INDUSTRIAL DEVELOPMENT IN EGYPT

Material supply, packaged water treatment, construction project management

PHARMACEUTICAL | BEVERAGE | REAL ESTATE | LOGISTICS





Manufacturer reference imagery

富莱德物流园（三期）
ESR Kunshan Logistics Park(Phrase 3)

NOVOTRADEX
INTERNATIONAL LLC

Industrial development portfolio 2026

One accountable route from specification to operation

NovoTradex combines product access with local delivery governance for industrial and development projects

1

MATERIAL SYSTEMS

LGS framing, roof and wall systems, decks, purlins, accessories, packaged ultrafiltration

2

SUPPLY CHAIN

technical clarification, submittals, commercial coordination, freight, delivery, warranty records

3

PROJECT MANAGEMENT

governance, design interfaces, schedule, cost, change, risk, field delivery, commissioning

Developer outcome: fewer handoffs, traceable technical decisions, coordinated procurement, and a managed route to handover

NovoTradex at a glance

An Egyptian commercial and project-delivery platform for industrial materials and services

EGP 2M

issued and paid capital

60,569

Commercial Register

6 OCTOBER

operating base in Egypt

Commercial focal point

A single local interface for product, documentation, order, and delivery coordination

Delivery governance

Project controls and management services configured to the appointment and project stage

Lifecycle support

Submittals, logistics, commissioning records, handover, warranty and aftercare coordination

Industrial development scope

A coordinated service across concept, procurement, construction, and operational readiness

1

DEFINE

business need, capacity, site, approvals

2

DESIGN

basis of design, interfaces, value engineering

3

PROCURE

qualification, submittals, commercial route

4

DELIVER

production, freight, customs, site release

5

CONSTRUCT

quality, schedule, change, risk, records

6

OPERATE

testing, training, handover, aftercare

Integrated delivery model

Commercial, technical, and project controls converge around one developer brief

PRODUCT

system selection and technical evidence

COMMERCIAL

offer, terms, order and payment route

DEVELOPER BRIEF

scope, capacity, cost, time, quality

LOGISTICS

production, freight, customs and delivery

PROJECT CONTROLS

baseline, reporting, change and risk

Four sectors with one delivery architecture

Each sector has a different risk profile, but the same need for coordinated systems, evidence, and project controls

1

PHARMACEUTICAL

- controlled environments
- water quality boundary
- qualification records

2

BEVERAGE

- hygienic production
- process water reliability
- capacity and uptime

3

REAL ESTATE

- multi-asset rollout
- utilities and envelope
- phased handover

4

LOGISTICS

- large-span facilities
- weather-tight envelope
- fast-track delivery

Exclusive Egypt agency for the referenced MegaSteel offer

A local route to product clarification, quotation, submittals, import coordination, and project support

NOVOTRADEX ROLE

Exclusive Egypt agent

- local commercial interface
- technical clarification and submittals
- delivery and aftercare coordination

CSI-DIV 05 **LGS framing and building envelope systems**

CSI-DIV 05 **roof, wall, deck, purlin and accessory systems**

CSI-DIV 46 **packaged ultrafiltration and related treatment configurations**

Agency status supplied by NovoTradex. Executed confirmation should accompany final bids and tenders

Supply chain route into Egypt

A controlled information and material flow from manufacturer selection to site release

1
BRIEF
scope and demand

2
SPECIFY
system and evidence

3
QUALIFY
supplier and compliance

4
ORDER
commercial release

5
PRODUCE
inspection and packing

6
IMPORT
freight and customs

7
DELIVER
site release and records

Key controls: approved submittal, inspection release, packing list, shipping set, delivery record, warranty dossier

Delivery lifecycle and decision gates

Every release point has an owner, an approval record, and a next decision



APPROVAL MATRIX

OPEN-ITEM REGISTER

CHANGE LOG

DELIVERY TRACKER

01

BUILDING SYSTEMS

Light gauge steel, roof, façade, deck, purlin, and accessory systems

Division 05 portfolio



Manufacturer reference

CSI - Division 05 portfolio map

A coordinated set of structural, envelope, and accessory systems for industrial and development projects

