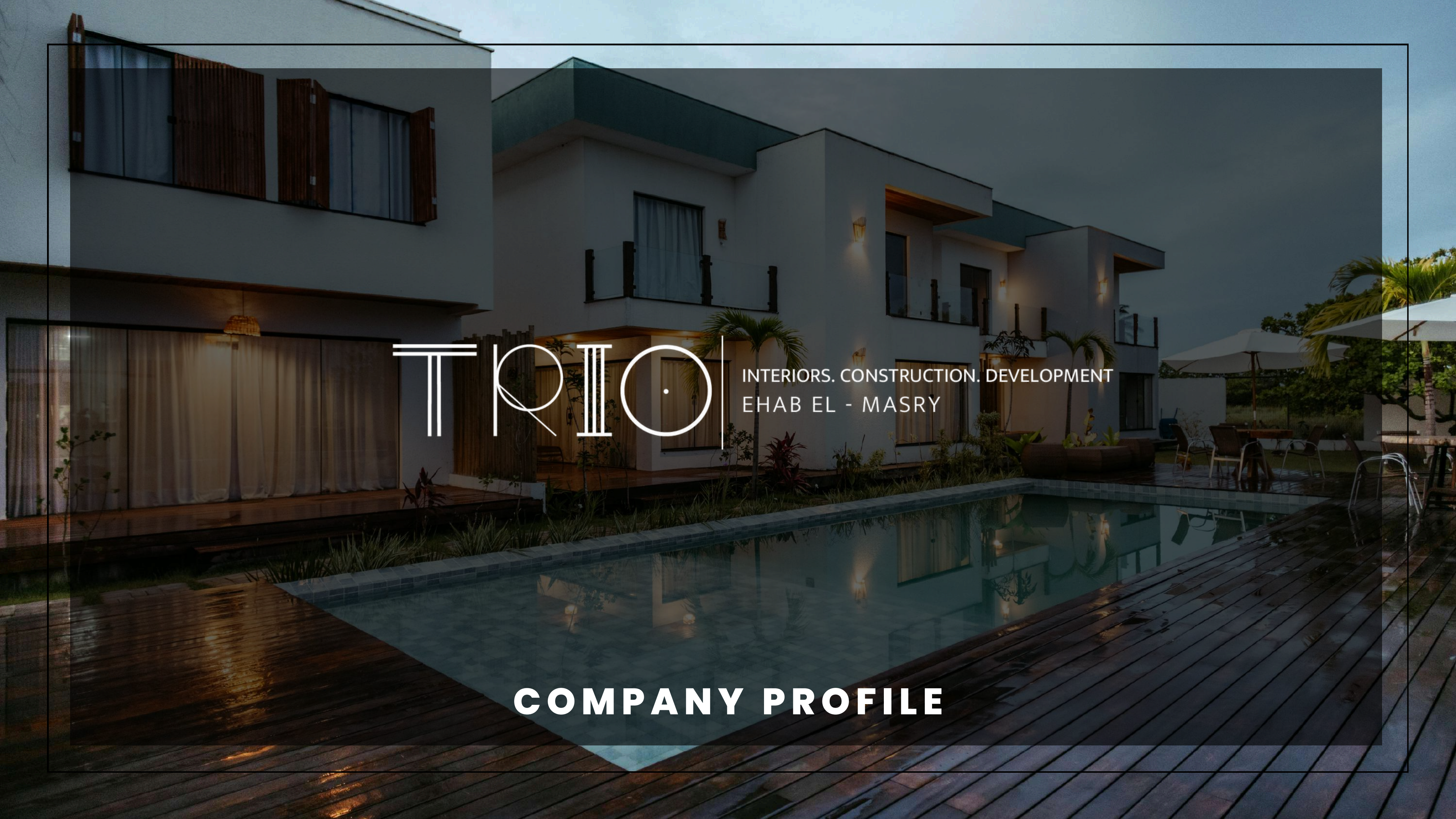




TRIO

INTERIORS. CONSTRUCTION. DEVELOPMENT
EHAB EL - MASRY

COMPANY PROFILE



INTERIORS. CONSTRUCTION. DEVELOPMENT
EHAB EL - MASRY

ABOUT TRIO GROUP

Founded in 2011, TRIO Group is an integrated multidisciplinary organization specializing in Real Estate Development, Construction, Interior Design, Project Management, Facility Management, Engineering Consultancy, BIM Technology, Digital Construction Solutions, and Asset Development.

TRIO was established with a vision to provide a fully integrated business model capable of managing the entire lifecycle of a project, from concept creation and feasibility studies to design, construction, operation, maintenance, and asset optimization.

