

SUMMARY SHEET

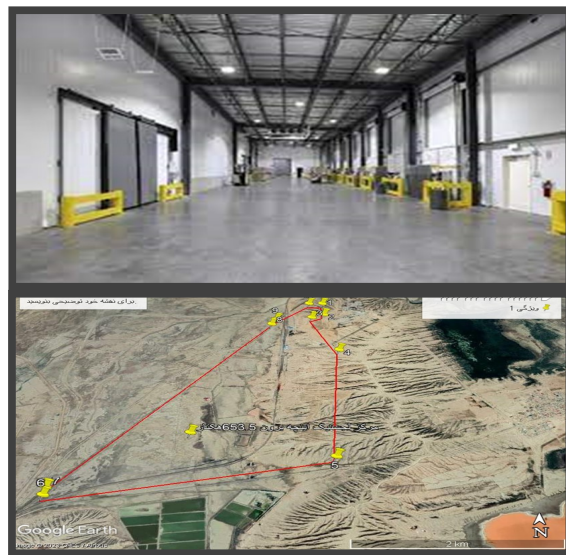
Project title: Construction of a double-circuit cold storage facility in Incheh Brun border logistics center

Sector : Agriculture

Products / Services : Cold room above zero and cold room below zero

Location: Gonbad city, Golestan province

Annual capacity : Cold storage above zero 10,000 tons and cold storage below zero 10,000 tons



Project description :

This project will be constructed on a 30000 m² plot with 12200 m² built-up area.

Annual utility requirements:

Electricity 1920000 kWh

Water: 1500 m³

Natural gas: 3000 m³

The facility will be equipped with either domestic machinery.

Benefits of implementing the plan:

- 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

Financial and Economic indicators

Financial structure :

Descriptions	Total Euro
Fix Capital	۷۷۳۱۶۲۹
Current Capital	۲۱۳۸۴
Total Investment	۷۷۵۳۳۰۱۲

- Value of foreign equipment / machinery 0 Euro
- Value of local equipment / machinery 953,100 Euro
- Value of foreign technical know-how --- Euro
- Value of local technical know-how ----- Euro
- Net present value (NPV) 52728407 Euro
- Internal Rate of Return (IRR) 33.22 %
- Capital Rate of Return : 3.93 years