



Aras Free Trade-Industrial Zone Organization

Technical and Economic Feasibility Form Production Projects (Industrial - Agricultural)

1. Project:
Water Park

2. Project Presentation:
Providing recreational and therapeutic water-related services

3. Description of the Project:

This project involves the construction of a water park complex on a 7000 square meter land, meeting international standards to create a space for entertainment and recreation for all age groups in a calm and easily accessible environment for tourists. The employment generated by this project is 20 people, and its annual capacity is more than 200,000 visitors.

a. Necessity of the Project:

Creating recreational facilities for tourist use is a missing link in the region, and its implementation is necessary.

b. Mainland Privileges (Raw Material – Market):

1. Low land prices for the construction of a recreational service site
2. 20-year tax exemption for any economic activity
3. Exemption from customs duties for the import of raw materials and industrial machinery
4. Priority given to the project if authorized to represent reputable foreign and domestic brands
5. Benefiting from shorter and simpler investment stages due to being in the organization's priorities.

c. Market Potentials:

D: Created value-added

4. Market Feasibility; Economic – Financial:

a. Annual Demand for the Product (Domestic – Countries of the Region – World Demand):

b. Raw Materials Provision Potential (Domestic – Countries of the Region):
59.24%

c. Local and Regional Markets:

Statistics of tourists entering the free zone of Ares, 9 months of 1401	Population of Aras Free Zone (people)
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5. FS Components:

a. Fixed Capital: 2,767,850,000,000 rials
Working Capital: 232,140,000,000 rials

b. PBP: 6 years

c. IRR: 25

d. Land Area: 7,000 square meters
Built-up Area: 4,200 square meters

E. Direct Employment:
20 individuals

6. Technical Specs:

a. Table of Raw Materials and Estimated Consumption:

The project is a tourism plan and does not require raw materials.

e. Table of Energy and Labor Costs

Cost:	
Energy:	5000 million Rials
Work force:	35,000 million Rials

7. Risks of the Project:

a. Existing Risks in case of Losing Potential Market:

Exchange rate risk, inflation risk, liquidity risk, business risk

b. Risk of Rising Raw Material Price:

In case of an increase in the exchange rate, the cost of imported raw materials also increases, which affects the overall construction cost.

c. Retention Risk:

Obligation of occupational health and safety management, organizational risk management on performance, training of human resources and personnel to be vigilant against risks in order to reduce the probability of harm

d. Risk of Currency Fluctuations and Inflation:

Financial provision based on the national currency, alignment of liabilities or assets based on the unit currency, presentation of financial reports and statements in currency (without conversion), participation in derivative contract markets, conducting compensatory transactions, signing service contracts based on the national currency.