

PROJECT PROFILE - SUMMARY SHEET

Project Introduction			
1- Project title: Construction of a double-circuit cold storage facility in Incheh Brun border logistics center			
2- Sector : industry		Sub Sector : Business services	
3- Products / Services : Cold room above zero and cold room below zero			
4- location: Golestan province, Gonbad city			
<div style="display: flex; justify-content: space-around;"> Free Zone <input type="checkbox"/> Economic Special Zone <input type="checkbox"/> Industrial Estate <input type="checkbox"/> Main Land <input checked="" type="checkbox"/> </div>			
5- Project description : This project is built on a land area of 30,000 square meters and with an infrastructure of 12,200 square meters, with an annual electricity consumption of 1,920,000 kilowatts, an annual water consumption of 1,500 cubic meters, and an annual gas consumption of 3,000 cubic meters, and it is operated using domestic machinery. Benefits of implementing the plan: <ul style="list-style-type: none"> •The readiness of the land where the plan is to be implemented and executive infrastructures, including electricity and roads •The rapidity of the plan •The possibility of storing all garden and dairy products for export and import • Its establishment in the logistics center and free zone to complete the export and import chain 			
6- Annual capacity : Cold storage above zero 10,000 tons and cold storage below zero 10,000 tons			

Project Status																			
7- Local / internal raw material access : 100 %																			
8- Sale : - Anticipated local market : 100 % - Anticipated export market : 0 %																			
9 – The total time required to exploit the project (from the beginning to the start of business activities): 18 months																			
Schedule	Start of activities : Start of works at site : End of Works : Start of commercial operation :																		
10- Project status : <table style="width: 100%; border: none;"> <tr> <td>- Feasibility study available?</td> <td style="text-align: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td>- Required land provided?</td> <td style="text-align: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td>- Legal permissions (establishment license, foreign currency quota, environment, etc) taken?</td> <td style="text-align: right;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> </tr> <tr> <td>- Partnership agreement concluding with local /foreign investor?</td> <td style="text-align: right;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> </tr> <tr> <td>- Financing agreement concluding?</td> <td style="text-align: right;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> </tr> <tr> <td>- Agreement with local /foreign contractor(s) concluding?</td> <td style="text-align: right;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> </tr> <tr> <td>- Infrastructural utilities (electricity water supply, telecommunication, fuel, road, etc) procured?</td> <td style="text-align: right;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> </tr> <tr> <td>- List of know- how, machinery, equipment, as well as seller /builder companies defined?</td> <td style="text-align: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></td> </tr> <tr> <td>- Purchases agreement machinery, equipment and know-how concluded?</td> <td style="text-align: right;">Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> </tr> </table>		- Feasibility study available?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	- Required land provided?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	- Legal permissions (establishment license, foreign currency quota, environment, etc) taken?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	- Partnership agreement concluding with local /foreign investor?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	- Financing agreement concluding?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	- Agreement with local /foreign contractor(s) concluding?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	- Infrastructural utilities (electricity water supply, telecommunication, fuel, road, etc) procured?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	- List of know- how, machinery, equipment, as well as seller /builder companies defined?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	- Purchases agreement machinery, equipment and know-how concluded?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Financial table**11- Financial structure :**

Descriptions	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Billion Rials	Rate	Equivalent in Million Euro		
Fix Capital	3479.2	850000	4.09	0	4.09
Current Capital	9.6	850000	0.01	0	0.01
Total Investment	3488.9	850000	4.10	0	4.10

- Value of foreign equipment / machinery -Million Euro(exchange rate of 850000 RIs)
- Value of local equipment / machinery 0.50 Million Euro
- Value of foreign technical know-how ----- Million Euro
- Value of local technical know-how ----- Million Euro
- Net present value (NPV) : 23,727,783 Million Rials
- Internal Rate of Return (IRR) 33.22 %
- Capital Rate of Return : 25 percent

General Information

12 - Project type : Establishment ☒ Expansion and completion ☐

13- Company Profile

- Name (Legal/Natural persons) : Mobin Golestan Moshaveran Company
- Company's current activities. Consulting, Feasibility Study, and Preparation of Justification, Technical, and Economic Plans for Industrial, Agricultural, Processing, and Service Projects, and Monitoring the Use of Funds and Troubleshooting of All Projects:
- Address : : Golestan Province, Gorgan City, Shohada Street, Between Laleh 3 and 5, Apadana Complex
- Tel : : 01732252607 Fax : 01732253288 E-mail :
mobin_coltd@yahoo.com Web Site :
- Company's legal structure : Government ☐ Non-Governmental ☐ Public non-governmental ☒

Please attach fallow documents if available

- per feasibility study ☒
- feasibility study ☐
- Legal permissions (establishment license , foreign currency environment , etc) ☐