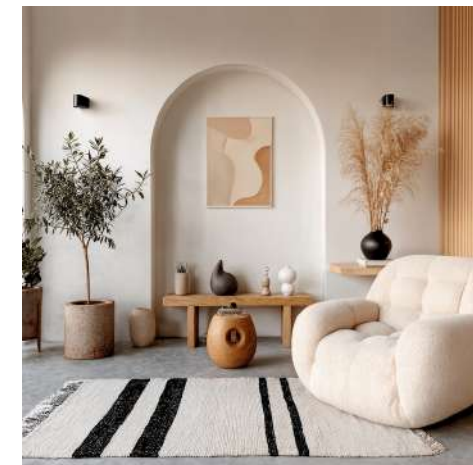




With operations spanning Egypt, the United Arab Emirates, and Saudi Arabia, TRIO combines executive leadership experience, engineering excellence, manufacturing capabilities, and advanced technology solutions to deliver projects that create long-term value for clients, investors, and communities.

TODAY

TRIO serves private clients, developers, investors, hospitality operators, governmental entities, and commercial organizations through a comprehensive ecosystem of specialized services and strategic partnerships.





INTERIORS. CONSTRUCTION. DEVELOPMENT
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THE TRIO CONCEPT

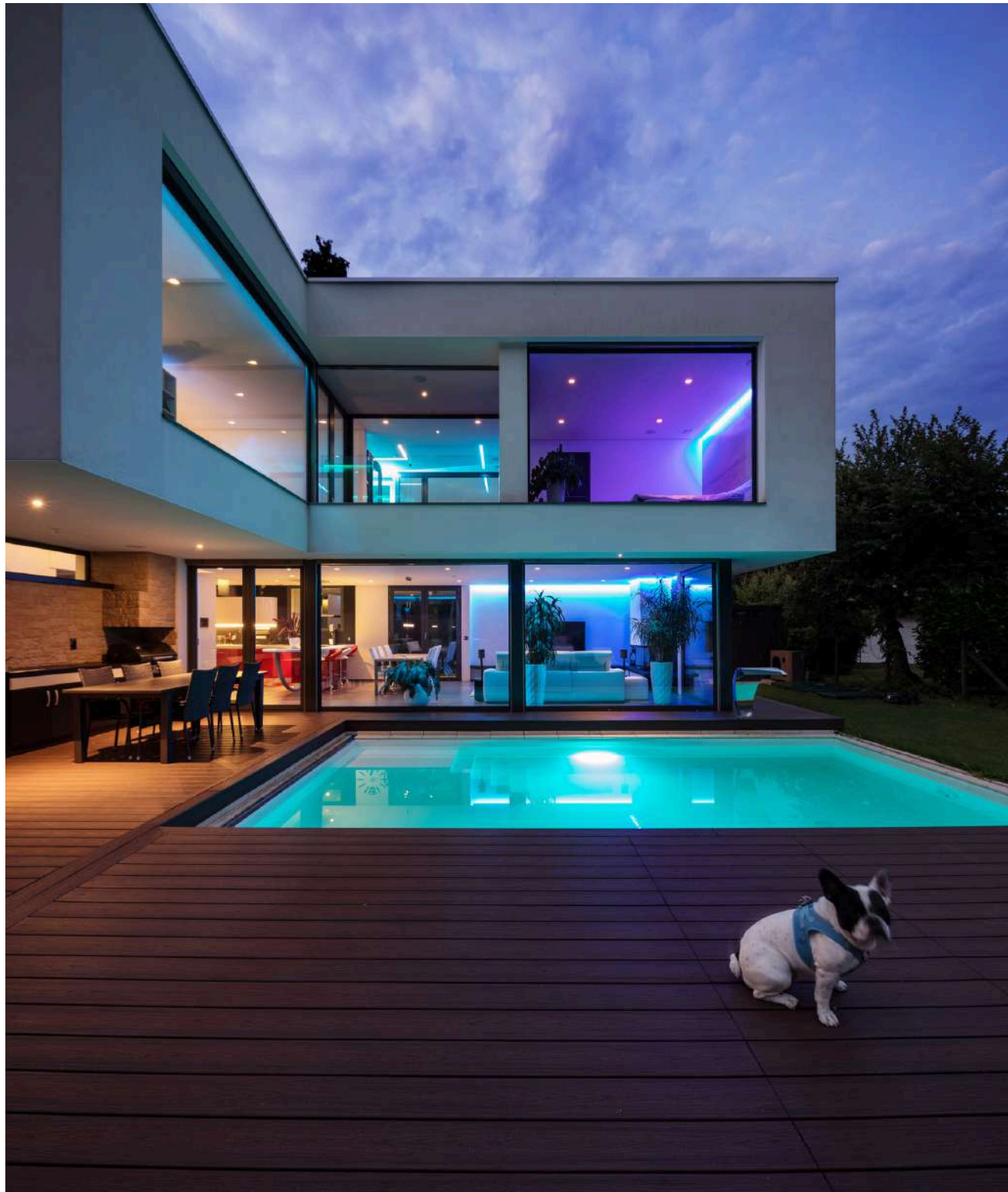
VISION

To become one of the leading integrated development, construction, and engineering groups in Egypt and the Middle East by delivering innovative, sustainable, and technology-driven solutions that redefine the built environment.

