

CAFM.PRO

CAPABILITY STATEMENT

A nervous system for your facility.

Connected CAFM and field data services for owners, operators, FM contractors and delivery partners.

ESTABLISHED IN RIYADH | 2026

CAPABILITY STATEMENT 2026



THE COMPANY

Saudi origin. Operational focus.

CAFMPRO develops facility-management software and provides field data services under one company identity.

ESTABLISHED

Riyadh 2026

Our purpose

- See operations
- Coordinate work
- Retain evidence

A modular platform,
supported by CAFMPRO
Field Services.

Maintenance core

Asset, preventive and corrective records remain connected through the work lifecycle.

Wider operations

Resources, places, assurance and commercial controls support the work where their records overlap.

Operational evidence

Dates, ownership, readings, materials, documents and approvals are retained in context.

Engagement fit

For owners, operators, FM contractors and delivery partners seeking a controlled CAFM implementation.

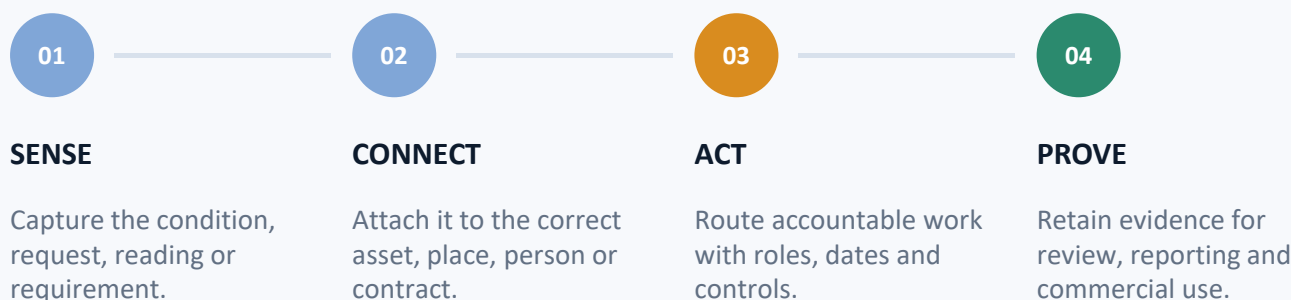
CAPABILITY AT A GLANCE

Preventive and corrective maintenance, supporting operational capabilities, and scoped deployment and support.

OPERATING MODEL

Connect where the record matters.

Shared assets, locations, people, work and evidence give teams a consistent operating picture.



Capability domain	Coverage
Estate and assets	Asset records, preventive maintenance and corrective maintenance
Operational resources	Manpower, procurement, warehouse and controlled documents
People and places	Spaces, key custody and approved activities
Environment and assurance	QHSE, security, water and energy records
Commercial control	Contracts, KPI periods, draft invoicing and permitted decision support

CAFMPRO Field Services supports the quality of source data through scoped tagging, verification, reconciliation and handover.

ASSET AND MAINTENANCE CORE

The asset record is the operational spine.

Maintenance becomes stronger when identity, location, documents, work history and evidence remain attached to the same asset context.



WHAT THE RECORD CARRIES

Identity

Asset code, classification and agreed attributes

Place

Site, building, floor, room or other operating location

Documents

Manuals, drawings, certificates and controlled references

History

Preventive and corrective work retained over the lifecycle

ASSET

>

PLAN OR FAULT

>

WORK

>

VERIFY

>

HISTORY

This is the core CMMS promise: plan work, respond to faults, document execution and preserve asset history.

PREVENTIVE MAINTENANCE

Control the preventive maintenance cycle.

Preventive maintenance carries the intended task from plan and schedule through execution, verification and asset history.



PLANNED MAINTENANCE LIFECYCLE

01

Define

Periodic or meter-triggered plan, tasks and instructions

02

Schedule

Due dates and work generation against the asset

03

Prepare

Assignment, craft, materials and required documents

04

Execute

Field tasks, readings, notes, photos and time

05

Verify

Review completion evidence and outstanding controls

06

Retain

Close into the asset lifecycle for future review

Completion evidence stays with the generated work and maintained asset.

