

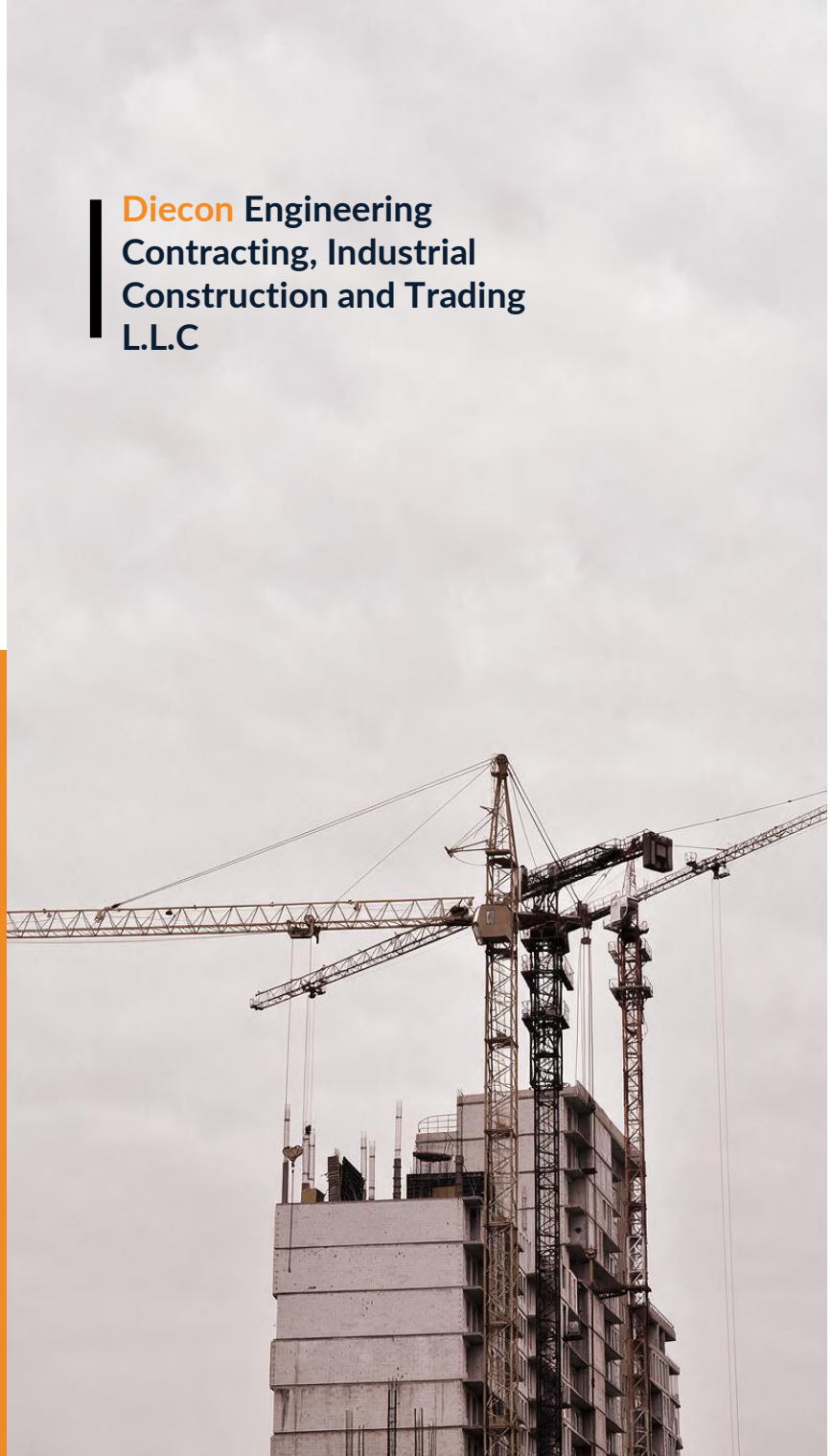


Company Profile

Diecon Engineering
Contracting, Industrial
Construction and Trading
L.L.C

Engineering Precision. Industrial Excellence.

DIECON is a specialized industrial engineering and construction partner delivering factories, warehouses, industrial utilities, MEP systems, HVAC, fire protection , piping and integrated project management across Damascus and the wider Syrian market.



We don't just build **facilities**.
We **engineer** what makes
them work.



DIECON

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DIECON

Company Overview

A specialized industrial construction and project delivery company built around disciplined execution, technical coordination, and practical investor-focused control.



Who We Are



DIECON is the commercial brand of **Diecon Engineering Contracting, Industrial Construction and Trading L.L.C**, established to serve industrial investors, manufacturers, developers and public/private entities seeking reliable construction delivery for industrial facilities.

Founded in
2026

Registered in
Syria

Legal Structure
L.L.C,

We approach industrial construction differently. A factory is not simply a building—it is an operational asset where production flow, utilities, safety, maintainability, infrastructure and future expansion must work together.

Every element of an industrial facility has a role to play. Production areas must support efficient workflow. Utilities must be properly sized and coordinated. Electrical and mechanical systems must work reliably. Fire protection and life-safety systems must provide the required level of protection. Equipment interfaces must be planned carefully. Access, maintenance, drainage, ventilation, and future expansion must be considered from the beginning.

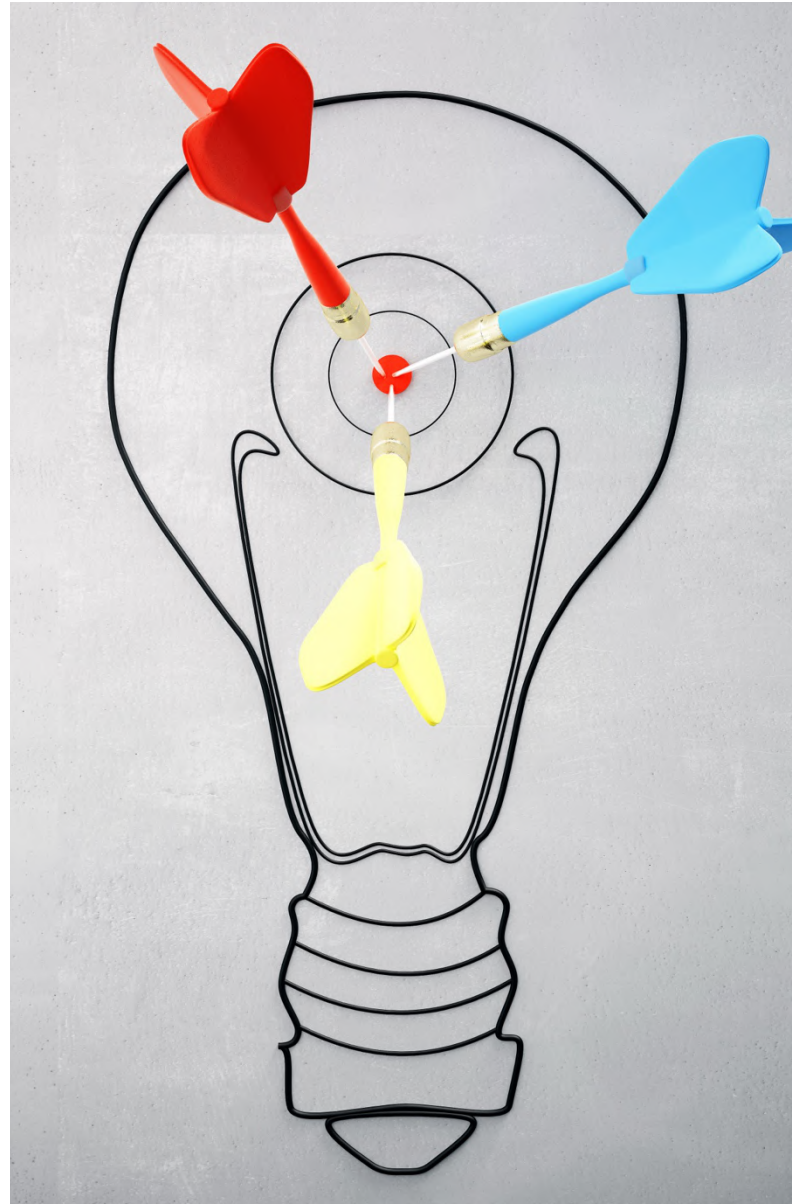
These understanding shapes the way DIECON approaches every project.