LGS FRAMING

C-stud and U-track
engineered framing

BUILDING SYSTEM PACKAGE

ROOF SYSTEMS

concealed clip
standing seam and curved

WALL AND FAÇADE

zinc, concealed clip
snap and decorative panels

DECK AND ACCESSORIES

composite deck, purlins
trim and downpipes

Light gauge steel framing

Factory-produced framing supports repeatable geometry, faster assembly, and coordinated service interfaces





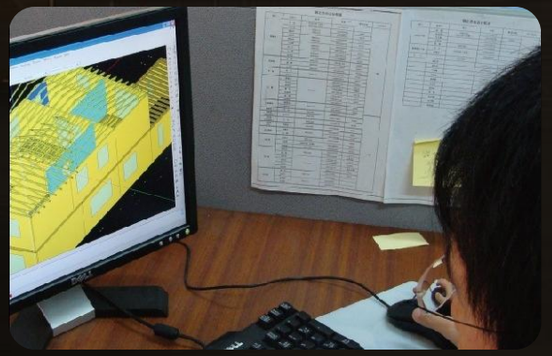
Best fit repetitive modules, lightweight additions, accommodation, offices, support buildings, and selected low-rise assets

REFERENCE RANGE

- C-stud and U-track cold-formed sections
- galvanized sheet grades reported as G345 to G550
- typical thickness reported as 0.8 to 1.5 mm
- typical web depth reported as 70 to 150 mm
- project-specific structural design and detailing required

LGS engineering and production workflow

The design model becomes a controlled set of components, assemblies, and site installation information



DESIGN

analysis, geometry, openings



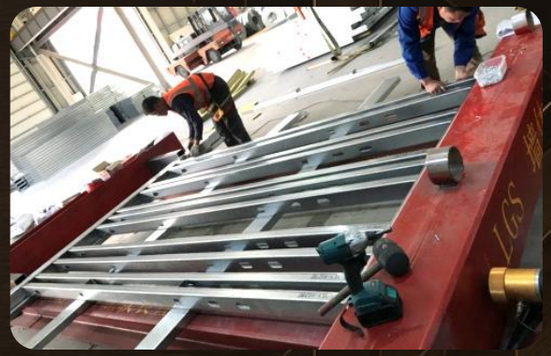
PRODUCTION

cutting, punching, identification



PREASSEMBLY

panels, trusses, quality checks



INSTALLATION

sequence, alignment, interfaces

Required release set: approved basis, calculations, coordinated shop drawings, bill of materials, erection sequence, inspection records

LGS delivery at site

Installation speed depends on a stable interface between design release, packing logic, access, and inspection



Manufacturer construction reference

1. **RELEASE**
   current drawing and component list
2. **PACK**
   sequence bundles by zone and level
3. **INSTALL**
   datum, bracing, fixings and openings
4. **INSPECT**
   geometry, connections and interfaces
5. **CLOSE**
   as-built record and accepted snags

LGS application range

A modular framing option for repeatable low-rise and support-building typologies



VILLAS AND STAFF HOUSING



HOSPITALITY AND CAMPS



CARE AND COMMUNITY FACILITIES



PHASED DEVELOPMENT

Project decision: confirm structural limits, fire strategy, acoustics, corrosion protection, thermal build-up, transport constraints, and local approval route

Roof systems for industrial assets

Profile and build-up selection should follow geometry, movement, wind, drainage, thermal, acoustic, and maintenance requirements







ZIP-LOCK manufacturer references

CC-750	**concealed clip roof**
HL-700 and HL-760	**hold-lock roof**
SS-468 and SS-600	**standing seam roof**
ZIP-LOCK	**curved roof system**
FLEXIBLE ROOF	**deck, insulation and membrane build-up**

Façade and wall systems

Architectural intent and building performance meet at the panel, support, opening, flashing, and movement interfaces

1. **STANDING SEAM WALL**
   vertical or shaped metal expression
2. **CONCEALED CLIP WALL**
   clean face with concealed fixing
3. **SNAP WALL**
   modular jointed façade
4. **DIAMOND AND FLAT-LOCK TILE**
   patterned architectural surfaces
5. **INTERIOR PANELS**
   Q-series, V-76, K-148 and K-140 families



Manufacturer façade references

Deck, purlins, trims, and accessories

Secondary systems complete the structural and weatherproofing package and must be coordinated as one interface set