MISSION

To provide integrated solutions that combine design excellence, engineering precision, construction quality, operational efficiency, and investment value while maintaining the highest standards of integrity, professionalism, and client satisfaction.





CORE VALUES

Integrity:

We conduct our business with honesty, transparency, and accountability.

Excellence:

We pursue excellence in every aspect of our work and continuously strive to exceed expectations.

Innovation:

We embrace technology, creativity, and continuous improvement to deliver better outcomes.

Commitment:

We remain committed to our clients, our partners, and our people throughout every stage of a project.

Trust:

We build long-term relationships based on reliability, consistency, and performance.

Sustainability:

We believe in creating developments and solutions that provide long-term environmental, social, and economic value.

TRIO IN NUMBERS

Established: 2011

Countries of Operation: Egypt | United Arab Emirates | Saudi Arabia

150+
Permanent
Workforce

46+
Engineers &
Technical Specialists

18
Dedicated Construction
& Fit-Out Teams

35+
Projects
Delivered

EGP 10+ Billion
Executive Project
Portfolio

2500+
Engineers Trained
Through BIM Academy

2
Specialized Industrial
Manufacturing Facilities



FOUNDER PROFILE

FOUNDER PROFILE



Eng. Ehab Elmasry

FOUNDER & MANAGING DIRECTOR

Eng. Ehab El-Masry is an engineering executive with extensive experience in construction, project management, facility management, BIM technology, and real estate development.

Throughout his professional career, he has held executive leadership positions across major developments in Egypt and the UAE, managing multidisciplinary teams, luxury hospitality projects, residential developments, infrastructure works, facility management operations, and governmental projects.

FOUNDER

ACADEMIC BACKGROUND

- Bachelor of Engineering
- Arab Academy for Science, Technology & Maritime Transport
- Master Degree in Project Management

PROFESSIONAL EXPERIENCE

- Former Teaching Staff – Arab Academy for Science, Technology & Maritime Transport
- Founder – BIM Academy
- Former Planning Manager – Orascom Construction

- Former BIM Manager
- Former Executive General Manager
- Former Project Director
- Former Facility Director

PROFESSIONAL CREDENTIALS

- Autodesk Certified Professional
- Project Management Professional (PMP)
- PMI Member
- BIM Specialist

PERSONAL ACHIEVEMENTS

- Executive Portfolio Exceeding EGP 10 Billion
- 35+ Successfully Delivered Projects
- International Experience Across Egypt, UAE & Saudi Arabia
- Trained More Than 2500 Engineers



INTERIORS. CONSTRUCTION. DEVELOPMENT
EHAB EL - MASRY

EXECUTIVE LEADERSHIP



Eng. Ehab El-Masry
Founder & Managing Director



Mohamed Gamal
Executive Manager



Ahmed Hassan
Business Development
& Logistics Manager



Eslam Barakat
Production & Decorative
Work Manager



Mohamed Samir
Marketing Director



INTERIORS. CONSTRUCTION. DEVELOPMENT
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WHY TRIO

TRIO is not a traditional contractor, design office, or development company.

TRIO was established to bridge the gap between development, engineering, construction, operations, and technology through a single integrated platform.





UNLIKE CONVENTIONAL ORGANIZATIONS, TRIO COMBINES:

- Real Estate Development
- Interior Design
- Construction & Contracting
- Project Management
- Facility Management
- Engineering Consultancy
- BIM Technology
- Artificial Intelligence Applications
- Manufacturing Capabilities

TRIO

Within one ecosystem capable of delivering end-to-end project solutions.

This integrated model enables TRIO to reduce risks, improve efficiency, optimize costs, accelerate delivery, and maximize value for clients and investors.



A photograph of a modern, two-story house with a light-colored facade and dark window frames. The house features a balcony on the upper floor with a metal railing. A white SUV is parked in the driveway. The foreground is filled with lush green grass and shrubs. The sky is clear and blue. The text "OUR DIVISIONS" is overlaid in the center of the image.

OUR DIVISIONS

TRIO INTERIORS

Specialized in luxury interior design, fit-out, and turnkey solutions.

Services include:

- Luxury Villas
- Residential Apartments
- Penthouses
- Hospitality Projects
- Offices
- Commercial Spaces
- Retail Stores
- Restaurants & Cafes
- Furniture & Styling

Our design philosophy focuses on creating spaces that combine luxury, functionality, comfort, and timeless aesthetics.



TRIO CONSTRUCTION

Specialized in construction and contracting services.