We focus on **buildability, coordination, quality, safety, cost awareness, schedule control, and operational readiness** so that the completed facility is not only physically complete but also prepared to support the client's business operations.

The company's primary focus is industrial construction, with its main market identified as Damascus and the wider Syrian market.

Our Vision

To become a trusted industrial construction partner for modern factories and industrial zones in Syria, delivering safe, efficient, maintainable, and future-ready facilities.



Our Mission

To provide integrated construction and engineering services connecting design intent, authority requirements, procurement, execution, testing, commissioning, and handover.



Our Values

➔ Accountability

Clear ownership of time, cost, quality, safety and deliverables.

➔ Practical Engineering

Buildable and maintainable solutions aligned with industrial operations.

➔ Safety First

Visible supervision, permit-to-work discipline, PPE and controlled work fronts.

➔ Quality Without Excuses

Approved materials, inspections, testing and defect prevention.

➔ Commercial Discipline

Transparent procurement, variation control, cash-flow awareness and cost-to-complete visibility.

➔ Long-Term Partnerships

Delivery decisions that protect the client relationship beyond project completion.

Our Positioning

DIECON is an Industrial Development and Engineering Partner, transforming industrial opportunities into practical, high-performing and operationally ready assets through integrated engineering, disciplined execution and coordinated project delivery.

Industrial Developer

DIECON helps shape industrial opportunities into viable project concepts, considering operational requirements, infrastructure, utilities, buildability, future expansion and long-term asset performance.

Engineering Partner

DIECON connects design intent with real-world industrial requirements, coordinating civil, structural, MEP, HVAC, fire protection, piping, utilities, equipment interfaces and authority requirements.

Industrial Delivery Partner

DIECON brings engineering, procurement, construction, quality, HSE, project controls, commissioning and handover together within one coordinated framework.

Industrial Development & Delivery Lifecycle

From Industrial Concept to Operational Reality

DIECON supports industrial projects across the complete development and delivery lifecycle, bringing together technical assessment, planning, engineering coordination, procurement, construction, commissioning and handover under one integrated framework.

Our approach enables clients to move from an initial industrial opportunity to a practical, buildable and operationally ready asset, while maintaining focus on technical feasibility, cost, schedule, quality, safety, risk and long-term maintainability.

One Integrated Journey

- CONCEPT
- TECHNICAL ASSESSMENT
- PLANNING
- ENGINEERING COORDINATION
- PROCUREMENT
- CONSTRUCTION
- COMMISSIONING
- HANDOVER

01 – Concept

We begin by understanding the client's industrial objectives, operational requirements, facility needs, utilities, site constraints and future expansion considerations.

02 – Technical Assessment

We assess the technical requirements and key project constraints, including site conditions, infrastructure, utility requirements, authority considerations, equipment interfaces and constructability.

03 – Planning

We establish the project delivery framework covering scope, priorities, preliminary schedules, procurement requirements, execution strategy, resources and key interfaces.

04 – Engineering Coordination

DIECON coordinates the technical requirements across civil, structural, architectural, MEP, HVAC, fire protection, piping, utilities and equipment interfaces, with attention to buildability and operational requirements.

05 – Procurement

We coordinate technical specifications, material approvals, supplier evaluations, commercial comparisons, procurement schedules, lead times, logistics and delivery requirements.

06 – Construction

Our construction delivery integrates site management, supervision, quality control, HSE, subcontractor coordination, progress monitoring and project controls.

07 – Commissioning

We support inspection, testing, system verification, equipment interfaces, commissioning activities, snag resolution and readiness for operation.

08 – Handover

We coordinate final inspections, as-built documentation, O&M manuals, warranties, certificates, training, snag closure and closeout requirements.

From the first industrial idea to the moment the facility is ready to operate, **DIECON brings the expertise, coordination and execution** required to move projects forward with confidence.



OUR Services

Integrated services for industrial buildings, factories, warehouses, infrastructure, MEP systems, HVAC, Fire Protection , piping, and equipment coordination.

General & Industrial Contracting

Turnkey or package-based execution for:

- Factories
- Warehouses
- Industrial buildings
- Support facilities



MEP Works

Include:

- Electrical systems
- Mechanical systems
- Plumbing
- Drainage
- Low-current coordination
- Industrial utilities
- Equipment interfaces



Factory Construction & Rehabilitation

DIECON supports both greenfield and brownfield environments.

Services include:

- New industrial facilities
- Existing factory upgrades
- Brownfield modifications
- Operational phasing

Civil, Structural & Architectural Works

Include:

- Earthworks
- Concrete works
- Steel structures
- Slabs
- Blockwork
- Cladding
- Roofing
- Waterproofing
- Finishing



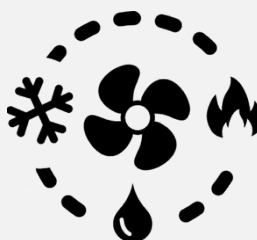
We don't just build. We engineer, integrate and deliver.

From factories and warehouses to MEP systems, HVAC, fire protection, industrial piping and utilities, DIECON brings every critical element together under one coordinated delivery framework.

HVAC & Industrial Ventilation

Include:

- Industrial ventilation
- Exhaust systems
- Ductwork
- Cooling support
- Insulation
- Controls coordination
- Maintainability reviews



Industrial Project Management

Include:

- Project scheduling
- Cost control
- Procurement management
- Technical office
- Risk management
- Progress reporting
- Claims control
- Handover governance



Fire Protection & Life Safety

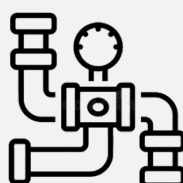
Include:

- Fire networks
- Sprinkler systems
- Fire pumps
- Fire tanks
- Alarm interfaces
- Emergency exits
- Safety signage
- Authority support

Industrial Piping & Utilities

Include:

- Compressed air
- Process piping
- Chilled water
- Steam support
- Pipe supports
- Welding coordination
- Testing
- Commissioning



Equipment Installation Coordination

Include:

- Foundations
- Access
- Lifting sequence
- Power requirements
- Vendor Interface
- Installation planning
- Commissioning support

INDUSTRIES & PROJECTS

DIECON is prepared to serve light and medium industrial sectors where disciplined construction, utility coordination, MEP integration and authority interface are critical to successful project delivery.

Industries We Serve

DIECON doesn't simply construct buildings. We develop, engineer and deliver industrial assets designed to perform.



**Food &
Beverage**



**Pharmaceutical
& Healthcare
Manufacturing**



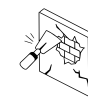
**Packaging &
Light
Manufacturing**



**Warehousing &
Logistics**



**Industrial Zones
& Compounds**



**Facility
Rehabilitation**

Project Types

01

New Factory Development

Greenfield industrial buildings with utilities, MEP, fire protection, external works and handover documentation.

02

Factory Rehabilitation

Upgrading existing production or storage facilities.

03

Warehouse & Logistics Facilities

High-bay storage, loading yards, slabs, drainage, fire strategy and circulation.

04

Industrial Utilities Packages

Pump rooms, tanks, piping, electrical rooms, air systems and drainage.

