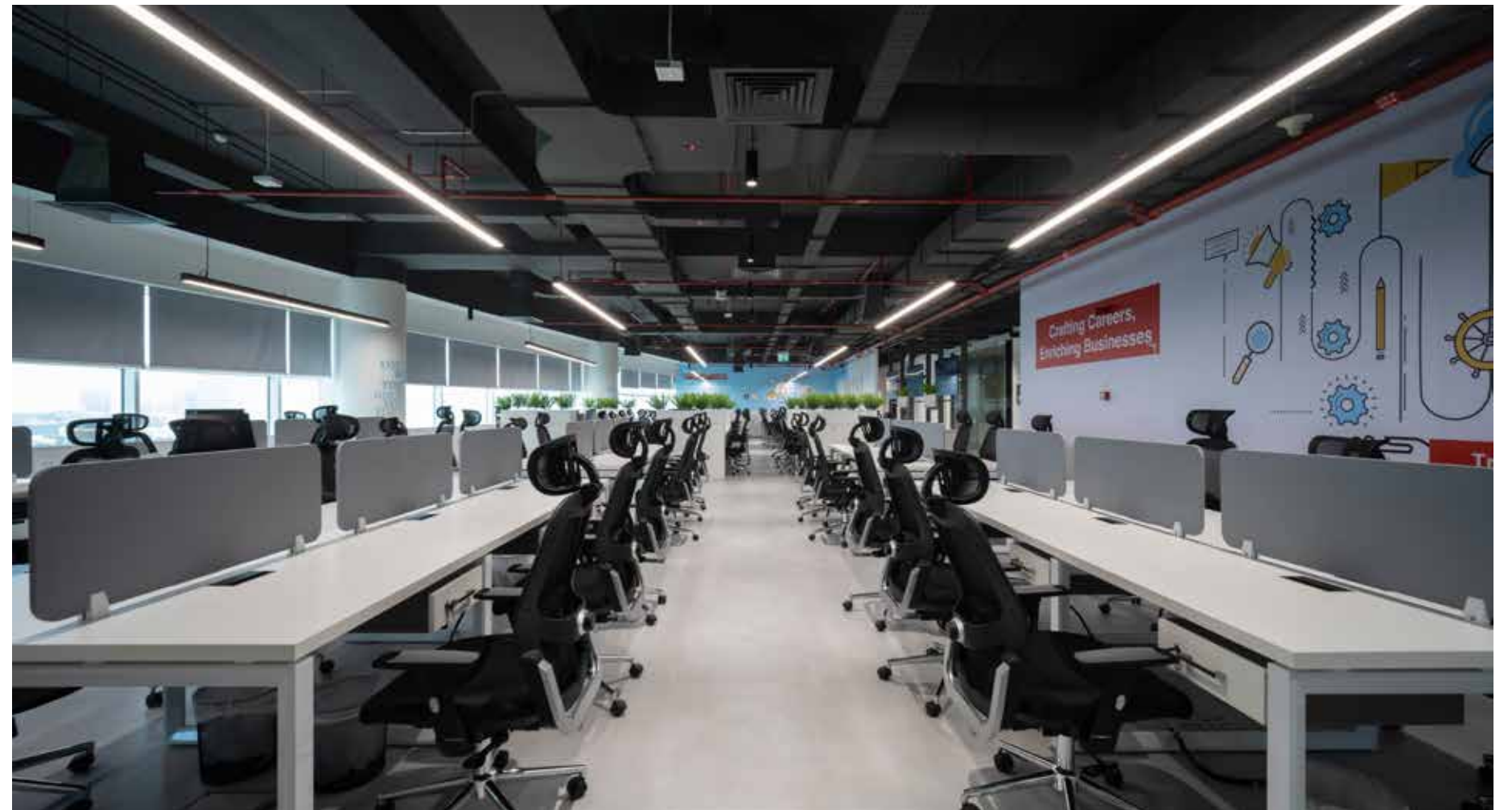
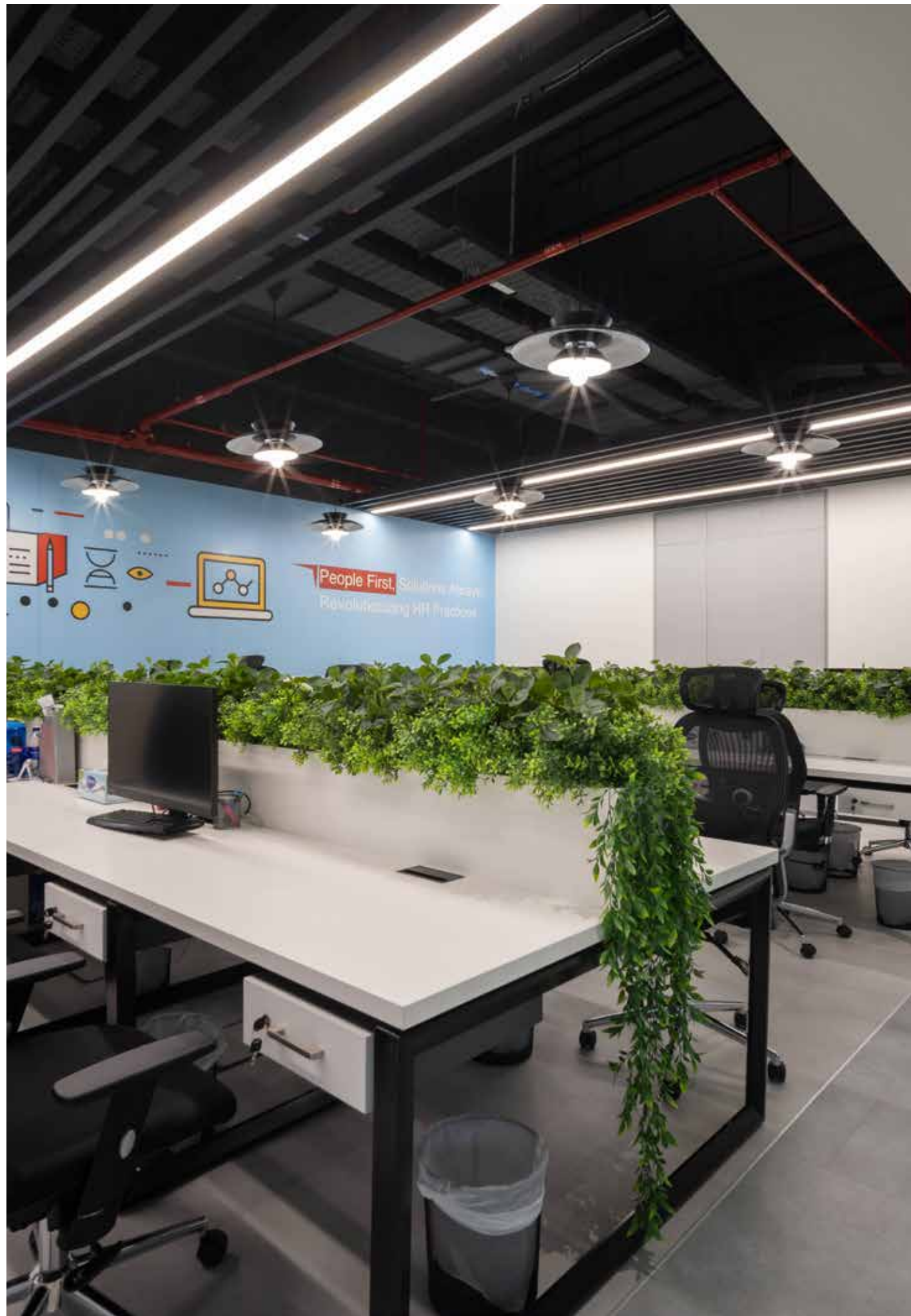
We would recommend Xworks services to any company in UAE, which looks for cost effective, high quality standards. Where customer can expect design that will match his spirit of the brand and be a great business card to the company itself. Your Team made a difference to out work life for which we are grateful.