Capabilities include:

- Civil Works
- Structural Works
- Architectural Finishes
- MEP Works
- Infrastructure Development
- Landscape Construction
- Turnkey Projects
- Design & Build Solutions

TRIO utilizes advanced construction methodologies, rigorous quality control systems, and experienced multidisciplinary teams to ensure successful project delivery.



TRIO DEVELOPMENT

TRIO is an active real estate developer focused on creating sustainable, profitable, and technology-driven developments.

Development sectors include:

- Residential Communities
- Coastal Developments
- Mixed-Use Projects
- Commercial Developments
- Hospitality Projects

Our development philosophy combines investment strategy, architectural excellence, construction expertise, and operational planning.

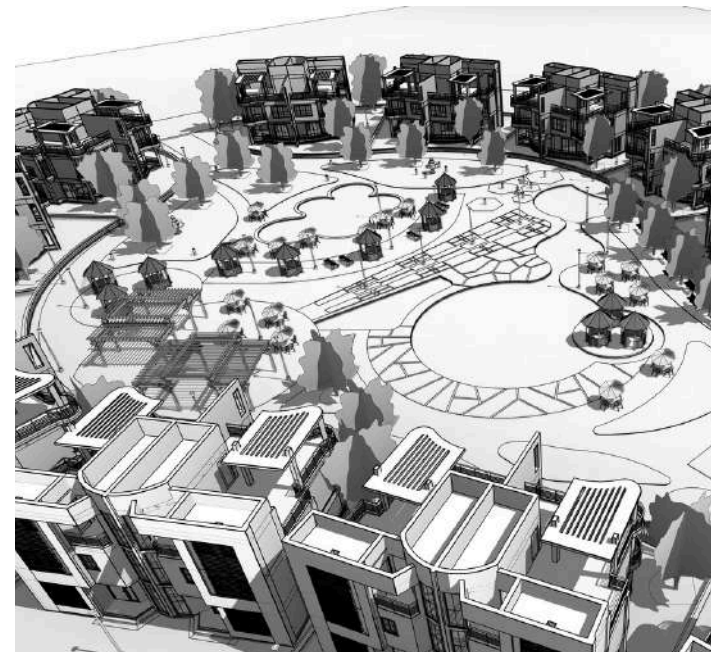


TRIO PROJECT MANAGEMENT

Comprehensive project management services including:

- Project Planning
- Scheduling
- Cost Control
- Procurement Management
- Contract Administration
- Construction Management
- Claims Management
- Risk Management
- Stakeholder Coordination

Our project management framework is built around international best practices and digital project delivery methodologies.



TRIO FACILITY MANAGEMENT

Integrated facility management solutions including:

Hard FM:

- Preventive Maintenance
- Corrective Maintenance
- MEP Operations
- Asset Management

Soft FM:

- Housekeeping
- Hospitality Services
- Landscaping
- Pest Control
- Security Coordination

Specialized Services:

- Post Construction Services
- Technical Support
- Operational Readiness
- Facility Audits





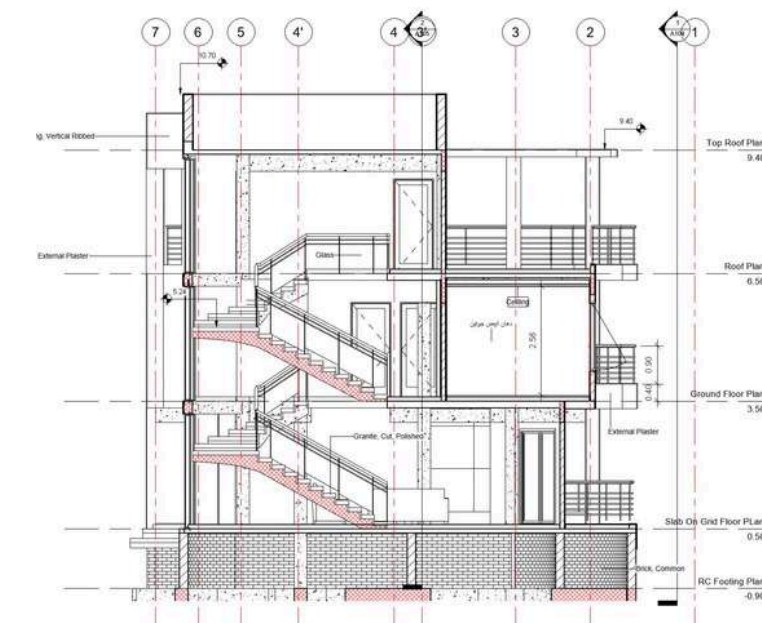
INTERIORS. CONSTRUCTION. DEVELOPMENT
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TRIO ENGINEERING AND BIM CONSULTANCY

Providing engineering consultancy and digital construction services.