COMPOSITE DECK — profile selection, span, openings, fire and composite design

PURLINS AND BRACING — secondary framing, restraint, alignment and connection design

TRIMS AND FLASHINGS — corners, openings, ridges, edges and movement interfaces

DRAINAGE ACCESSORIES — gutters, downpipes, outlets, overflow and maintainable access

NovoTradex coordinates the submittal and delivery set. The appointed designer retains project-specific structural and performance responsibility

Envelope selection and verification

Product names start the conversation. The approved basis of design closes it

1

BUILDING INPUT

geometry, zone, use, temperature, humidity, exposure, maintenance

2

SYSTEM DECISION

profile, substrate, coating, insulation, vapour control, supports, accessories

3

EVIDENCE

calculations, drawings, samples, current certificates, tests, warranties

4

SITE CONTROL

mockup, receipt inspection, installation checks, watertightness, closeout

Do not release purchase until deviations, performance evidence, interfaces, and warranty conditions are recorded

From manufacturer evidence to project handover

A compliant product still needs a complete project record

1 SOURCE — manufacturer identity, factory capability, product data, referenced certifications

2 PROJECT BASIS — specification, applicable standard, calculations, drawings, approved deviations

3 RELEASE — samples, mockup, inspection and test plan, production release, packing list

4 DELIVERY — shipping documents, receipt inspection, storage, traceability, site release

5 HANDOVER — as-built set, test records, manuals, warranties, training, open-item closure

02

PACKAGED WATER TREATMENT

Modular ultrafiltration systems with local technical and project-delivery coordination

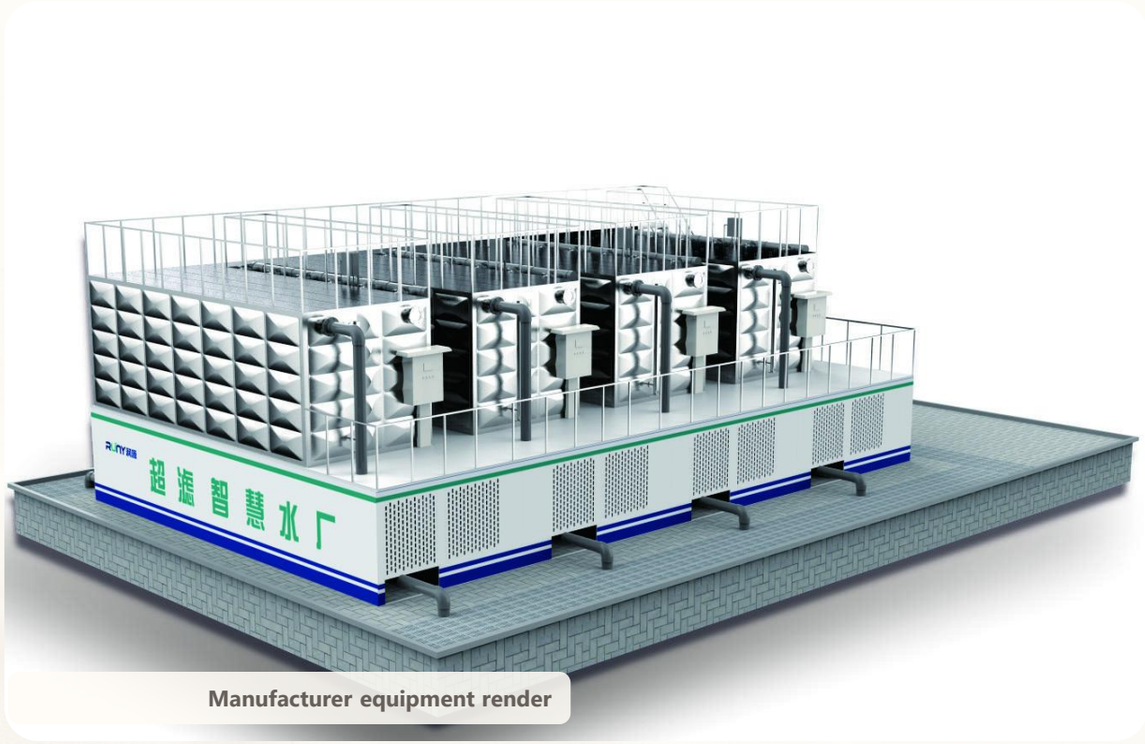
CSI-Division 46 portfolio



Manufacturer reference

S-series submerged ultrafiltration

Factory-integrated equipment for modular municipal, development, and industrial water applications