Michael Maczewski
Managing Director
GC Leasing Middle East FZCO
Dubai Branch



Client: Reach BPO L.L.C. - O.P.C.
Year: 2024
Size: 11,840 sqft
Location: Office Tower West, Abu Dhabi Mall, Abu Dhabi, UAE

Designed by: ZOI Designs
Built by: Xworks Interiors LLC





Client: Confidential
Year: 2024
Size: 15,607 sqft
Location: World Trade Center, Abu Dhabi, UAE

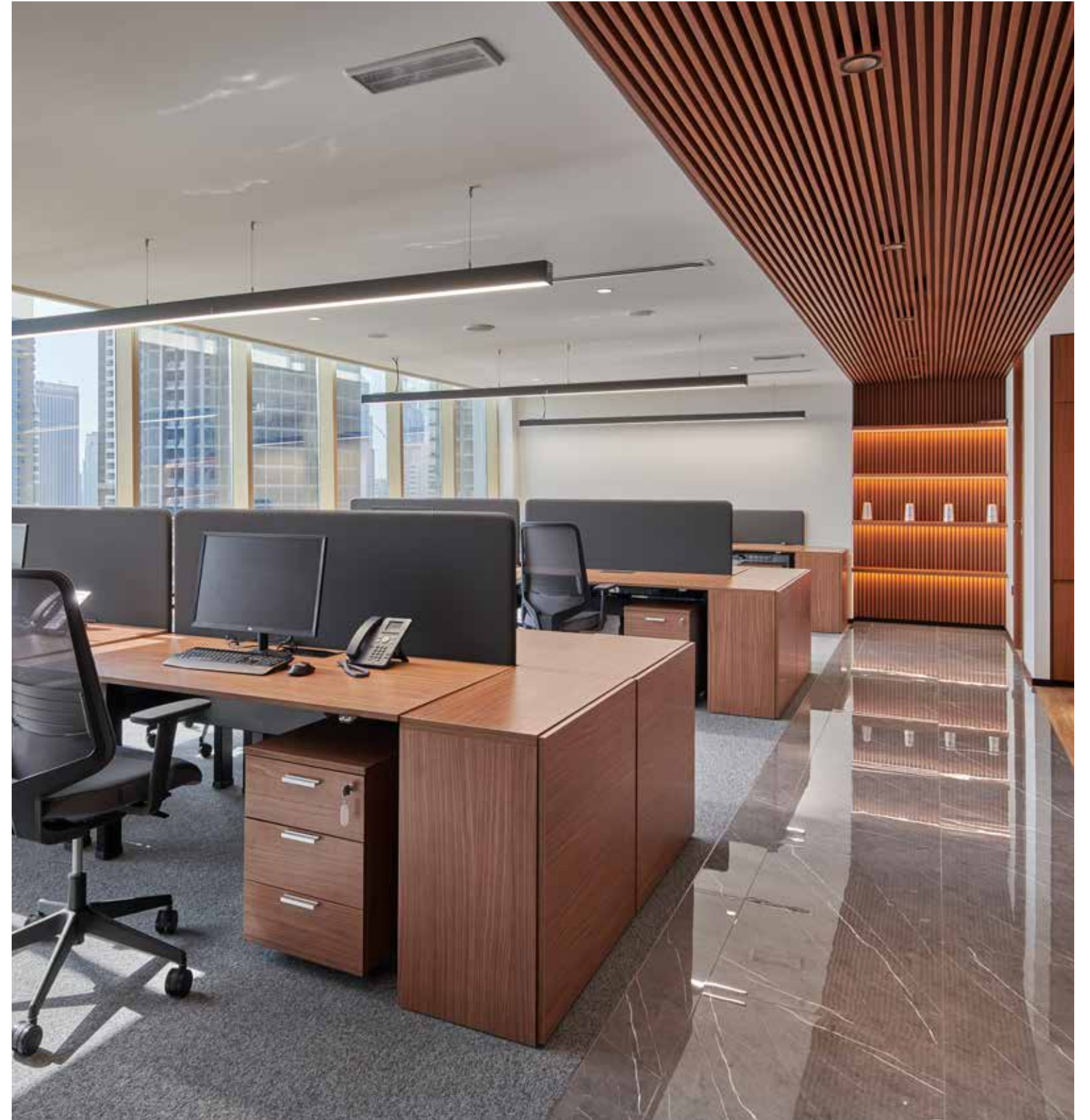
Designed by: Xworks Interiors LLC
Built by: Xworks Interiors LLC
Furniture by: Forma 5, Spain & Merryfair, Malaysia





Client: Grupo Karim
Year: 2022
Size: 3,940 sqft
Location: Tiffany Tower, Jumeirah Lakes Towers, Dubai

Designed by: Xworks Interiors LLC
Built by: Xworks Interiors LLC
Furniture by: Forma 5, Spain