Capabilities include:

- BIM Management
- BIM Coordination
- Clash Detection
- Design Review
- Technical Audits
- Engineering Consultancy
- Digital Construction Solutions
- Asset Information Management





INTERIORS. CONSTRUCTION. DEVELOPMENT
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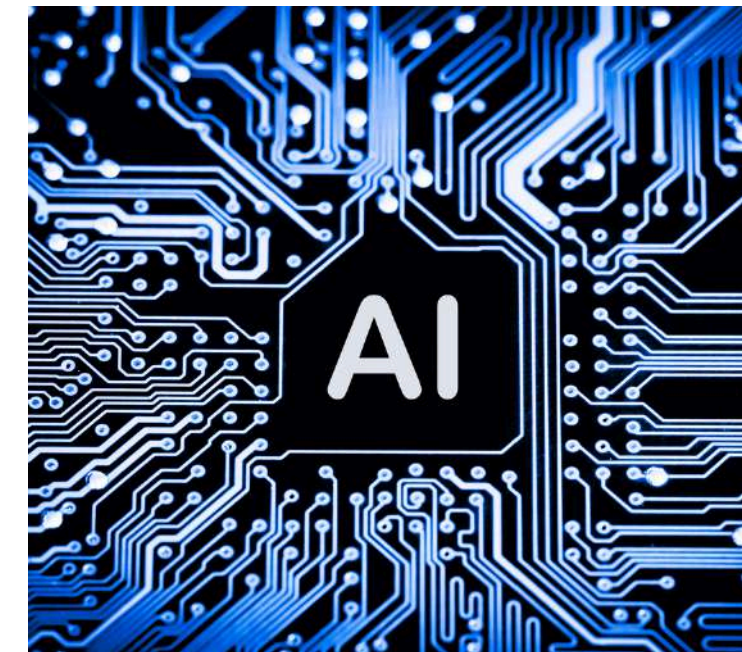
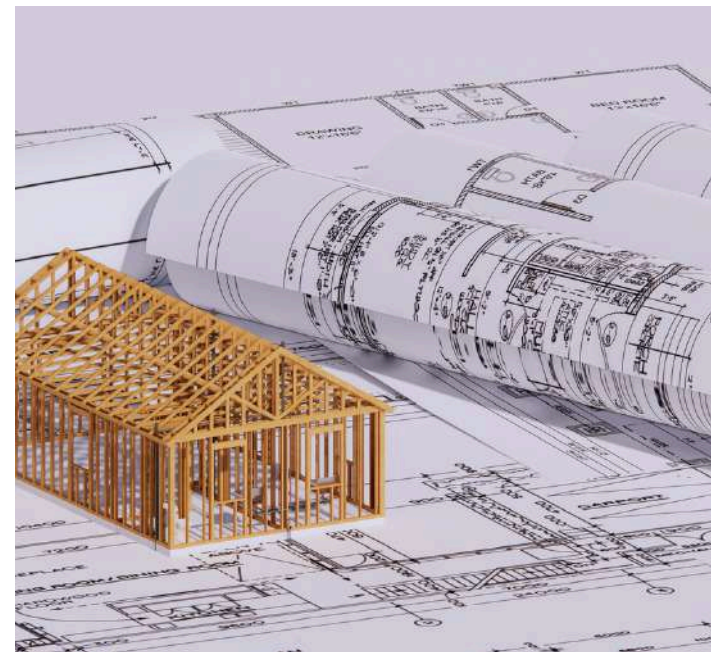
DIGITAL ENGINEERING & AI

TRIO adopts a technology-first approach to project delivery through the integration of Building Information Modeling (BIM) and Artificial Intelligence (AI).

Applications include:

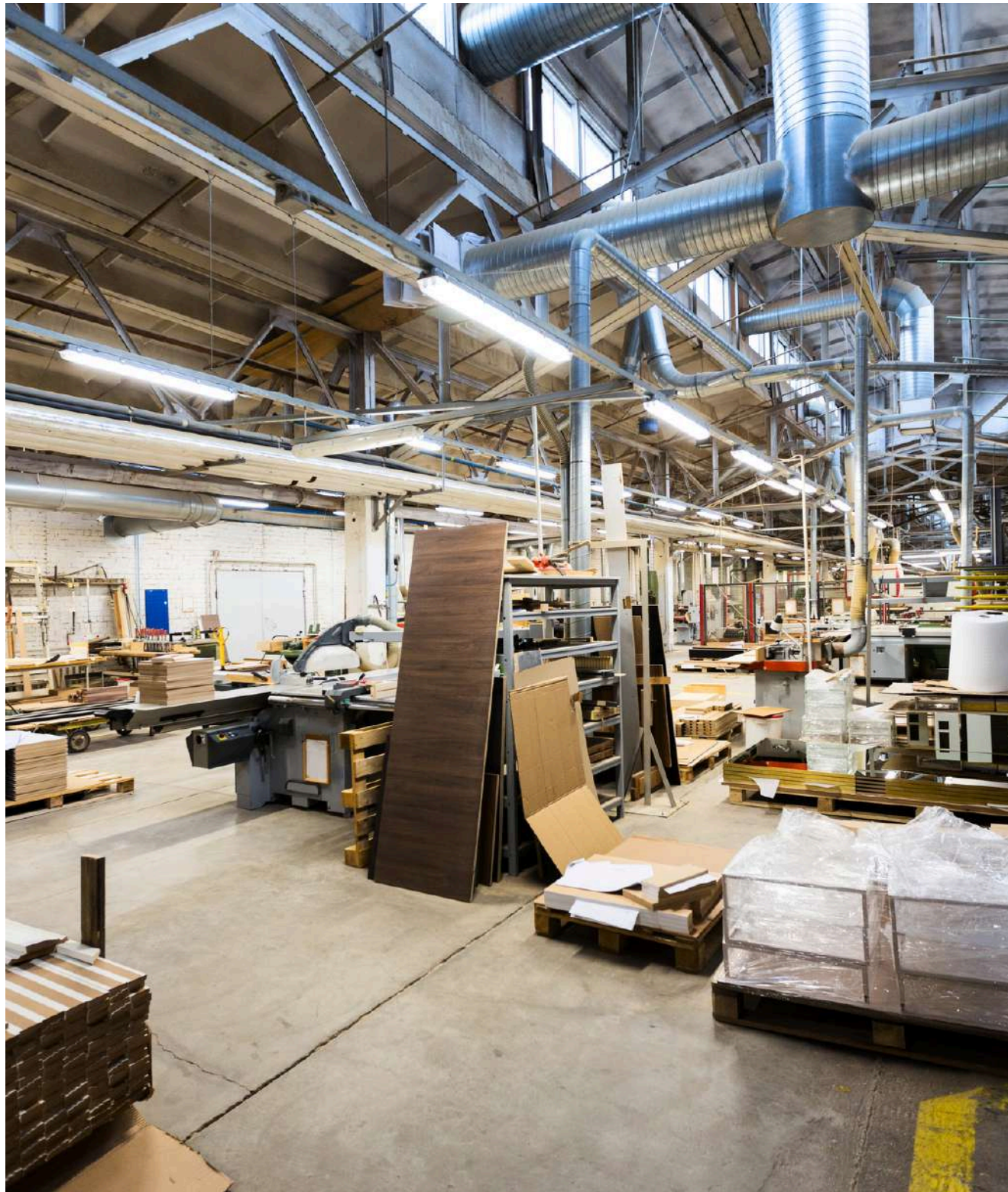
- Design Coordination
- Clash Detection
- Quantity Verification
- Construction Simulation
- Cost Analysis
- Asset Information Management
- Design Optimization
- Generative Design
- Project Analytics
- Data-Driven Decision Making

The integration of BIM and AI enables TRIO to reduce risks, improve efficiency, enhance collaboration, and maximize project value.



INDUSTRIAL CAPABILITIES





TRIO INTEGRATED WOODEN WORKS FACTORY

Location:
Alexandria, Egypt

Area:
2,500 m²

Specialization:

- Custom Furniture
- Joinery
- Kitchens
- Dressing Rooms
- Doors
- Decorative Woodwork
- Hospitality Furniture
- Commercial Fit-Out Solutions

The facility is equipped with advanced manufacturing technologies capable of delivering premium-quality products for residential, hospitality, and commercial developments.



TRIO MARBLE & GRANITE FACTORY

Location:

Shaq El-Thoaban, Cairo

Specialization:

- Marble Fabrication
- Granite Processing
- CNC Cutting
- Waterjet Technology
- Luxury Stone Applications
- Architectural Elements
- Custom Fabrication

Supporting premium residential, hospitality, commercial, and governmental projects.

**BIM**
Academy
EGYPT

BIM ACADEMY EGYPT FOR BIM SOLUTION

Established in 2018, BIM Academy is one of the pioneering BIM-focused educational and consultancy platforms in the region.

The academy provides advanced training and implementation services in:

- Building Information Modeling (BIM)
- Digital Construction
- Project Management Integration
- Design Coordination
- Construction Technology
- BIM Implementation Frameworks



ACHIEVEMENTS

2500+
Engineers Trained

Corporate
Training Programs

International
BIM Consulting Services

Regional Presence
Across Egypt, UAE, and Saudi Arabia

SELECTED ORGANIZATIONS SERVED



SMARTIX
Engineering consultancy



OUR NETWORK

Strategic Consultant Network

TRIO maintains a strategic network of highly qualified consultants, subject matter experts, and industry specialists across Egypt, the GCC, and international markets.