05

Worker Accommodation & Support Facilities

Staff facilities, kitchens, laundries, MEP systems, fire safety and maintenance access.

06

Industrial Zone Infrastructure

Roads, plot servicing, utility corridors, drainage, boundary works and tenant-ready packages.



Developing Industrial
Projects with
Engineering Precision,
From **Concept to**
Construction and
Operational
Readiness.



PROJECT GALLERY

Warehouse Building



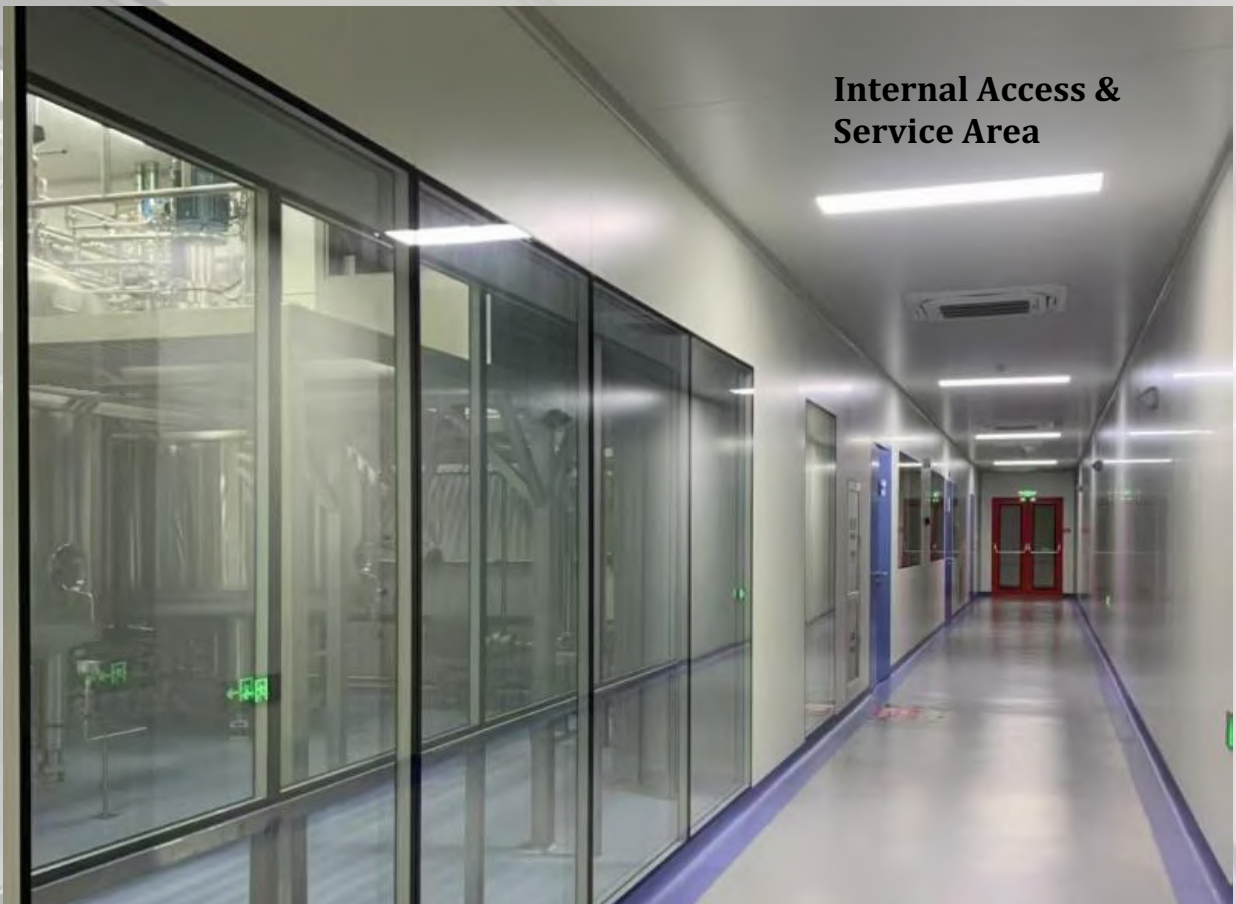
**Administration &
Office Building**



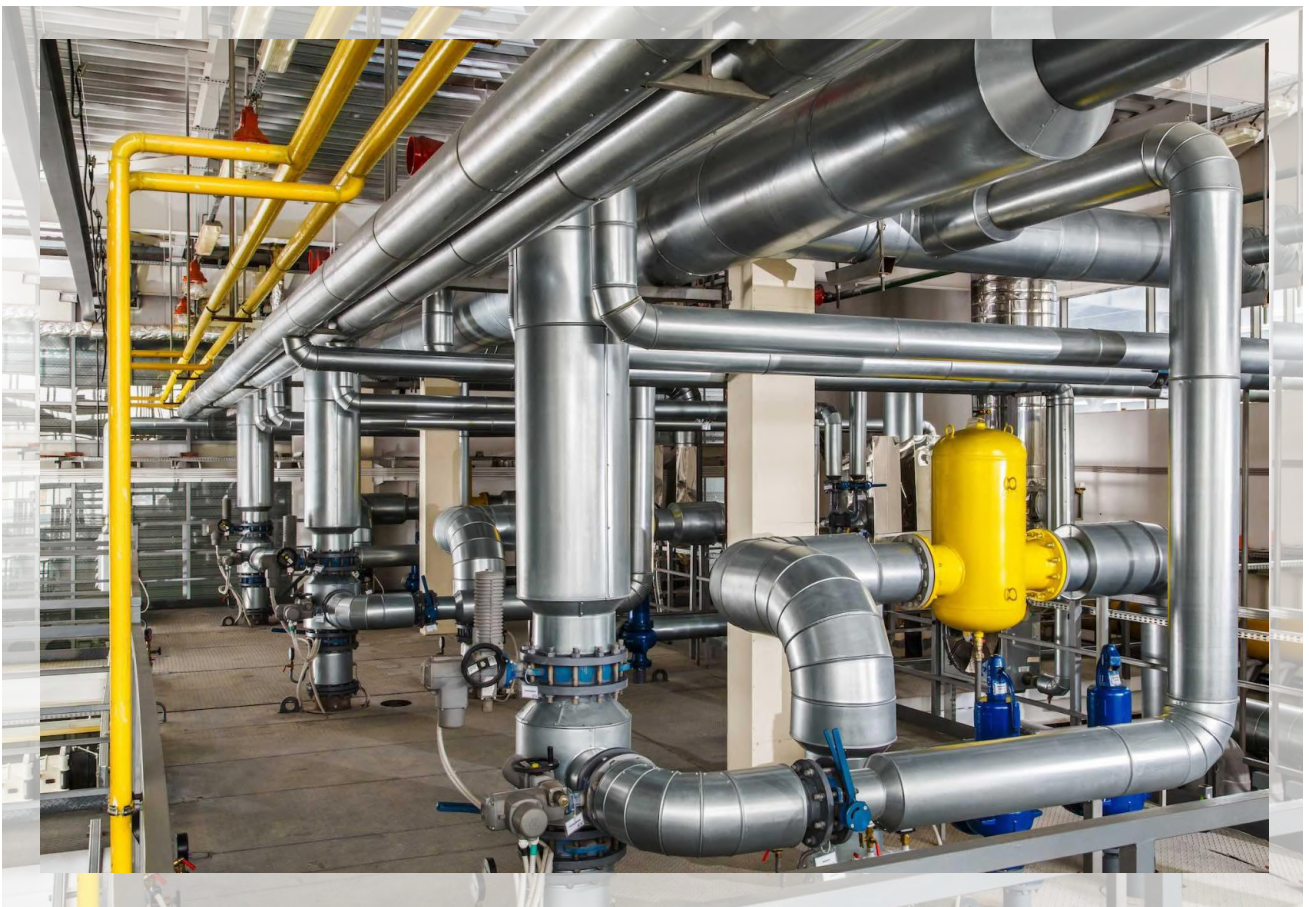
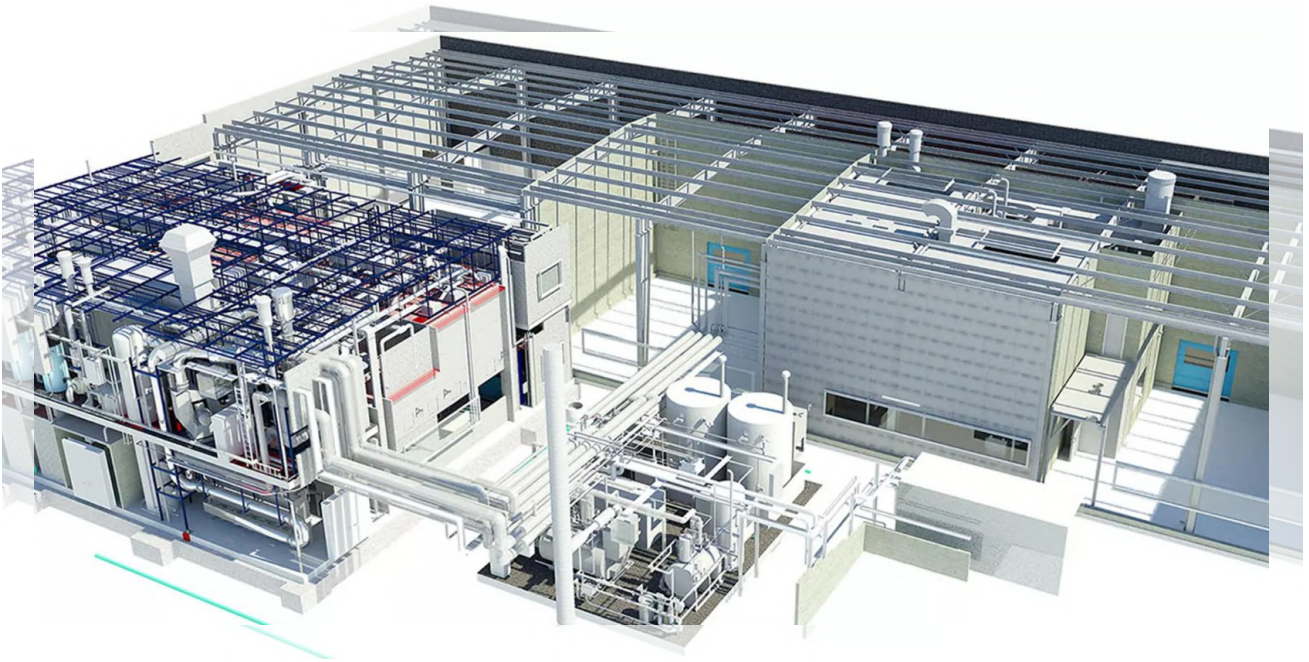
Process & Production Facility