CORRECTIVE MAINTENANCE

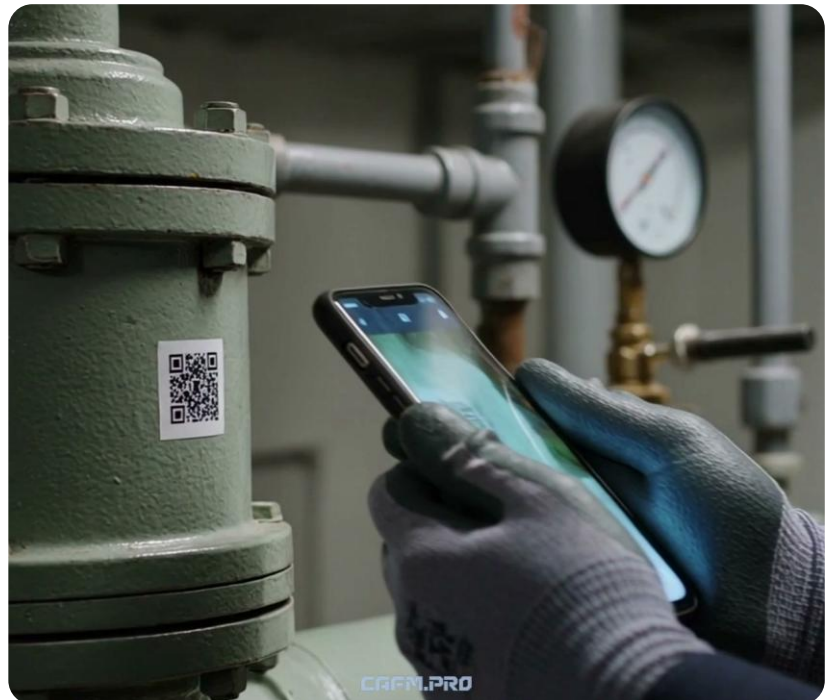
Keep every corrective response accountable.

The corrective record keeps the request, response, execution evidence, authorized delays and closure decision in one work context.

THE OPERATING QUESTION

What failed?
Who owns the response?
What changed the clock?
What proves closure?

Priority, SLA, assignments, approved hold time, labour, materials and evidence remain reviewable.



CORRECTIVE WORK LIFECYCLE

01 Request or fault

02 Triage and priority

03 Assign and mobilize

04 Execute and evidence

05 Verify and close

06 Retain in history

Record approved hold time or downtime so the operational timeline and SLA context remain available for review.

MAINTENANCE EVIDENCE

Two maintenance paths. One asset history.

Preventive and corrective work retain their identity, status and evidence within the asset’s maintenance history.

PREVENTIVE MAINTENANCE - ASSET LIFECYCLE

Dashboard > Assets > Chilled-Water Pump 02

Chilled-Water Pump 02

Active

AST-03127 Serial: CHW-2214-B · Barcode: 675403127 · CAFMPRO Demo Tower > Tower B > Basement B2 > Plant Room

Overview

Service Requests

PPM Plans

Meters

History & Cost

QHSE

Keys

Activity Logs

Lifecycle History

Every PPM visit, repair and part — recorded on the asset

Last 12 months ▾

12 Jul 2026	CM	Mechanical seal replaced — WO-260706-041	SAR 6,150
Bearing kit + seal · Manpower Group: HVAC — Morning · 6.5 man-hours			
28 Jun 2026	PPM	Quarterly condition check — PPM-260706-118	SAR 850
Vibration abnormal → corrective raised			
11 May 2026	PART	Bearing set issued — RES-2026-0448	SAR 2,890
From Store B1 · reserved against WO			
02 Apr 2026	PPM	Seal inspection & alignment	SAR 620
Within tolerance · closed same day			
19 Feb 2026	CM	Vibration abnormal — bearing replaced	SAR 4,300
WO-260219-012 · verified by supervisor			
08 Jan 2026	PPM	Quarterly condition check	SAR 850