 **SOCIETE
GENERALE**

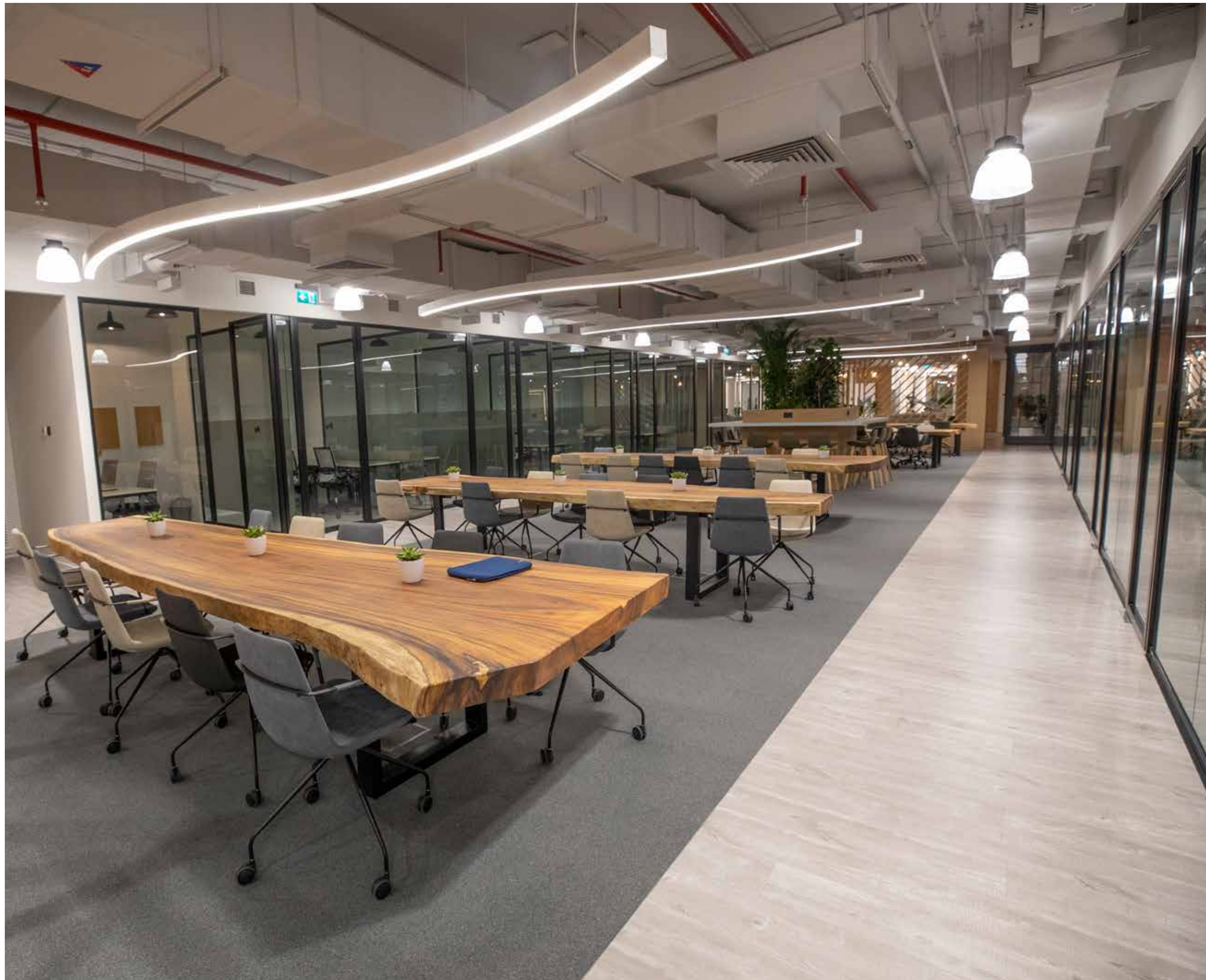
Client: Societe Generale
Year: 2018
Size: 9,100 sqft
Location: DIFC, Dubai

Designed by: Xworks Interiors LLC
Detailed Designed by: Xworks Interiors LLC
Built by: Xworks Interiors LLC





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Client: Nook
Year: 2016
Size: 10,678 sqft
Location: One JLT, Jumeirah
Lakes Towers, Dubai

Designed by: Xworks Interiors LLC
Detailed Design by: Xworks Interiors LLC
Built by: Xworks Interiors LLC





Zaha Hadid Architects, Dubai Design District



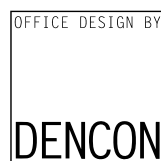
FURNITURE



OUR FURNITURE PARTNERS

Classic, modern or contemporary. Our partners have been creating every aspect of furniture for over a century. They know how to build the individual items, and we know how to incorporate them into your space.

Office Furniture



MERRYFAIR®

HAWORTH®

ICF

FAMO:

Designer Furniture



ERIK JØRGENSEN

HAY

Fritz Hansen®

by Lassen.
Copenhagen

Soft Collaboration Seating & Breakout/Training Furniture

Andreu World

GRASSOLER
sofás desde 1960

OFFECCT

GÖTESSONS

ege®
THE URGE TO EXPLORE SPACE



inno^{fi}

FOUR
DESIGN | AN OCEE
INTERNATIONAL
COMPANY

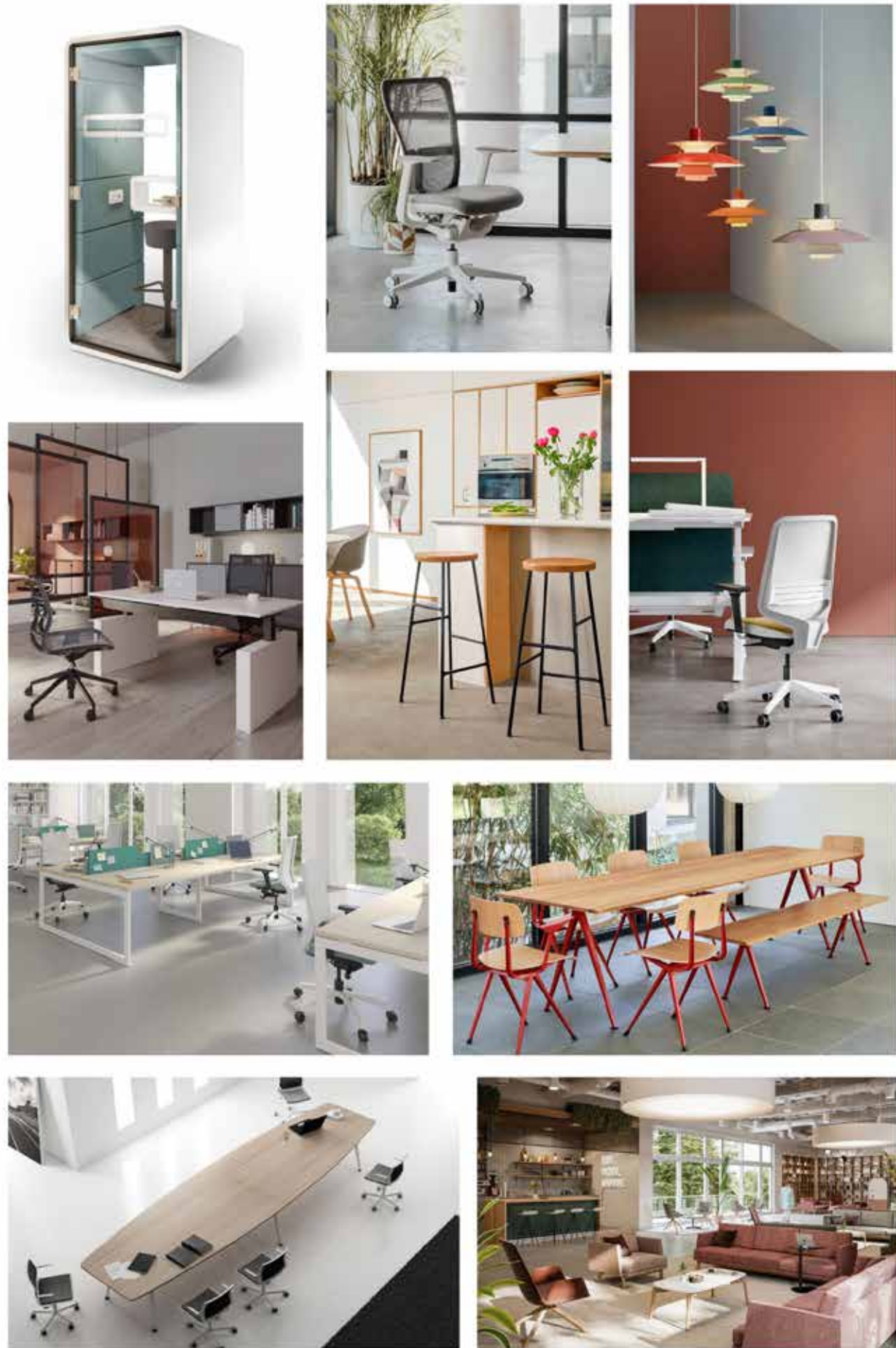
HOWE

HYLLTEKNIK | II |

louis
poulsen

intra lighting

Others



The logo features a large, stylized 'X' made of two overlapping, slightly irregular rectangular shapes in a gradient of orange and red. To its right, the word 'works' is written in a dark, lowercase, sans-serif font.

X works

A wooden swing seat hangs from two ropes against a background of dark wood paneling and a brick wall. The seat is a simple wooden plank with the text 'don't forget to play' written on it in a light, lowercase font.

don't forget to play

The background is a dense, textured field of crumpled yellow paper, creating a warm, organic, and somewhat chaotic visual effect.