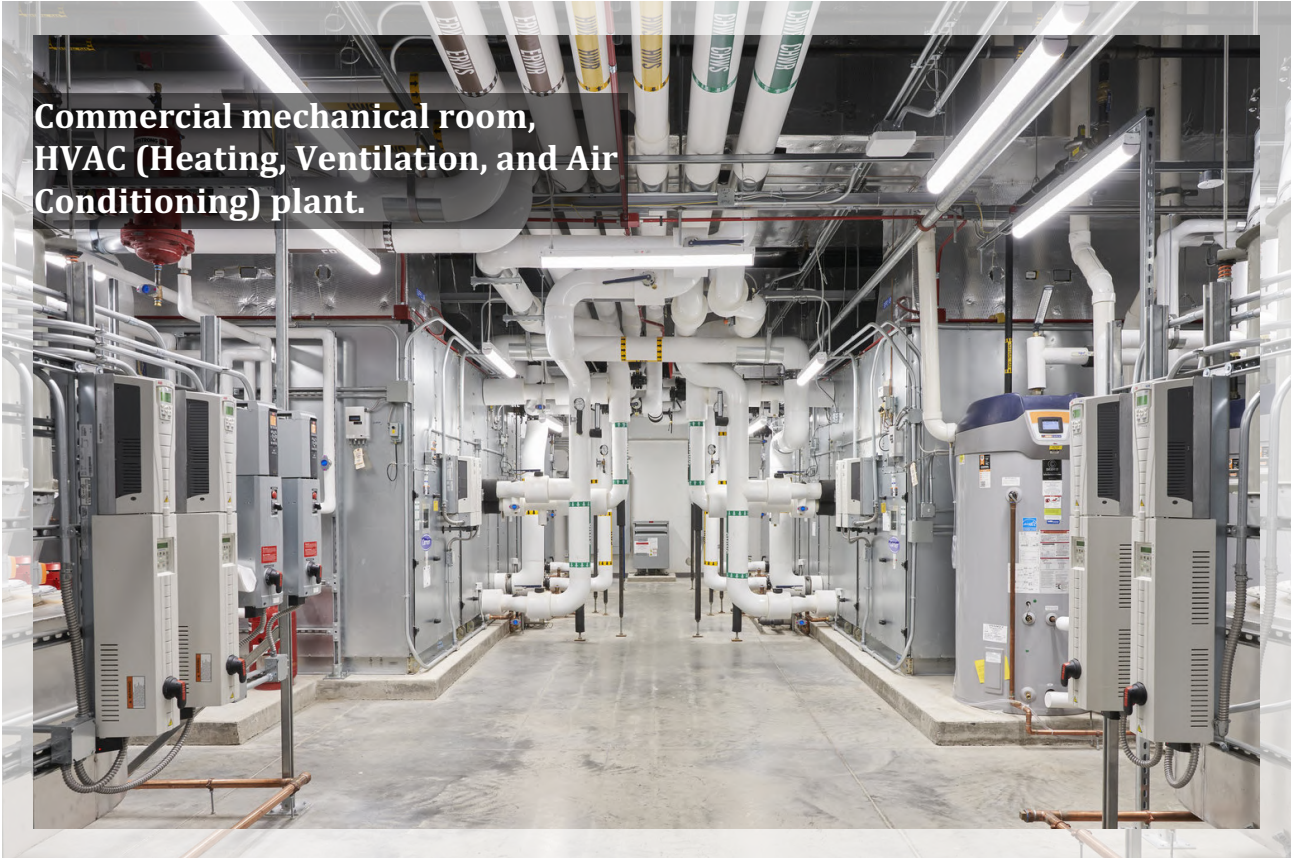
Internal Access & Service Area



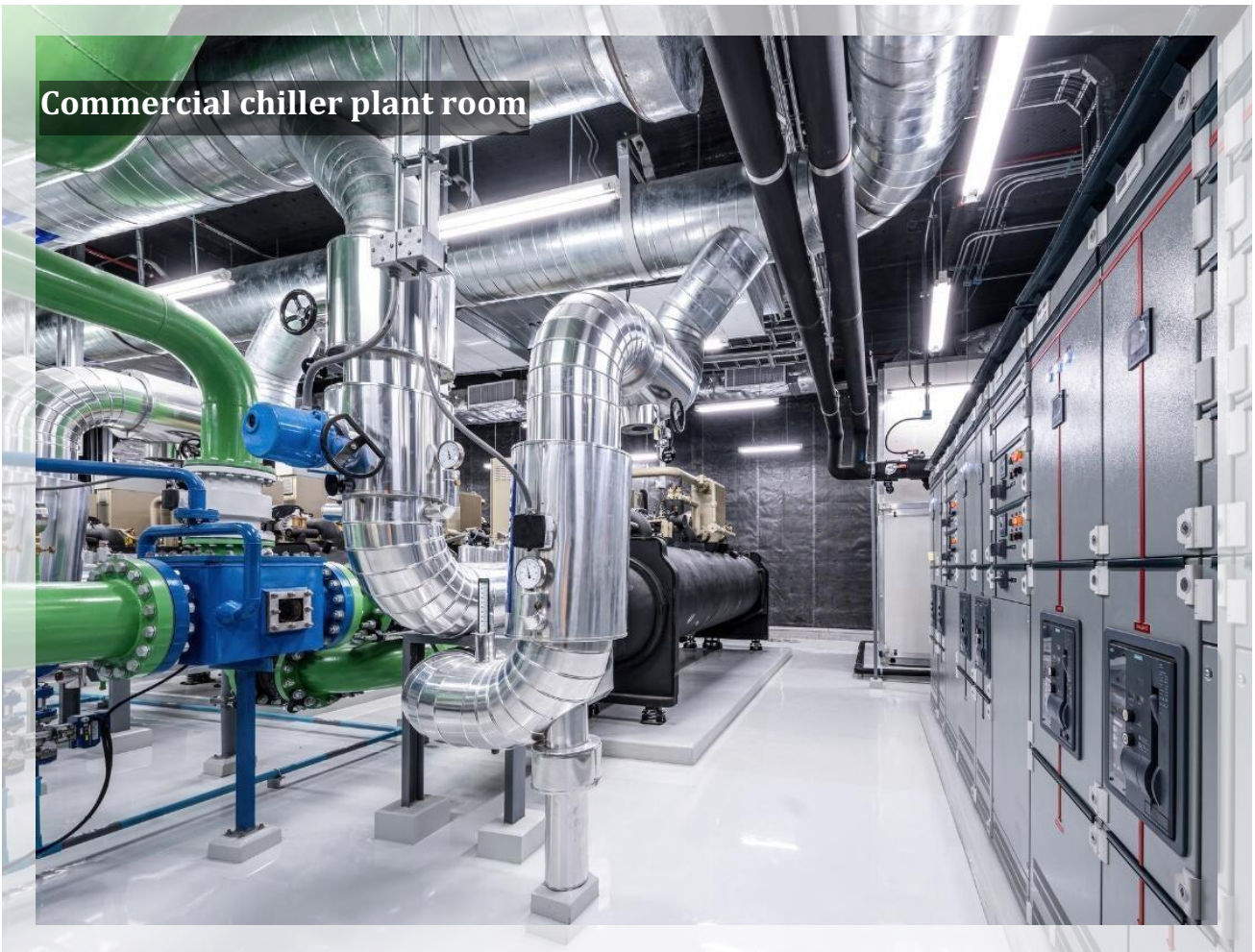
Technical / Engineering Facility



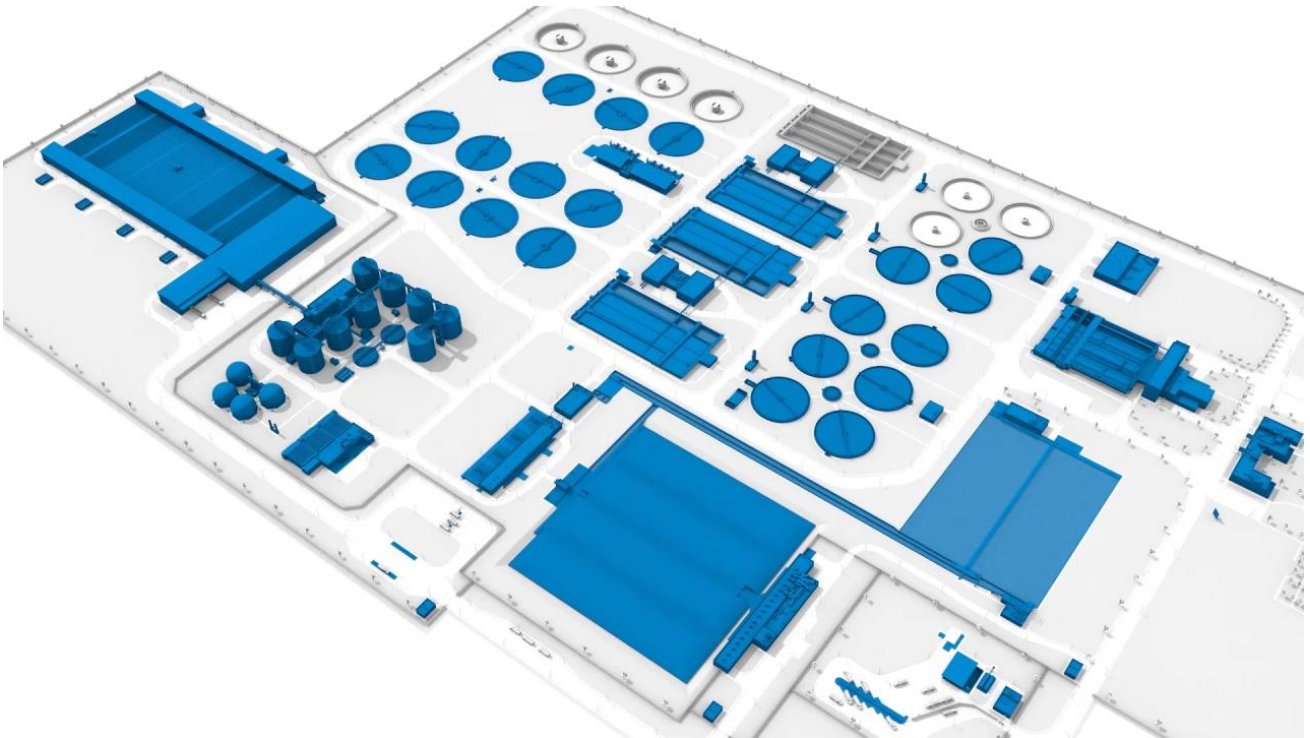
**Commercial mechanical room,
HVAC (Heating, Ventilation, and Air
Conditioning) plant.**