Our extended professional network includes expertise in:

- Architecture
- Urban Planning
- Structural Engineering
- MEP Engineering
- Project Management
- BIM & Digital Construction
- Cost Management
- Quantity Surveying
- Real Estate Development
- Hospitality Consulting
- Facility Management
- Infrastructure Engineering

This collaborative ecosystem enables TRIO to mobilize the right expertise for projects of varying scales and complexities.

PORTFOLIO

Executive Leadership Experience

The following projects were successfully managed, supervised, and delivered under the executive leadership of Eng. Ehab El-Masry during previous executive positions within leading organizations.

These projects are presented to demonstrate leadership experience, project management capabilities, technical expertise, and executive oversight across various sectors and are not represented as projects contracted under TRIO.

EXECUTIVE PORTFOLIO STATISTICS

EGP 10+ Billion

Projects Value Managed

35+

Projects Delivered

Countries

Egypt | UAE | Saudi Arabia

SECTORS

- Luxury Residential
- Infrastructure
- Presidential Projects

- Hospitality
- Facility Management
- Natural Reserves

- Commercial
- Governmental Projects

An architectural rendering of a modern, multi-story house with a prominent gabled roof and large windows. The house features a combination of light-colored horizontal siding and dark wood accents. In the foreground, there is a swimming pool with a wooden deck and a stone wall. A large patio umbrella and lounge chairs are visible on the right side of the pool. The sky is blue with some clouds.

SELECTED EXECUTIVE PROJECTS

PORTFOLIO

THE MED – RAS ELHEKMA

Project Type:

A premier, low-density mixed-use coastal destination in Ras Elhekma featuring 70% green space, serene lagoons, and an 800m beachfront.

Residential:

- Townhouses,
- Twin Houses,
- Individual Villas
- Gray Lagoon Lofts

Hospitality: The Gray Beach Hotel and Residences by Campbell Gray Hotel

Location: KM 192, Alexandria–Matrouh Road

Developer: People & Places



PORTFOLIO

MARASSI BAY VILLAGE A

Project Type: Luxury Residential Development

Units: 109 VIP Villas

Scope:

- Marble Works
- Glass Handrail Systems
- Premium Architectural Finishes

Role:

Executive Management Oversight



PORTFOLIO

GREEK VILLAGE – MARASSI

Project Type: Residential Community Development

Scope:

- 23 Townhouses
- 25 Residential Buildings
- 147,833 m² Landscape Works

Role:

Construction & Commercial Leadership



PORTFOLIO

PRESIDENTIAL COMPOUND – AL ALAMEIN

Project Sector: Presidential &
Governmental Facilities

Role: Executive General Management &
Project Leadership

Key Responsibilities:

- Strategic Project Management
- Construction Supervision
- Procurement Oversight
- Cost Control
- Contract Administration
- Stakeholder Coordination

Status:

Successfully Delivered



PORTFOLIO

MZ BEACH COMPOUND – PHASE I

Project Value: EGP 136 Million

Project Type: Luxury Compound
Expansion

Scope:

- Construction of New Buildings
- Extensions
- Infrastructure Enhancements

Role:

Executive Project Leadership



PORTFOLIO

MZ BEACH COMPOUND – PHASE II

Project Value: EGP 100 Million

Project Type: Luxury Palaces

Scope:

- Construction of 3 Palaces
- Internal Finishing
- External Finishing

Role:

Executive Project Leadership



PORTFOLIO

CELIA VILLAGE

Project Type: Luxury Residential Villas

Units: 42 Villas

Scope:

- Marble Works
- Steel Structures
- Architectural Louvers
- Decorative Elements

Role:

Project Leadership & Commercial
Management



PORTFOLIO

VIDA HOTEL & HOTEL APARTMENTS

Project Type: Hospitality Development

Scope:

- Luxury Hotel Finishes
- Marble Works
- Hospitality Coordination

Role:

Executive Project Leadership



PORTFOLIO

UAE NATURAL RESERVE

Area: 686.6 km²

Scope:

- Infrastructure Development
- Security Systems
- Helipad Construction
- Facility Management
- Asset Maintenance
- Operational Support

Role:

Executive Operations & Project
Management





CONFIDENTIAL PROJECTS

Throughout the executive career of TRIO leadership and its affiliated organizations, several strategic developments, royal projects, and confidential governmental assignments have been delivered under strict confidentiality agreements.

Details of these projects cannot be publicly disclosed; however, the expertise, methodologies, and lessons learned from such developments continue to strengthen TRIO's capabilities across development, construction, facility management, and project delivery.

A tropical resort scene featuring a swimming pool in the foreground, reflecting the surrounding environment. In the background, there are palm trees, lounge umbrellas, and a modern building with large windows. The text "CERTIFICATIONS & MEMBERSHIPS" is overlaid in the center in a bold, white, sans-serif font.