Manufacturer equipment render

1,000 to 10,000

m^3 per day listed across S2 and SE2 variants

- stainless steel modular configuration
- factory-integrated process and control package
- automatic operation and backwashing
- remote monitoring, alarm and data functions
- capacity and footprint depend on selected model

Treatment process architecture

Pretreatment, ultrafiltration, disinfection, and clean-water storage are coordinated as one operating sequence

1
RAW WATER
source and lift

2
PRETREATMENT
flocculation as required

3
SUBMERGED UF
physical separation

4
CLEAN TANK
storage and disinfection

5
END USERS
distribution and monitoring

DOSING coagulation and chemistry as required

BACKWASH air and water cleaning sequence

SMART CONTROL monitoring, alarms, trends, remote support

Reference capacity and power points

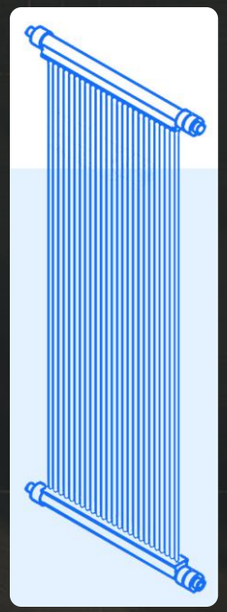
Selected listed models illustrate the S2 and SE2 range. Final configuration requires full hydraulic and water-quality design

DAILY CAPACITY	S2 TOTAL POWER	SE2 TOTAL POWER	VOLTAGE	CONFIGURATION NOTE
1,500 m^3/day	86.5 kW	76.5 kW	380 V	Both variants listed
3,000 m^3/day	86.5 kW	76.5 kW	380 V	Footprint and inlet flow increase
5,000 m^3/day	100.5 kW	90.5 kW	380 V	Model-specific utility demand
7,000 m^3/day	103.5 kW	93.5 kW	380 V	Larger listed module set
10,000 m^3/day	106.5 kW	96.5 kW	380 V	Upper listed capacity point

Manufacturer-listed total power is not the same as whole-site energy. Pumps, residuals handling, and site systems must be added

Membrane barrier and smart control

Physical separation and operating visibility are distinct but complementary parts of the package



SUBMERGED UF MEMBRANE

- manufacturer describes a PVDF membrane
- physical barrier for suspended solids and colloids
- microorganism reduction within the selected duty
- air and water cleaning for surface fouling control



EDGE AND REMOTE CONTROL

- real-time process monitoring
- automatic production and backwashing
- alarm and fault visibility
- trend data and remote support

Define the treatment boundary before selection

Ultrafiltration addresses particles and microorganisms. Dissolved salts and high-purity duties may require additional processes

UF CORE DUTY

- turbidity and suspended solids
- colloids and algae
- bacteria and other microorganisms
- pretreatment and backwash integrated as required

WHEN TO ADD NF OR RO

- hardness or dissolved salts
- chlorides, sulfate or specific ions
- boiler, cooling or high-purity process duty
- product-water chemistry beyond UF capability

Energy reference of 0.01 to 0.015 kWh per m^3 applies only to core equipment under stated hydraulic conditions and excludes major site systems

Pharmaceutical development application

Treat UF as a robust upstream barrier, then define the validated process-water train around the product and facility requirement

1

RAW WATER

characterize variability

2

PRETREATMENT

protect downstream units

3

UF BARRIER

reduce solids and bioload

4

RO OR POLISHING

meet chemical quality duty

5

QUALIFIED LOOP

storage, distribution, monitoring

BUILDING ENVELOPE

cleanable interfaces, service zones, controlled access

PROJECT MANAGEMENT

URS alignment, design interfaces, qualification records, staged handover

Beverage manufacturing application

Reliable source-water treatment, hygienic interfaces, and controlled utility availability support production continuity



