

## PROJECT PROFILE - SUMMARY SHEET

<b>Project Introduction</b>	
<b>1- Project title:</b> Bandar Gaz (Tourism Island) Revival and Development Plan	
<b>2- Sector :</b> Tourism	<b>Sub Sector :</b> Marine tourism
<b>3- Products / Services :</b> Food sales - Outdoor advertising - Coffee shop - Amusement park tickets - Four Seasons Big Pizza - Complex entrance - Jet ski and boat rides - Shop rental - Beach accommodation - Parking rental - Gazebo rental - Cycling - Marine tourism tours - Photography services - Student camps - Local festivals - Swimming lessons	
<b>4- location:</b> Golestan Province, Bandargaz County	
<b>Free Zone</b> <input type="checkbox"/> <b>Economic Special Zone</b> <input type="checkbox"/> <b>Industrial Estate</b> <input type="checkbox"/> <b>Main Land</b> <input checked="" type="checkbox"/>	
<b>5- Project description :</b> This project is built on a land area of 20,000 square meters and with an infrastructure of 2,800 square meters, with an annual electricity consumption of 576,000 kilowatts, an annual water consumption of 9,000 cubic meters, and an annual gas consumption of 1,200 cubic meters, and the production process is carried out using domestic machinery. <b>Benefits of implementing the plan:</b> <ul style="list-style-type: none"> <li>• Helping to increase the per capita sports, recreational and residential space in the city and province</li> <li>• The project is quick to payback</li> <li>• Attracting tourists and travelers in the city and province</li> <li>• Helping to develop the economy and increase the per capita income of the province</li> <li>• Reducing the unemployment rate in the province</li> </ul>	
<b>6- Annual capacity :</b> 120 thousand food sales - 0.12 thousand cases Outdoor advertising services - 120 thousand cases Coffee shop services - 180 thousand cases Sale of various amusement park tickets - 90 thousand cases Sale of large four-season pizza - 60 thousand cases Sale of entrance tickets to the complex - 12 thousand cases Jet ski and boating services - 0.036 thousand cases Store rental - 28.44 thousand nights Beach accommodation - 240 thousand cases Parking rental - 12 thousand cases Gazebo rental - 18 thousand cases Cycling services - 7 thousand cases Sea tourism tours - 7 thousand cases Photography services - 0.14 thousand cases Student camp services - 0.06 thousand cases Local festival services - 0.18 thousand cases Swimming lessons	

<b>Project Status</b>																															
<b>7- Local / internal raw material access :</b> 100 %																															
<b>8- Sale :</b> - Anticipated local market : 70 % - Anticipated export market : 30 %																															
<b>9 – The total time required to exploit the project (from the beginning to the start of business activities):</b> 24 months																															
<b>Schedule</b>	<b>Start of activities :</b> <b>Start of works at site :</b> <b>End of Works :</b> <b>Start of commercial operation :</b>																														
<b>10- Project status :</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">- Feasibility study available?</td> <td style="width: 10%; text-align: center;">Yes <input checked="" type="checkbox"/></td> <td style="width: 10%; text-align: center;">No <input type="checkbox"/></td> </tr> <tr> <td>- Required land provided?</td> <td style="text-align: center;">Yes <input type="checkbox"/></td> <td style="text-align: center;">No <input checked="" type="checkbox"/></td> </tr> <tr> <td>- Legal permissions (establishment license, foreign currency quota, invironment, etc) taken?</td> <td style="text-align: center;">Yes <input type="checkbox"/></td> <td style="text-align: center;">No <input checked="" type="checkbox"/></td> </tr> <tr> <td>- Partnership agreement concluding with local /foreign investor?</td> <td style="text-align: center;">Yes <input type="checkbox"/></td> <td style="text-align: center;">No <input checked="" type="checkbox"/></td> </tr> <tr> <td>- Financing agreement concluding?</td> <td style="text-align: center;">Yes <input type="checkbox"/></td> <td style="text-align: center;">No <input checked="" type="checkbox"/></td> </tr> <tr> <td>- Agreement with local /foreign contractor(s) concluding?</td> <td style="text-align: center;">Yes <input type="checkbox"/></td> <td style="text-align: center;">No <input checked="" type="checkbox"/></td> </tr> <tr> <td>- Infrastructural utilities (electricity water supply, telecommunication, fuel, road, etc) procured?</td> <td colspan="2" style="text-align: center;">Yes <input type="checkbox"/></td> </tr> <tr> <td>No <input checked="" type="checkbox"/></td> <td colspan="2"></td> </tr> <tr> <td>- List of know- how, machinery, equipment, as well as seller /builder companies defined?</td> <td style="text-align: center;">Yes <input checked="" type="checkbox"/></td> <td style="text-align: center;">No <input type="checkbox"/></td> </tr> <tr> <td>- Purchases agreement machinery, equipment and know-how concluded?</td> <td style="text-align: center;">Yes <input type="checkbox"/></td> <td style="text-align: center;">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, invironment, 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	8,843.30	1150000	7.69	0.00	7.69
Current Capital	32.16	1150000	0.03	0.00	0.03
Total Investment	8,875.46	1150000	7.72	0.00	7.72

- Value of foreign equipment / machinery 0.0 Million Euro(rate of 1150000 Rls)
- Value of local equipment / machinery 0.179 Million Euro
- Value of foreign technical know-how ----- Million Euro
- Value of local technical know-how ----- Million Euro
- Net present value (NPV) 43,535,685 Million rials
- Internal Rate of Return (IRR) 30.98%
- Capital Rate of Return : 4.62 years

## 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) ☐