Commercial chiller plant room



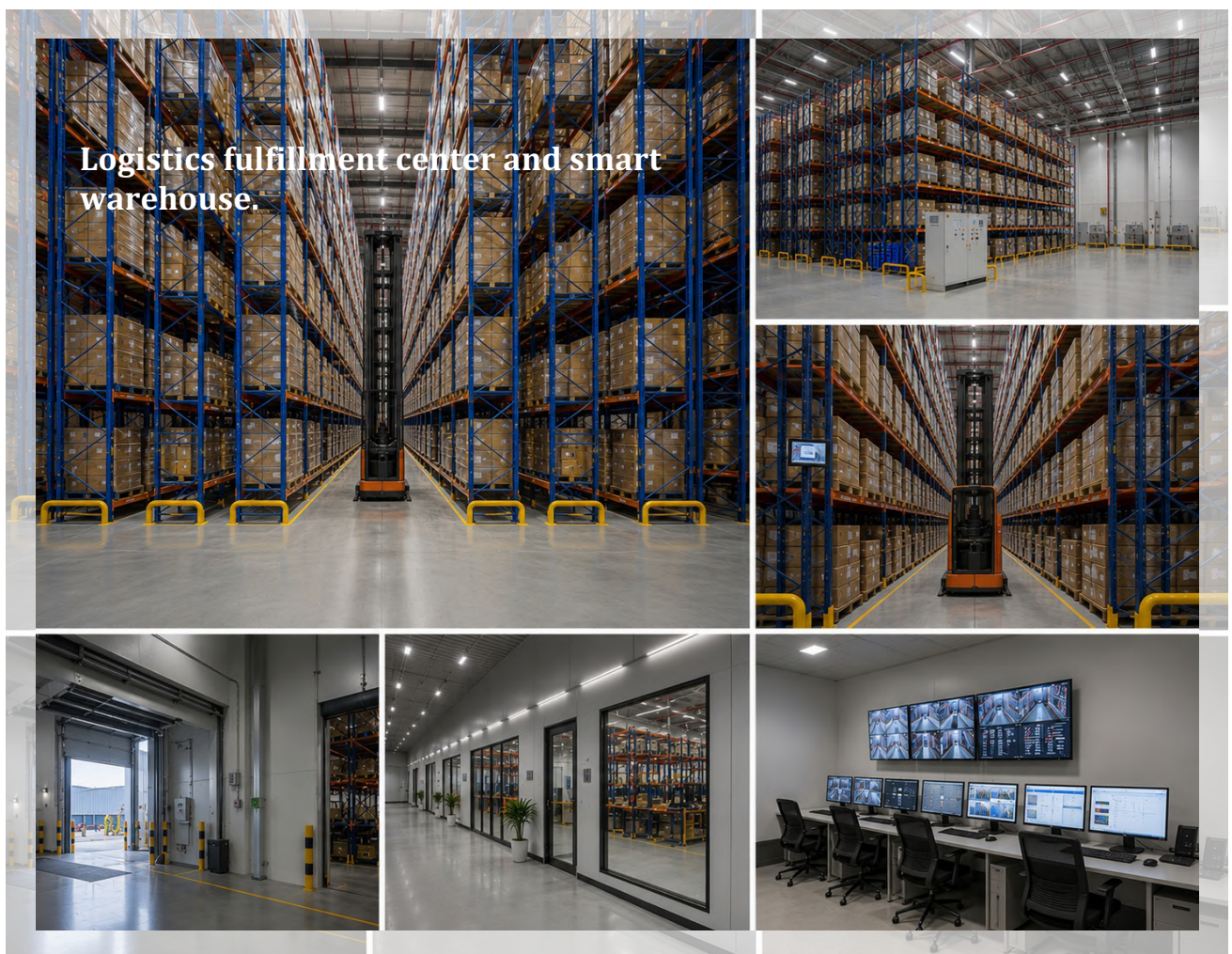
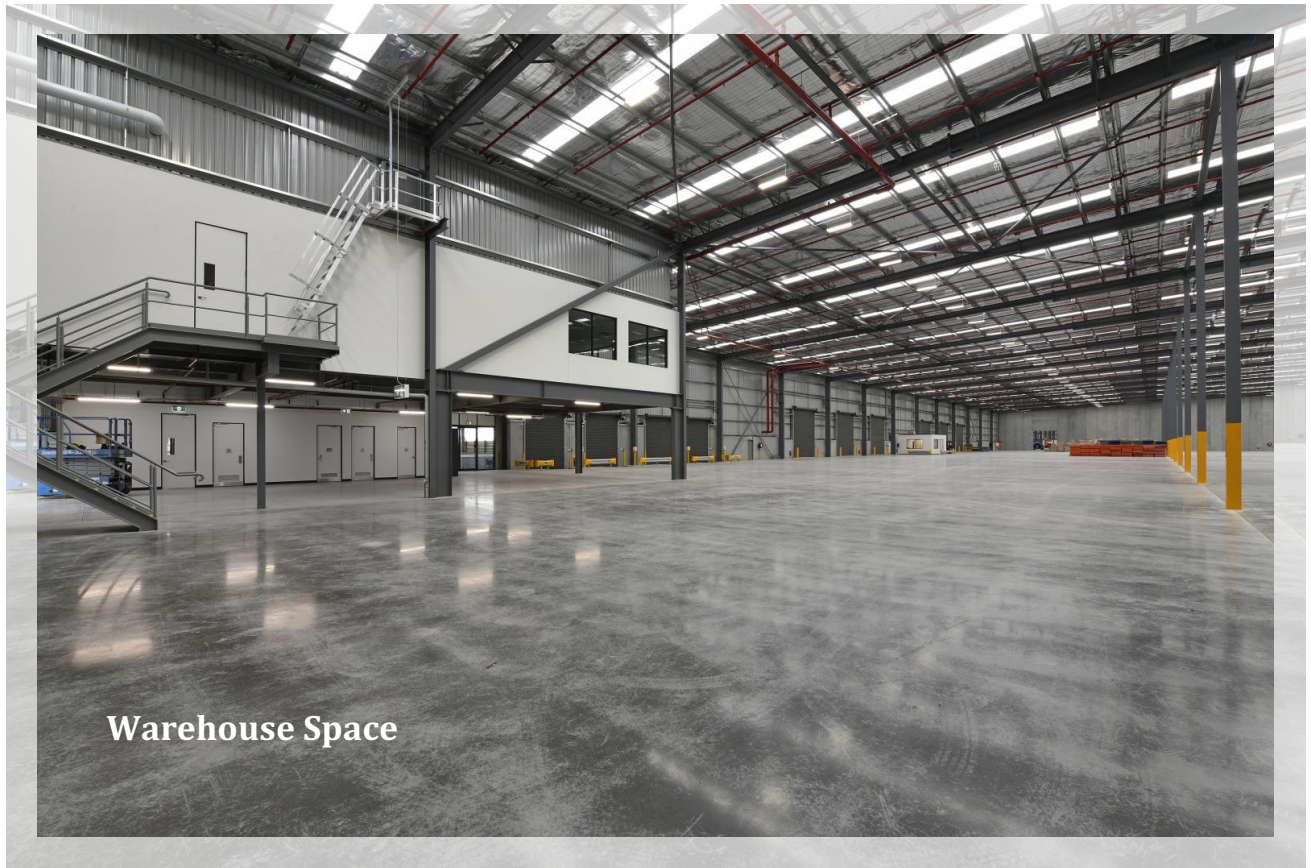
Industrial wastewater treatment plant