CORRECTIVE MAINTENANCE - WORK IDENTITY AND TIMELINE

Dashboard > Maintenance > Work Orders > WO-260706-041

WO-260706-041

In Progress

Replace mechanical seal — Chilled-Water Pump 02 (AST-03127) · Plant Room, Basement B2 · Priority: P2 — 24 active hours

Execution Timeline

Your workflow · every step timestamped

06 Jul · 08:14	Work order created from PPM finding
PPM-260706-118 · vibration abnormal on CHWP-02	
06 Jul · 09:02	Work accepted
Technician: MPG-01 · HVAC — Morning	
06 Jul · 11:30	Hold requested — awaiting client approval to stop pump
Reason: live chilled-water circuit · requires shutdown window	
06 Jul · 13:45	Hold approved
Approved by: FM Supervisor · shutdown window granted	
⌛ SLA CLOCK PAUSED — 18h 42m	
07 Jul · 08:30	Work resumed — SLA clock resumed
Shutdown window active	

REPRESENTATIVE CAFMPRO INTERFACE | DEMO DATA

SUPPORTING OPERATIONS

Credible maintenance needs visible resources.

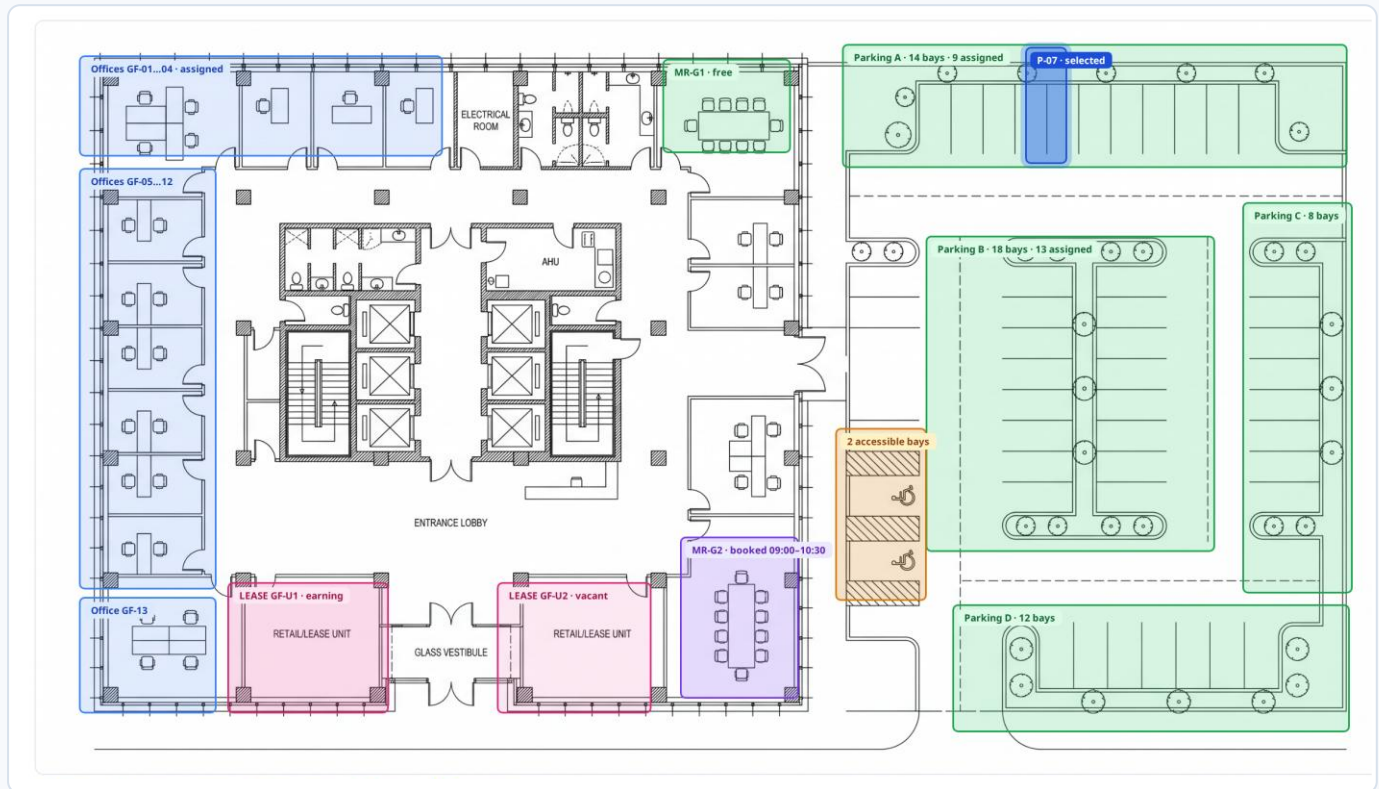
People, materials, purchasing and controlled information support the maintenance work and its supporting records.

