

## PROJECT PROFILE - SUMMARY SHEET

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| <b>Project Introduction</b>                                                                                                                                                                                                                                                                                                                                                           |                                                       |
| <b>(1- Project title: Aquaculture products market</b>                                                                                                                                                                                                                                                                                                                                 |                                                       |
| <b>2- Sector : Tourism</b>                                                                                                                                                                                                                                                                                                                                                            | <b>Sub Sector : Marine tourism</b>                    |
| <b>3- Products / Services : Construction of a fish market, store, coffee shop and restaurant</b>                                                                                                                                                                                                                                                                                      |                                                       |
| <b>4- location: Golestan Province, Bandar Turkman County</b>                                                                                                                                                                                                                                                                                                                          |                                                       |
| <b>Free Zone <input type="checkbox"/></b>                                                                                                                                                                                                                                                                                                                                             | <b>Economic Special Zone <input type="checkbox"/></b> |
| <b>Industrial Estate <input type="checkbox"/></b>                                                                                                                                                                                                                                                                                                                                     | <b>Main Land <input type="checkbox"/></b>             |
| <b>5- Project description :</b> This project is built on a land area of 20,000 square meters and with an infrastructure of 4,042 square meters, with an annual electricity consumption of 576,000 kilowatts, an annual water consumption of 1,800 cubic meters, and 11 kg 600 series liquefied gas, and the production process is carried out using domestic machinery.               |                                                       |
| <b>Benefits of implementing the plan:</b> <ul style="list-style-type: none"> <li>•Product diversity and product quality assurance</li> <li>•Quick profitability of the plan</li> <li>•Attracting tourists and travelers in the city and province</li> <li>•Eliminating intermediaries and more affordable prices</li> <li>• Reducing the unemployment rate in the province</li> </ul> |                                                       |
| <b>6- Annual capacity : Construction of a market with 150 fish stalls, a store with 1 stall, a coffee shop with 36,000 items, and a restaurant with 30,000 press and 30,000 pizzas.</b>                                                                                                                                                                                               |                                                       |

