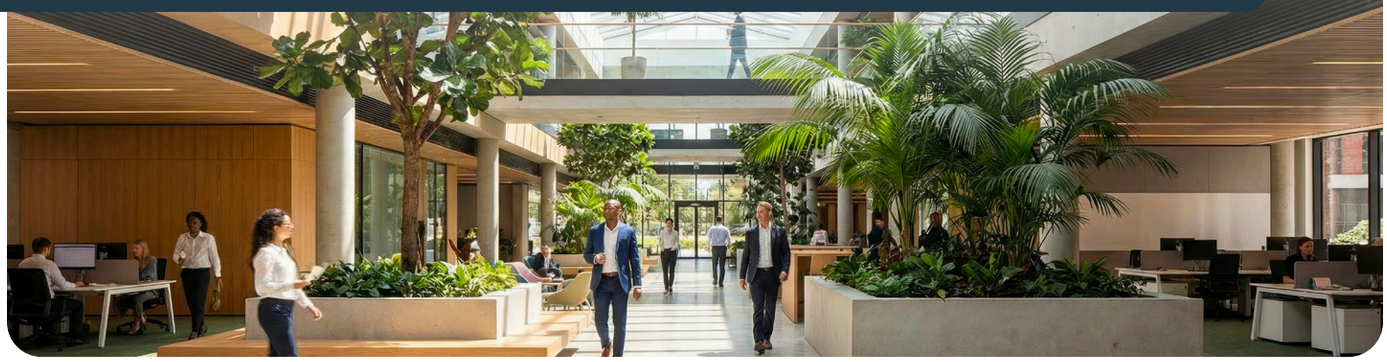
Aden services

— Workplace experience, efficiency, and asset value across commercial portfolios

# Integrated Facility Management for Offices and Commercial Portfolios



## Expertise in commercial operations

For 30 years, Aden has provided integrated facility management to corporate offices, retail networks, and commercial developments. Powered by our proprietary Akila digital platform, we strictly enforce operational and safety standards across every site to ensure uninterrupted business continuity.

Through fully digitalized workflows, our teams monitor live building data to resolve potential issues proactively before tenants are impacted. Combined with our front-of-house team, we deliver clear cost transparency, protect long-term asset value, and enhance tenant satisfaction every day.

## Key IFM service scope for commercial properties

**TAM Services:**
Zero-downtime maintenance for HVAC, elevators, power, and plumbing.

**Cleaning Services:**
High-standard sanitation for lobbies, tenant floors, meeting rooms, and public zones.

**Security and Risk Management:**
Smart access control, visitor management, and 24/7 surveillance.

**Food Services:**
Corporate cafeteria operations, executive catering, and workplace coffee stations.

**Energy Management:**
Real-time energy optimization, consumption control and energy audit reporting.

**Workplace Support:**
Front-of-house concierge, mailroom, meeting room support, and on-site helpdesk.

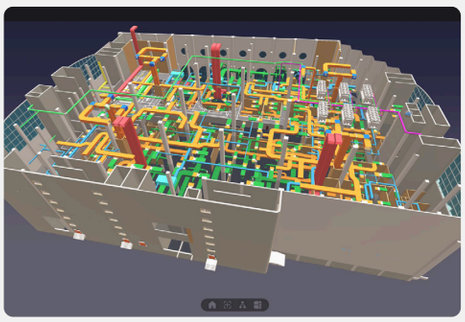
# What sets Aden's commercial IFM apart

Generic facility management is not enough in commercial real estate. Aden's approach is built on three capabilities that extend beyond standard FM, designed for property owners who see operations as a way to retain tenants and protect asset value.

## Integrated digital operations

- One dedicated team delivering all IFM via a single platform
- Portfolio-wide visibility into SLAs, performance, and costs
- Mobile-enabled teams ensuring faster response and coordination



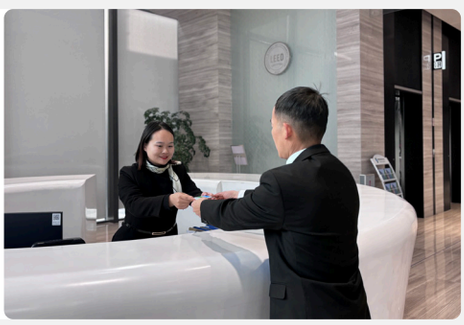



## Smart systems & ESG

- Akila predictive maintenance for HVAC, power, and elevators
- Automated climate and lighting controls cutting energy waste
- Real-time work-order system for fast tenant response

## Value-driven tenant experience

- Front-of-house concierge reflecting your property brand
- Flexible catering and events aligned with tenant needs
- Closed-loop tenant feedback driving ongoing service refinement



Through integrated facilities management, we help property owners transform complex commercial operations into an efficient and predictable long-term system. By aligning people, processes, and digital systems, we ensure sustained asset performance and operational excellence.



# Sustained improvements delivered by commercial IFM

## Trusted experience across offices and commercial developments

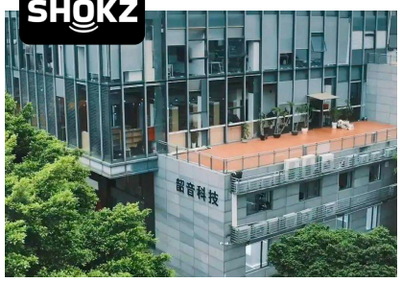
### Client cases




#### Jaguar Land Rover

**Location:**
Beijing, Shanghai, and Guangzhou

**Service scope:**
Integrated facility management across multi-site corporate offices.




#### Shokz

**Location:**
Shenzhen

**Service scope:**
Soft services for Shokz's technology manufacturing center.




#### LEGOLAND Shanghai Resort

**Location:**
Shanghai

**Service scope:**
Facility management for large-scale leisure and entertainment destination.

With mature IFM frameworks and experienced commercial teams, Aden keeps offices and commercial properties operating smoothly, efficiently, and cost-effectively. We manage complex daily operations through data-driven workflows that provide full transparency. This lets our clients focus on portfolio strategy and asset growth while we handle the operational details.

# Ready to elevate your commercial portfolio?

Partner with Aden Services to transform your commercial property management. Let us show you how can we reduce costs, improve service quality, and give you the operational clarity you need.

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