

## PROJECT PROFILE - SUMMARY SHEET

| Project Introduction   |  |  |   |
|--|--|--|---|
| <b>1- Project title:</b> Ashurade tourism complex  |  |  |   |
| <b>2- Sector :</b> service   |  | <b>Sub Sector :</b> tourism                |   |
| <b>3- Products / Services :</b> Accommodation services, food services and game city  |  |  |   |
| <b>4- location</b>   |  |  |   |
| Free Zone <input type="checkbox"/>   | Economic Special Zone <input type="checkbox"/> | Industrial Estate <input type="checkbox"/> | Main Land <input checked="" type="checkbox"/> |
| <b>5- Project description :</b><br>This project is in a land area of 100000 square meters and with infrastructure of 5437 square meters, with annual electricity consumption of 480000 kilowatts, water consumption of 15000 cubic meters, and gas consumption of 40500 cubic meters.<br><b>Benefits of implementing the plan:</b> <ul style="list-style-type: none"> <li>Helping to develop tourism in the province and country</li> <li>Currency acquisition</li> <li>Easy access to expert staff in the province</li> </ul> |  |  |   |
| <b>6- Annual service/production capacity:</b> 23,700 accommodation unit nights - 5,688 gazebo nights - 118,500 press restaurant and kitchen - 25,550 people coffee shop - 237 store days - 23,700 people ping pong, handball and billiards hall - 23,700 people go-karting - 60,000 people electric train shark train - 100,000 people breakfast   |  |  |   |

| Project Status  |  |                                |   |                           |   |  |   |  |   |                                   |   |   |   |  |   |  |   |  |   |
|---|--|--------------------------------|---|---------------------------|---|--|---|--|---|-----------------------------------|---|---|---|--|---|--|---|--|---|
| <b>7- Local / internal raw material access :</b> 100 %  |  |                                |   |                           |   |  |   |  |   |                                   |   |   |   |  |   |  |   |  |   |
| <b>8- Sale :</b><br>- Anticipated local market : 80 %<br>- Anticipated export market : 20 %   |  |                                |   |                           |   |  |   |  |   |                                   |   |   |   |  |   |  |   |  |   |
| <b>9 – Project total time (from start of activities to start of commercial operation in years):</b> 18 months   |  |                                |   |                           |   |  |   |  |   |                                   |   |   |   |  |   |  |   |  |   |
| <b>Schedule</b>   | Start of activities :<br>Start of works at site :<br>End of Works :<br>Start of commercial operation : |                                |   |                           |   |  |   |  |   |                                   |   |   |   |  |   |  |   |  |   |
| <b>10- Project status :</b><br><table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">- 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 type="checkbox"/> No <input checked="" type="checkbox"/></td> </tr> <tr> <td>- Legal permissions (establishment license, foreign currency quota, environment, etc) taken?</td> <td style="text-align: right;">Yes <input checked="" type="checkbox"/> No <input 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 type="checkbox"/> No <input checked="" type="checkbox"/> | - Legal permissions (establishment license, foreign currency quota, environment, etc) taken? | Yes <input checked="" type="checkbox"/> No <input 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"/> |
| - Feasibility study available?  | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                                    |                                |   |                           |   |  |   |  |   |                                   |   |   |   |  |   |  |   |  |   |
| - Required land provided?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                    |                                |   |                           |   |  |   |  |   |                                   |   |   |   |  |   |  |   |  |   |
| - Legal permissions (establishment license, foreign currency quota, environment, etc) taken?  | Yes <input checked="" type="checkbox"/> No <input 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"/>                                    |                                |   |                           |   |  |   |  |   |                                   |   |   |   |  |   |  |   |  |   |

## Financial Table

### 11- Financial structure :

| Descriptions     | Local Currency Required |        |                            | Foreign Currency Required<br>Million Euro | Total Million Euro |
|------------------|-------------------------|--------|----------------------------|---|--------------------|
|                  | Million Rials           | Rate   | Equivalent in Million Euro |   |                    |
| Fix Capital      | 1736.86                 | 850000 | 2.043                      | 0   | 2.043              |
| Current Capital  | 12.32                   | 850000 | 0.014                      | 0   | 0.014              |
| Total Investment | 1749.18                 | 850000 | 2.057                      | 0   | 2.057              |

- Value of foreign equipment / machinery ----- Million Euro
- Value of local equipment / machinery 0.55 Million Euro
- Value of foreign technical know-how ----- Million Euro
- Value of local technical know-how ----- Million Euro
- Net present value (NPV) : 7246108 Million Rials for 12 year
- Internal Rate of Return (IRR) : 32.62 %
- Capital Rate of Return : 4.11 year

## 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 follow documents if available

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