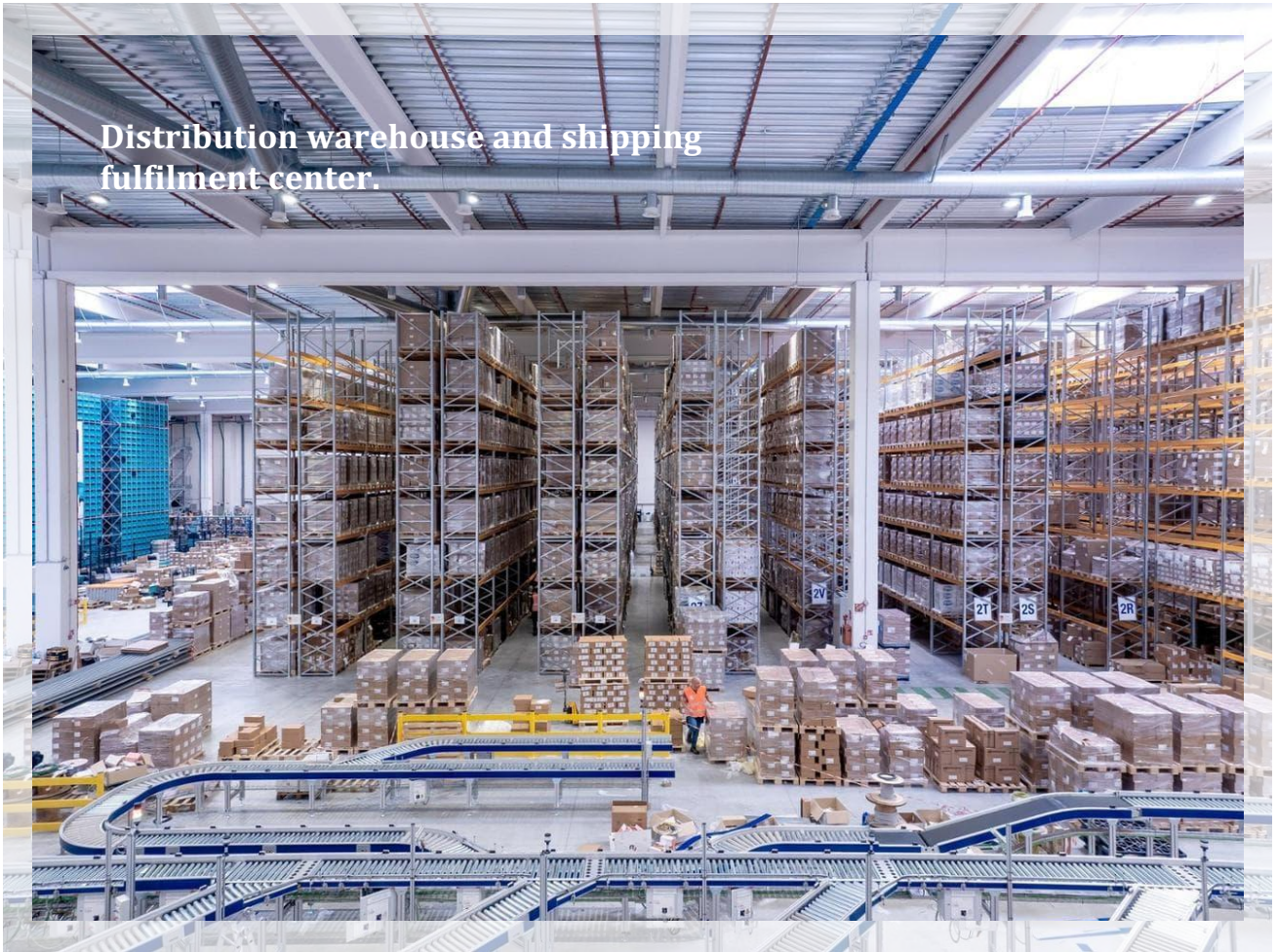


Pharmaceutical cleanroom and automated packaging assembly line





**Distribution warehouse and shipping
fulfilment center.**



**Automated commercial food processing and
packaging factory.**



Pharmaceutical cleanroom.



Laboratory and sterile manufacturing facility.



Sterile Corridor



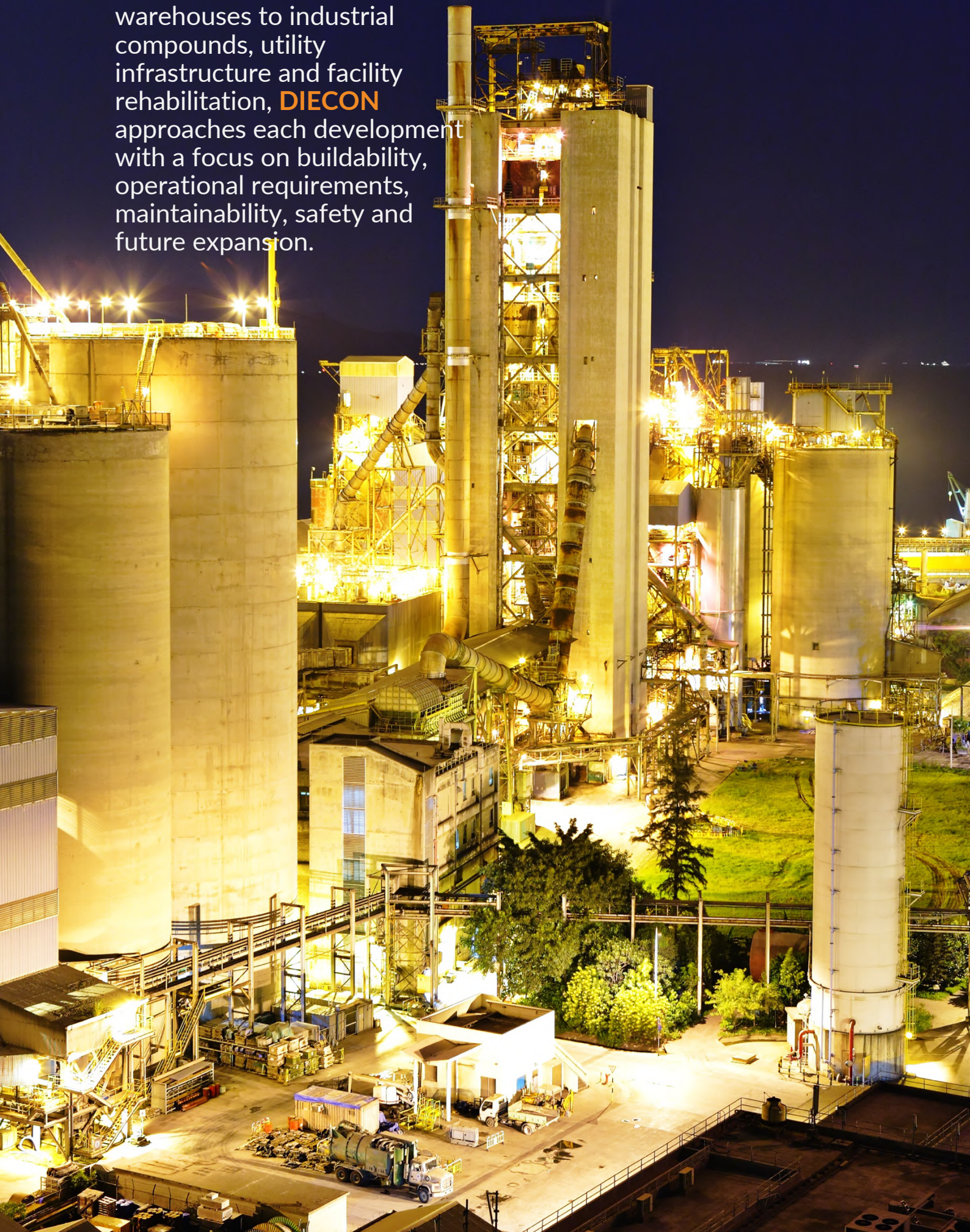
Pharmaceutical Facility





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From new factories and warehouses to industrial compounds, utility infrastructure and facility rehabilitation, **DIECON** approaches each development with a focus on buildability, operational requirements, maintainability, safety and future expansion.



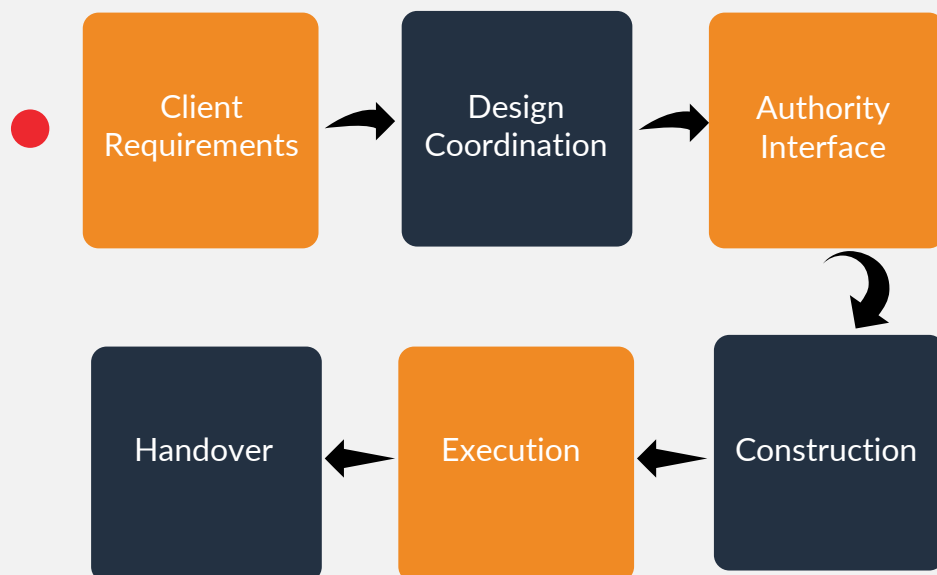
OUR APPROACH

End-to-End Delivery

DEFINE → COORDINATE → PROCURE → CONSTRUCT →
TEST → HANDOVER.