Capability	Role in the work	Evidence
Manpower	Plan and assign the required craft. Role, craft, availability and assignment support accountable mobilisation.	Work owner
Procurement	Move approved demand into purchasing. Work-linked demand follows the agreed request and approval route.	Approved demand
Warehouse & inventory	Record materials used and stock movements. Issue and consumption records support the job history and store control.	Material evidence
Library & document control	Keep current references available. Manuals, drawings, certificates and routed documents remain under controlled access and status.	Controlled reference
Approved work, asset, location and document references keep the supporting records linked to the operational process.		

PEOPLE AND PLACES

See the location before coordinating activity.

Space Management maps the location and allocation. Keys and events retain their own responsibilities, approvals and service requirements.



SELECTED SPACE

P-07 · Parking Bay

Assigned to

Operations Department

Client Services Section

S. Al-Qahtani

Vehicle

Sticker VS-0441 · sedan · white

Linked

Workstation L12-WS-118 · Badge ACC-01892

ASSIGNMENT CONTROL

Assignment conflict blocked

P-12 already assigned — request moved to P-14 ✓

Space

Map occupancy, assignment and location context.

Key management

Record issue, holder, expected return and handover status against the controlled key.

Event management

Route approved service requirements and follow readiness with the responsible operational team.

REPRESENTATIVE SPACE MANAGEMENT INTERFACE | DEMO DATA

ENVIRONMENT AND ASSURANCE

Keep critical controls explicit.

Safety, security and utilities each address a defined operating risk, with the relevant records and controls available for review.



QHSE

Permit and isolation control

Work permits retain the linked control context. PTW closure is blocked while linked isolations remain open.

SECURITY MANAGEMENT

Patrols and exceptions

Plan patrols and retain timestamped checkpoint and exception records for review.

WATER AND ENERGY

Readings, reconciliation and quality evidence

READ

Capture meter readings and agreed monitoring records.

RECONCILE

Compare related readings and expose controlled conflicts.

EVIDENCE

Retain water-quality results and follow-up records in context.

**The competent person remains responsible for decisions.
CAFMPRO retains the controls and evidence.**

COMMERCIAL CONTROL

Carry operational evidence into a reviewable commercial picture.

Contracts, KPI periods and draft invoicing use configured rules; Facility AI helps retrieve and explain permitted data without taking accountable decisions.

EVIDENCE FLOW



FACILITY AI

Ask the record. Keep the decision human.

Retrieve

Search permitted records.

Explain

Explain the relevant context.

Suggest

Suggest action for human review.

CONTROL BOUNDARIES

Configured rules

Performance bands, caps, applied percentages and invoice basis depend on the agreed configuration.

Accountable approval

Facility AI does not silently edit, approve or overwrite accountable operational or commercial records.

Commercial outputs remain drafts until the agreed review and approval workflow is completed.

CAFMPRO FIELD SERVICES AND DELIVERY

Start with trusted data. Build a controlled operating model.

CAFMPRO combines scoped field data services with configurable software delivery. Architecture and support commitments are defined in the agreed project scope.



TAG

VERIFY

RECONCILE

HAND OVER

DEPLOYMENT

Arabic and English

Web and mobile workflows

Cloud or on-premises

Subject to agreed architecture

Access controls

Role-based permissions, tenant isolation and activity logging

DELIVERY PATH

01 Discover

02 Prepare

03 Configure

04 Rehearse

05 Support

Support is subject to the agreed service scope.

Scope workshop and live demonstration

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