Manufacturer water-treatment reference

1. **SOURCE WATER** — seasonal variability and treatment objective
2. **PROCESS TRAIN** — UF with added polishing where product chemistry requires it
3. **HYGIENE** — materials, cleaning, disinfection, drainage and sampling interfaces
4. **CONTINUITY** — capacity, redundancy, storage, alarms, spares and maintenance
5. **DELIVERY** — utility tie-ins, shutdown windows, testing and operator training

New real estate development application

A development-wide package can coordinate repeatable buildings, envelope systems, utility treatment, and phased handover

1

REPEATABLE BUILDINGS

LGS for selected villas, support buildings, sales offices, clubs, and staff facilities

2

ROOF AND FAÇADE

coordinated weatherproofing, architectural expression, accessories, and maintenance access

3

WATER INFRASTRUCTURE

modular treatment for development utilities where source and duty are suitable

4

PROGRAMME CONTROL

plot releases, long-lead tracking, interface management, phased testing and handover



Manufacturer development reference

Logistics facility application

Large envelopes, fast programmes, utility readiness, and operational handover must be managed as one delivery system



ESR Kunshan manufacturer reference

1. **WAREHOUSE SHELL** — roof, wall, insulation, daylighting, drainage, openings and accessories
2. **FLOOR AND DECK** — composite deck where applicable, penetrations, fire and service coordination
3. **SUPPORT FACILITIES** — selected LGS offices, gates, welfare and ancillary buildings
4. **WATER AND UTILITIES** — staff use, process needs, fire and site infrastructure kept as separate duties
5. **FAST-TRACK CONTROL** — design release by zone, production tracking, shipment sequence, access and handover

03

PROJECT MANAGEMENT

Governance, controls, interfaces, delivery assurance, commissioning, and closeout



Project management scope

A scalable management office from mobilisation through commissioning and defects closeout

1. **GOVERNANCE**
   charter, roles, authority, reporting
2. **DESIGN AND INTERFACES**
   deliverables, reviews, decisions, coordination
3. **SCHEDULE**
   baseline, lookahead, progress, recovery
4. **COST**
   budget, commitments, forecast, payment support
5. **CHANGE**
   instruction, evaluation, approval, implementation
6. **RISK**
   register, ownership, mitigation, escalation
7. **CONTRACT ADMINISTRATION**
   correspondence, notices, records, decisions
8. **FIELD DELIVERY**
   quality, safety interfaces, access, inspections
9. **PROCUREMENT**
   packages, submittals, expediting, logistics
10. **COMMISSIONING AND CLOSEOUT**
    testing, training, handover, defects

Project controls and contract administration

A single control cycle turns field facts into timely decisions and traceable commercial positions

BASELINE

scope, schedule, cost and responsibilities

PROGRESS

quantities, records, forecasts and constraints

CONTROL CYCLE

status, variance, decision

CHANGE

cause, instruction, impact, approval and log

CONTRACT

notice, correspondence, decision and entitlement record

Procurement, logistics, and aftercare

Three coordinated workstreams keep technical acceptance, material movement, and lifecycle support aligned

TECHNICAL	**basis and submittal**	clarification and deviation	samples and approval	**handover dossier**
COMMERCIAL	**quotation and terms**	order and payment	change and reconciliation	**warranty administration**
LOGISTICS	**production and inspection**	packing and freight	customs and site delivery	**spares and aftercare**

One shared tracker links submittal status, production milestone, shipping event, site need date, and closeout action

Start with one defined project package

A focused first engagement establishes the technical basis, commercial route, and delivery controls before full release

01

DISCOVERY

project, site, programme, stakeholders

02

DATA

drawings, BOQ, utility and water inputs

03

BASIS

system selection, assumptions, interfaces

04

PROPOSAL

scope, price, schedule, responsibilities

05

VALIDATE

sample, mockup, pilot or technical workshop

06

DELIVER

order, project controls, site and handover

Recommended first action: a 90-minute technical and delivery workshop around one live opportunity

NOVOTRADEX

INTERNATIONAL LLC

Build the supply chain and the project controls together

MegaSteel building systems and packaged water treatment for industrial development in Egypt

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6 October City, Egypt

Technical availability, certification, performance, capacity, and delivery terms are confirmed per project and final manufacturer offer