Engineering & Authority Coordination

Engineering That Connects Design to Construction



Authority coordination can include:

- Municipality
- Fire/life safety
- Utility connections
- Inspections
- Permits
- NOCs
- Technical submissions

Keeping projects **on schedule, on budget, and under control**. From planning and progress tracking to cost, risk and change management.

Project Controls



Commercial Control

- Budget tracking
- Variation register
- Cash-flow visibility
- Procurement decisions
- Cost-to-complete forecasting



Technical Control

- Shop drawings
- Coordination drawings
- RFIs
- Material submittals
- Method statements
- Inspection and testing
- Closeout documentation



Schedule Control

- Baseline schedule
- Lookahead planning
- Critical path
- Progress reporting
- Delay alerts
- Recovery actions

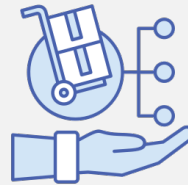
Procurement

Integrated Technical & Commercial Procurement

DIECON treats procurement as a technical and commercial control function.

Procurement is managed as an integrated technical and commercial function—connecting engineering approvals, supplier evaluation, commercial optimization, lead-time management, logistics, and timely delivery to maintain project cost, quality, and schedule performance.

Procurement Control



— Technical Approvals

Ensure materials, equipment, and suppliers meet project specifications and engineering requirements.

— Supplier Evaluation

Assess suppliers based on technical capability, quality, experience, capacity, and compliance.

— Commercial Comparison

Evaluate quotations, pricing, payment terms, warranties, and overall commercial value.

— Lead-Time Management

Monitor manufacturing and procurement lead times against project requirements.

— Logistics Coordination

Plan transportation, documentation, customs, and delivery schedules.

— Delivery Control

Track material dispatch, site delivery, inspection, and availability for installation.

Quality, HSE & Risk

Quality Assurance

- Approved drawings
- Material approvals
- Inspections
- Testing plans
- NCR control
- Snag closure
- Documented acceptance

HSE

- Site induction
- PPE
- Method statements
- Permits
- Toolbox talks
- Lifting controls
- Housekeeping
- Emergency response
- Incident reporting

Risk & Interface Control

- Risk register
- Authority tracker
- Procurement lead-time control
- Utility interfaces
- Stakeholder actions
- Early-warning reporting



Quality in every detail.
Safety in every operation.
Managing risk today to
protect performance
tomorrow.

Testing, Commissioning & Handover

01

+ Testing

Pressure tests, electrical tests, commissioning sheets, equipment startup records and inspection approvals.

02

+ As-Built Documentation

Final drawings, equipment schedules, utility routes and approved changes.

03

+ O&M Documentation

Operation manuals, maintenance instructions, spare parts, warranties and vendor contacts.

04

+ Snag Closure

Defect register, photographs, responsible parties, target dates and acceptance.

05

+ Training & Transition

Client team briefing, maintenance handover, system familiarization and emergency procedures.

06

+ Commercial Closeout

Variation settlement, warranties, certificates and contract closeout documentation.

Lifecycle & Sustainability

Maintainability by Design

Access routes, service clearances, equipment replacement paths and utility routing.

Energy & Utility Awareness

HVAC, lighting, compressed air, pumps, insulation and operational consumption.

FM-Ready Handover

Asset lists, O&M manuals, warranties, service schedules and spare parts.

Future Expansion

Utility capacity, reserved areas, structural flexibility and phased development planning.

Our Commitment to Syrian Industry

DIECON is committed to contributing to the growth of Syrian industry by supporting the development of modern industrial facilities while strengthening the people and capabilities required to operate and sustain them.



**Building Syria's
Industrial Future —
Through **Projects**,
People and
Knowledge.**

01 — Industrial Development

We aim to contribute to the development of modern, efficient and future-ready industrial facilities that support manufacturing, investment, employment and sustainable economic growth in Syria.

02 — Syrian Talent Development

We believe strong industrial development begins with strong local talent. DIECON is committed to providing Syrian engineers, supervisors and technicians with practical exposure to real industrial projects, enabling them to develop hands-on technical, management and site-execution capabilities.

03 — Knowledge Transfer

Every project is an opportunity to transfer knowledge. Through practical project exposure, technical coordination and structured execution, DIECON seeks to introduce and strengthen modern engineering, project management, quality, HSE, procurement and construction practices within the local workforce.

04 — Long-Term Industrial Value

Our objective extends beyond completing individual projects. We aim to help create lasting industrial capability, stronger local expertise and facilities that deliver value throughout their operational lifecycle.

➔ Reasons Why you should work with us!

+ Industrial Specialization

We understand factories as operational assets—not simply buildings.

+ Owner-Minded Control

Time, cost, quality, risk and accountability are managed from the client's perspective.

+ Integrated Technical Delivery

Civil, MEP, HVAC, fire protection, piping, utilities and equipment interfaces are coordinated early.

+ Authority & Handover Focus

Approvals, inspections, testing, as-builts, warranties and O&M documentation are tracked throughout the project.

+ Practical Local Execution

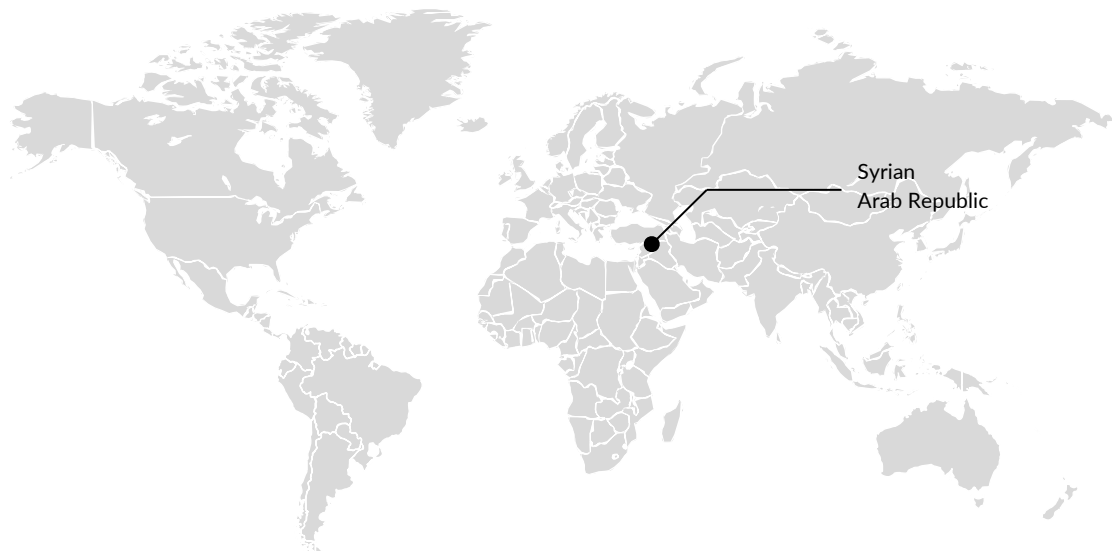
Syrian market knowledge combined with disciplined project-management practices.

+ Scalable Delivery Model

A lean core team supported by specialized subcontractors and suppliers according to project requirements.

Let's Build the Industrial Future

A Syrian industrial development and delivery partner supporting projects from definition and engineering coordination through construction and operational handover.



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