**THINGS THAT
MATTER TO US**

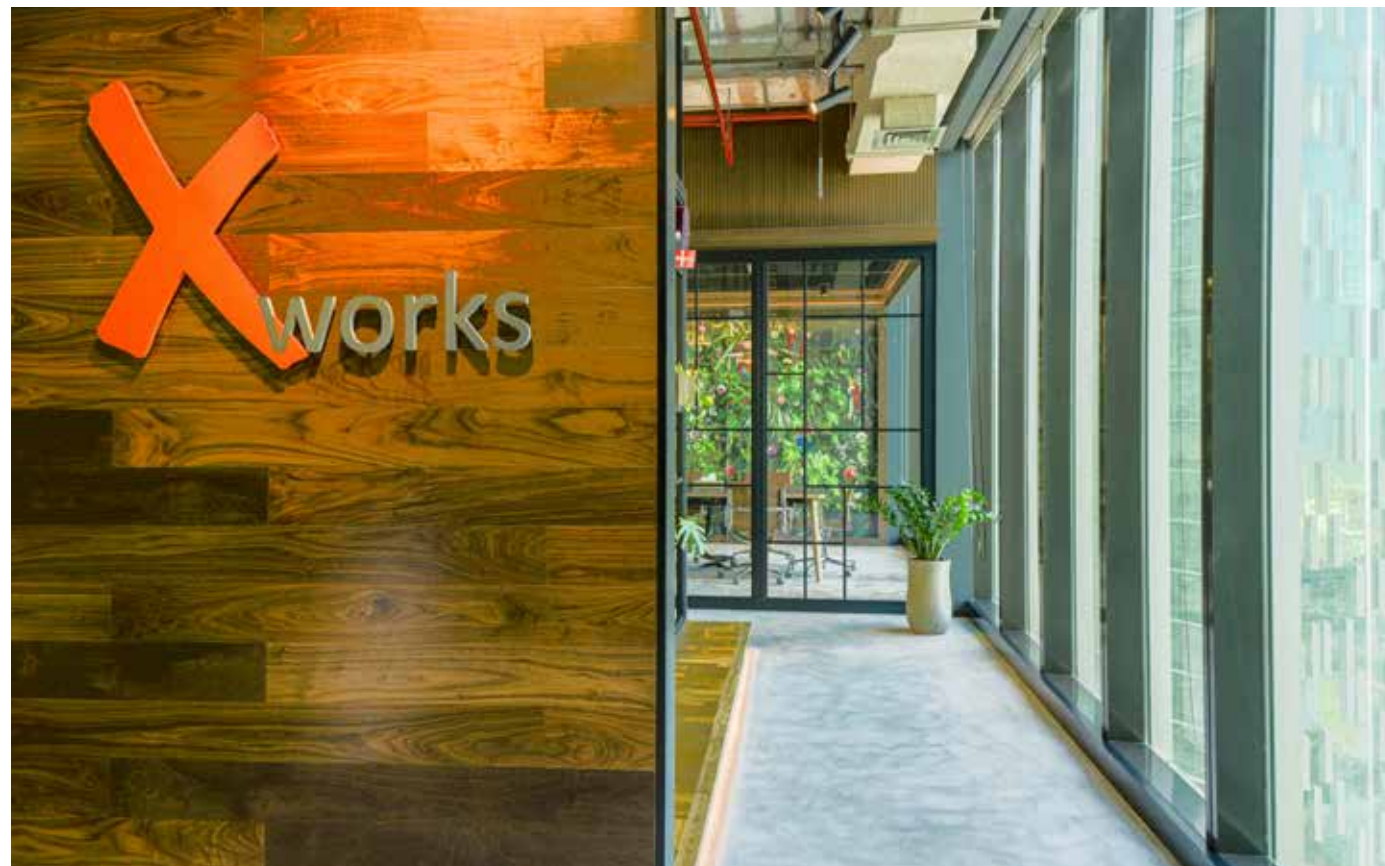
OUR HOME AWAY FROM HOME

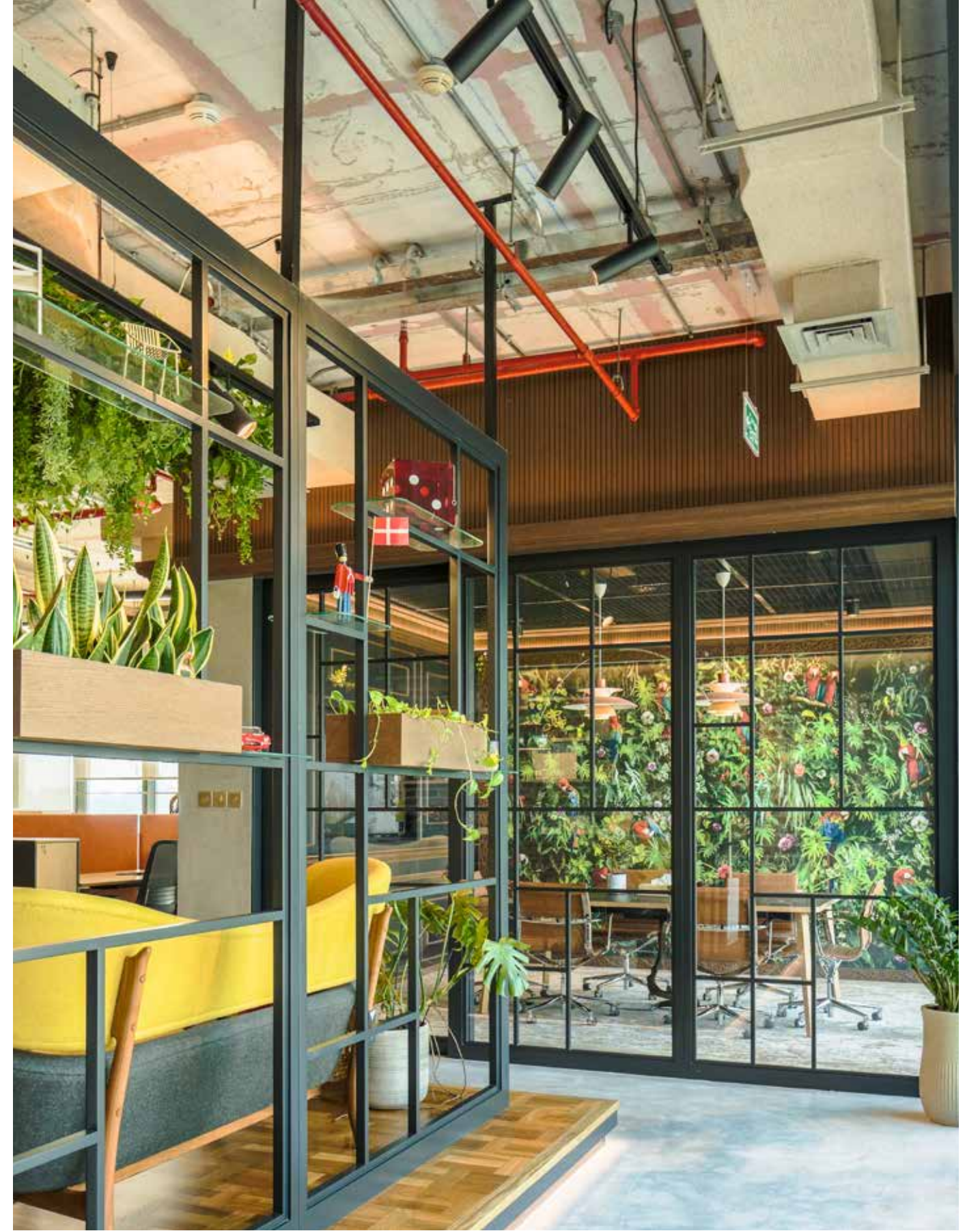






OUR HOME AWAY FROM HOME





GETTING THINGS DONE

Render vs Actual



Matching your outcome to your initial vision.

Yes, the second image really is a photo of the finished project!