CERTIFICATIONS & MEMBERSHIPS

CERTIFICATIONS & MEMBERSHIPS

| Egyptian Federation for Construction & Building Contractors

| Autodesk Certified Professional

| PMI Professional Membership

| ISO Certified Management Systems

| Project Management Professional (PMP)

| BIM-Based Delivery Frameworks

A modern office interior with a desk, chair, and plants. The scene is dimly lit, with light coming from a window with blinds in the background. A desk with a computer monitor and a black office chair is on the right. A light-colored armchair is on the left. A small table with a potted plant and books is in the center. A large plant is on the far left, and another is on the far right. The floor is dark wood. The text "CONTACT US" is overlaid in the center.

CONTACT US



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HEAD OFFICE – CAIRO

90 Road, Fifth Settlement, New Cairo, Egypt

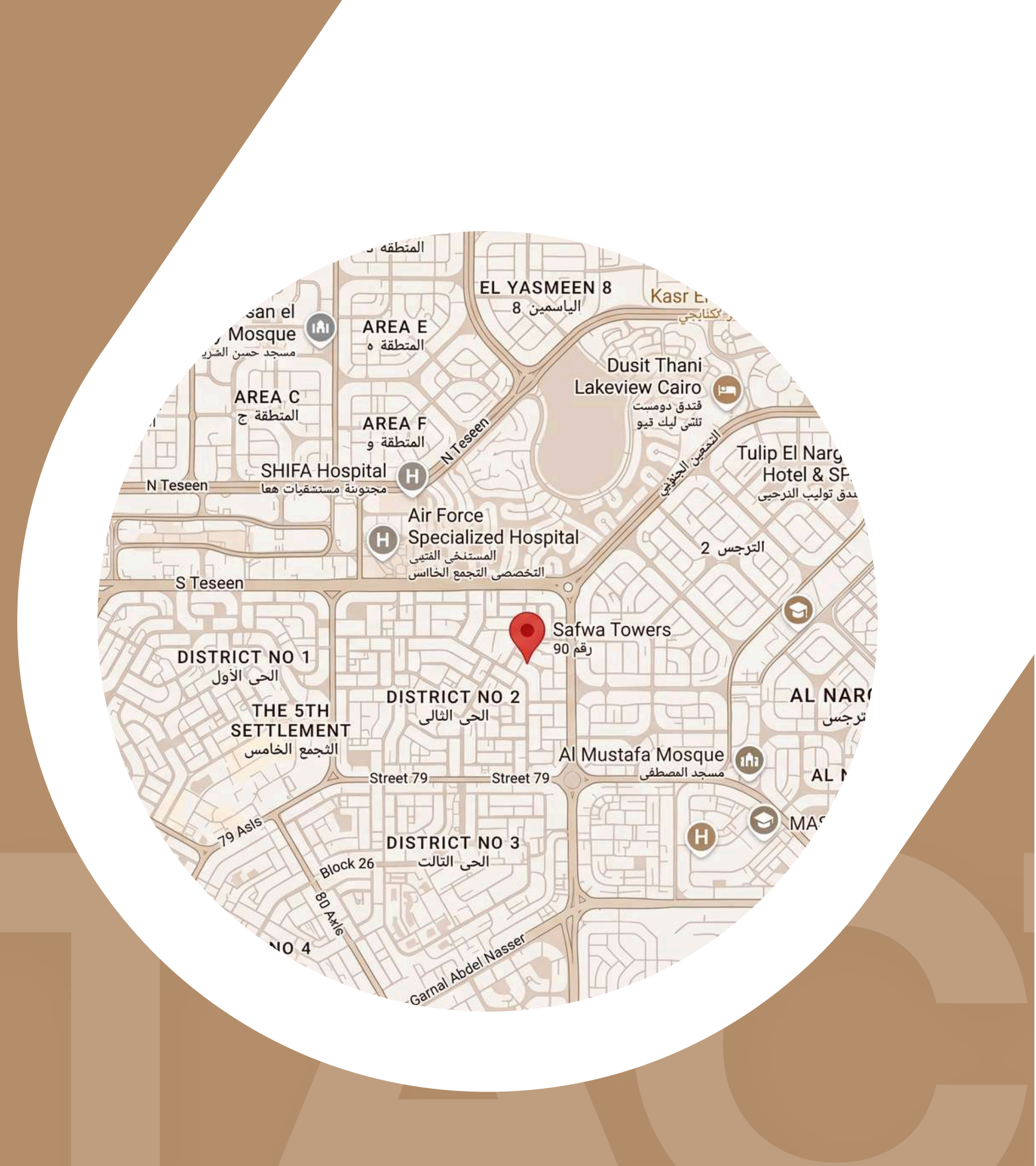
ALEXANDRIA BRANCH

Al Safwa Towers, Smouha, Alexandria, Egypt

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BY EHAB EL - MASRY

Thank you