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| <b>Project Status:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                        |                                |                              |                             |                           |                              |                             |                                                                                              |                              |                             |                                                                  |                              |                             |                                   |                              |                             |                                                           |                              |                             |                                                                                                      |                              |                             |                                                                                          |                              |                             |                                                                    |                              |                             |
| <b>7- Local / internal raw material access : 100 %</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                        |                                |                              |                             |                           |                              |                             |                                                                                              |                              |                             |                                                                  |                              |                             |                                   |                              |                             |                                                           |                              |                             |                                                                                                      |                              |                             |                                                                                          |                              |                             |                                                                    |                              |                             |
| <b>8- Sale :</b><br>- Anticipated local market : 100 %<br>- Anticipated export market : 0 %                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                        |                                |                              |                             |                           |                              |                             |                                                                                              |                              |                             |                                                                  |                              |                             |                                   |                              |                             |                                                           |                              |                             |                                                                                                      |                              |                             |                                                                                          |                              |                             |                                                                    |                              |                             |
| <b>9 – The total time required to exploit the project (from the beginning to the start of business activities): 24 months</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                        |                                |                              |                             |                           |                              |                             |                                                                                              |                              |                             |                                                                  |                              |                             |                                   |                              |                             |                                                           |                              |                             |                                                                                                      |                              |                             |                                                                                          |                              |                             |                                                                    |                              |                             |
| <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> <table style="width: 100%; border: none;"> <tr> <td>- Feasibility study available?</td> <td>Yes <input type="checkbox"/></td> <td>No <input type="checkbox"/></td> </tr> <tr> <td>- Required land provided?</td> <td>Yes <input type="checkbox"/></td> <td>No <input type="checkbox"/></td> </tr> <tr> <td>- Legal permissions (establishment license, foreign currency quota, environment, etc) taken?</td> <td>Yes <input type="checkbox"/></td> <td>No <input type="checkbox"/></td> </tr> <tr> <td>- Partnership agreement concluding with local /foreign investor?</td> <td>Yes <input type="checkbox"/></td> <td>No <input type="checkbox"/></td> </tr> <tr> <td>- Financing agreement concluding?</td> <td>Yes <input type="checkbox"/></td> <td>No <input type="checkbox"/></td> </tr> <tr> <td>- Agreement with local /foreign contractor(s) concluding?</td> <td>Yes <input type="checkbox"/></td> <td>No <input type="checkbox"/></td> </tr> <tr> <td>- Infrastructural utilities (electricity water supply, telecommunication, fuel, road, etc) procured?</td> <td>Yes <input type="checkbox"/></td> <td>No <input type="checkbox"/></td> </tr> <tr> <td>- List of know- how, machinery, equipment, as well as seller /builder companies defined?</td> <td>Yes <input type="checkbox"/></td> <td>No <input type="checkbox"/></td> </tr> <tr> <td>- Purchases agreement machinery, equipment and know-how concluded?</td> <td>Yes <input type="checkbox"/></td> <td>No <input type="checkbox"/></td> </tr> </table> |                                                                                                        | - Feasibility study available? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | - Required land provided? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | - Legal permissions (establishment license, foreign currency quota, environment, etc) taken? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | - Partnership agreement concluding with local /foreign investor? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | - Financing agreement concluding? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | - Agreement with local /foreign contractor(s) concluding? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | - Infrastructural utilities (electricity water supply, telecommunication, fuel, road, etc) procured? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | - List of know- how, machinery, equipment, as well as seller /builder companies defined? | Yes <input type="checkbox"/> | No <input type="checkbox"/> | - Purchases agreement machinery, equipment and know-how concluded? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| - Feasibility study available?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Yes <input type="checkbox"/>                                                                           | No <input type="checkbox"/>    |                              |                             |                           |                              |                             |                                                                                              |                              |                             |                                                                  |                              |                             |                                   |                              |                             |                                                           |                              |                             |                                                                                                      |                              |                             |                                                                                          |                              |                             |                                                                    |                              |                             |
| - Required land provided?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Yes <input type="checkbox"/>                                                                           | No <input type="checkbox"/>    |                              |                             |                           |                              |                             |                                                                                              |                              |                             |                                                                  |                              |                             |                                   |                              |                             |                                                           |                              |                             |                                                                                                      |                              |                             |                                                                                          |                              |                             |                                                                    |                              |                             |
| - Legal permissions (establishment license, foreign currency quota, environment, etc) taken?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Yes <input type="checkbox"/>                                                                           | No <input type="checkbox"/>    |                              |                             |                           |                              |                             |                                                                                              |                              |                             |                                                                  |                              |                             |                                   |                              |                             |                                                           |                              |                             |                                                                                                      |                              |                             |                                                                                          |                              |                             |                                                                    |                              |                             |
| - Partnership agreement concluding with local /foreign investor?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Yes <input type="checkbox"/>                                                                           | No <input type="checkbox"/>    |                              |                             |                           |                              |                             |                                                                                              |                              |                             |                                                                  |                              |                             |                                   |                              |                             |                                                           |                              |                             |                                                                                                      |                              |                             |                                                                                          |                              |                             |                                                                    |                              |                             |
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| - Infrastructural utilities (electricity water supply, telecommunication, fuel, road, etc) procured?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Yes <input type="checkbox"/>                                                                           | No <input type="checkbox"/>    |                              |                             |                           |                              |                             |                                                                                              |                              |                             |                                                                  |                              |                             |                                   |                              |                             |                                                           |                              |                             |                                                                                                      |                              |                             |                                                                                          |                              |                             |                                                                    |                              |                             |
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| - Purchases agreement machinery, equipment and know-how concluded?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Yes <input type="checkbox"/>                                                                           | No <input type="checkbox"/>    |                              |                             |                           |                              |                             |                                                                                              |                              |                             |                                                                  |                              |                             |                                   |                              |                             |                                                           |                              |                             |                                                                                                      |                              |                             |                                                                                          |                              |                             |                                                                    |                              |                             |

**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      | 1,166.78                | 1150000 | 1.01                       | 0.00                                   | 1.01               |
| Current Capital  | 8.90                    | 1150000 | 0.01                       | 0.00                                   | 0.01               |
| Total Investment | 1,175.68                | 1150000 | 1.02                       | 0.00                                   | 1.02               |

- Value of foreign equipment / machinery 0.0 Million Euro(rate of 1150000Rls)
- Value of local equipment / machinery 0.017 Million Euro
- Value of foreign technical know-how -----Million Euro
- Value of local technical know-how -----Million Euro
- Net present value (NPV) 5,309,596Million rials
- Internal Rate of Return (IRR) 30.55 %
- Capital Rate of Return 4.66 ears

**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) ☐