GETTING THINGS DONE

Render vs Actual



Matching your outcome to your initial vision.

Yes, the second image really is a photo of the finished project!



GETTING THINGS DONE

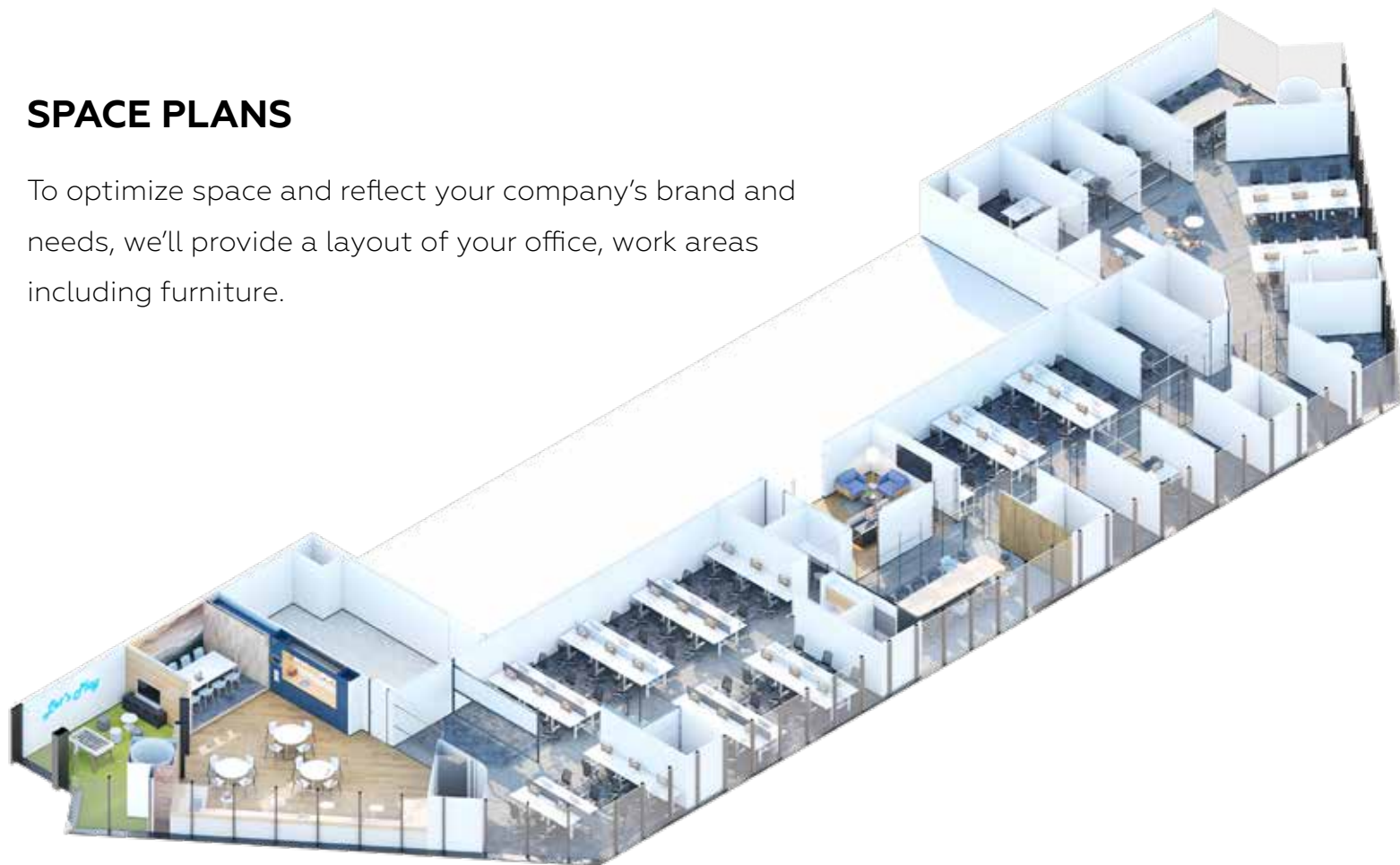
MOOD BOARDS

We create mood boards to give you a visual representation of how your office will look and feel.



SPACE PLANS

To optimize space and reflect your company's brand and needs, we'll provide a layout of your office, work areas including furniture.



GETTING THINGS DONE THE RIGHT WAY

How we do things matters, and we're beyond proud of our team to have received recognition for it.

ISO CERTIFICATIONS

This achievement, comprising not just one ISO standard but three, reflects our dedication to providing our clients with the highest standards of service and product delivery.



LEED CERTIFICATION

We were one of the first companies in the UAE to be awarded LEED (Leadership in Energy and Environmental Design) "Gold Certification".



WELL CERTIFICATION

A pioneering new rating system that focuses on the human aspects of development, we were also the first company in the UAE to receive WELL "Gold Certification".



ICV CERTIFICATION

While we engage with international manufacturers and suppliers, we also make a significant contribution to the local economy of the UAE.



GETTING THINGS DONE THE RIGHT WAY

How we do things matters, and we're beyond proud of our team to have received recognition for it.

CORPORATE SOCIAL RESPONSIBILITY

We work with those who share the same outlook as us: incorporating a sustainable, safe and healthy environment into our designs up until construction.

We strive to partner with overseas partners who hold Environmental Management Certificates and are CSR Certified.

Some of our CSR activities include:

Gloria X

Xworks Interiors has adopted a Rhinoceros in Namibia's incredible new Rhino Sanctuary. Named Gloria X, she represents more than just a member of our family; she stands as a powerful symbol of our commitment to sustainability and our mission to protect endangered species. She recently gave birth to a male Rhino named Otto.



Thrift For Good

Xworks Interiors collaborated with Thrift For Good to organize a Clothing & Book Donation Drive. We collected 4 boxes of donations, equivalent to funding a year of education for three children at Raey School in Ethiopia, one of Thrift For Good's projects. This effort not only supported these children in their education but also offset approximately 10kg of carbon emissions and diverted 333 items from landfills.



Iftar Meal Boxes

For two consecutive years, the Xworks Family delightfully collaborated with Ideal Friend of Abu Dhabi to distribute Iftar meal boxes to labor camps, embodying the true spirit of giving back to the community.



Paper & E-Waste Recycling

Since 2021, we are actively joining the GreenBox Community and contributing to a sustainable eco system and we have recycled 85 kg of e-waste from 2023.

GETTING THINGS DONE THE RIGHT WAY WITH THE RIGHT TEAM

Our employees are the key to our success at Xworks Interiors. We recognize and celebrate the dedication of those who have been with us with over a decade of tenure.

Mohammed Rafeeqe, Operations Manager

Rafeeqe, the first employee of Xworks Interiors, began his journey with us in 2009 as a Project Engineer. He has demonstrated exceptional dedication and expertise, leading to his current role as Operations Manager at our Abu Dhabi office. We look forward to many more years of success with Rafeeqe.



Michelle Lozano-Palomera, Design Manager

Michelle is our amazing Design Manager, who has been with us for 14 incredible years! Her eye for detail and passion for innovation have helped us exceed expectations time and time again. Here's to many more years of fabulous designs with Michelle leading the way!



K.R. Srinath, Sales Manager

Srinath, our rockstar Sales Manager, has been with us for more than 12 years! He has been the driving force behind some of our biggest sales victories, always knowing just where to find the next big opportunity. We are pumped to see what magic you'll work in the years to come.



Mahesh Kamath, General Manager

Mahesh is our dedicated General Manager who has been with us for a whopping 11 years! He is a fantastic mentor and a champion of our values. He leads by example, showing us what it means to work with integrity, excellence, and as a team. We can't wait to see where his leadership takes us next!



Charlie Varghese, Division Head

Charlie, the Division Head at our Abu Dhabi Office, joined Xworks Interiors as a Business Development Manager. His leadership, and commitment to excellence quickly advanced him to his current role. Soon to mark 10 years with Xworks, his leadership continues to drive our team's success and growth.



GETTING THINGS DONE THE RIGHT WAY WITH THE RIGHT TEAM

We extend our heartfelt gratitude to these exceptional employees who will soon celebrate ten years with Xworks Interiors. Their unwavering loyalty, dedication, and passion are the driving forces behind our continued growth and success.



Mia Jacob
Senior Quantity Surveyor



Alan Oco
Design Team Leader
Senior Architect



Mohamed Irfhan Ull'ah
Senior Project Manager



Ria De Silva
Senior Accountant



Mohamed Kairullah
Logistic/Admin Assistant/Driver

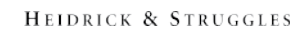


Asoka Kumar
Senior Site Supervisor



Monikandan Cheraparambil
Site Supervisor

OUR VALUED CLIENTS



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Thank you for being a part of our journey.

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