

Information Summary of Investment Plans for Urban Development, Transportation and Tourism

1- Project title: Construction and Operation of a Multi – Purpose Complex for commerce, services, recreation, accommodation and Industrial purposes together with a medical complex highly specialized in sterility treatment devising stem cells technology

2- Progress status:

■ *New* □ *Development and Expansion*

□ *No progress*

☐ *Less than 50%*

☐ *More than 50%*

3- *Economic sector: Services*

Economic subsector: Services

4- Products: *Commercial, services, medical and accommodational complex*

5- Location address: *Basij Sq., Tabriz, East Azerbaijan*

6- Introducing Project Summary:

Construction and Operation of a Multi – Purpose Complex for commerce, service, recreation, accommodation and Industrial purposes together with a medical complex highly specialized in sterility treatment devising stem cells technology aimed at:

- *Construction of a service providing center in the east of Tabriz specialized in knowledge base medical, engineering, e-commerce and commercial activities, and providing the opportunity for the foreign and domestic commercial companies to open their offices to enhance commercial and medical cooperation with different parts of the country and middle east countries (CIS)*
- *Providing the east Tabriz with a part of the public service shortages by enhancing the land utilizing procedures*
- *Building a dynamic hybrid center with a variety of hi – tech roles in medicine and treatment based on stem cells, commerce, recreation, tourism, accommodation and service for knowledge base activities, fair and sale complex for food, agriculture, leather, wooden products and etc.*
- *Boosting the Mehrane – rood river tourism by building a reception and accommodation center on its banks.*
- *Gaining Maximum land productivity to elevate motivation in domestic and foreign investors*

7- Project specifications:

Land area: 6500 m²

Total Built up Area: 44,000 m²

Offices: 7500 m²

Commercial: 10000 m²

Accommodation: 6000 m²

reception and restaurant: 4300 m²

Recreation: 2500 m²

medical: 3400 m²

Parking, installations and warehouse: 10400 m²

8- Project features and access:

The fullest multi – purpose complex of the city, variety and profitability, access from Basij blvd. with the possibility of making a slow exit – entrance ramp

9- Capacity forecasting:

Sterility treatment clinic: 3406 m²

Hotel: 5729 m²

East Azerbaijan hand woven carpet chain stores & fairs: 3000 m²

Reception halls & restaurants: 2000 m²

Knowledge base and startups offices: 3000 m²

Banks and Financial – credit institutions: 2000 m²

Insurance companies: 1000 m²

Domestic commercial companies: 2000 m²

Foreign commercial companies: 2681 m²

e-commerce companies: 1000 m²

Parking lot: 15594 m²

Private educational institutions: 1000 m²

10- Property/Contribution of the Project Owner: 1970 billion Rials

11- Investment/Assignment method:

☐ Full assignment ☒ Joint venture ☐ public/private partnership ☐ Others

12- Construction Period: 40 months**13- Special points:**

- ☒ land prepared ☒ Relevant legal permission ☒ Environmental license
- ☐ Purchase agreement for machinery, equipment and know-how concluded ☐ Ability to obtain banking loan
- ☐ Infrastructural utilities (electricity, water supply, telecommunication, fuel, road, etc.) procured ☐ Product / service sales contract
- ☐ Financing agreement concluded ☐ List of know-how, machinery, equipment, as well as seller / builder companies defined
- ☐ Agreement with local / foreign contractor(s) concluded

Investment Announcement: ☐ Not required ☐ Required ☐ Done ☐ Not Done

Other advantages (Technology, innovation, rank of industry, market specific privilege, intellectual property, etc.):

The project holds a 20- year development outlook in medical areas and by devising stem cells based modern technology, will be the first highly professional sterility treatment center across the nation. Thanks to this, most hoteling capacity of the complex will be filled by the medical tourists of the complex.

In other areas, by contrast, thanks to the variety of interests provided, it will attract an extraordinary amount of population.

14- Feasibility study Status:

☐ Updated Feasibility study ☒ Pre-Feasibility study ☐ No Feasibility study

15- Value of equipment/machinery & technical know-how:

Value of local equipment/machinery: - Million Euro Value of foreign equipment/machinery: - Million Euro

Value of local technical know-how: - Million Euro Value of foreign technical know-how: - Million Euro

16- Financial Table:

Description	Local Currency Required			Foreign Currency Required in Million EUR	Total In Million EUR
	Million Rials	Exchange Rate	Equivalent in Million EUR		
Fixed Capital	6000000	600000	10	0	10
Working Capital	-	600000	0	0	0
Total Investment	6000000	600000	10	0	10

- Net Present Value (NPV): - million Euro

- Internal Rate of Return (IRR): -%

- Payback Period (PP): - year

17- Employee:

<i>employee</i>	<i>available</i>	<i>required</i>	<i>total</i>
<i>person</i>	-	500	500

18- Company Profile:

Name (individual or entity): East Azerbaijan Municipalities Cooperation Company

Name of Contact Person/ CEO: Mr. Abdol zadeh

Activity background: -

Legal structure of the company: ☐ *Private* ☒ *government* ☐ *Public*

Tel: +98- 41-34797400-3 Fax: +98- 41-34790519 & 34794322 phone number:

Web site: www.hamyaritabriz.ir Email: - P.O. Box: 51335-3571

Office Address: Azadi St., Tabriz, East Azarbaijan

Please attach the following documents if available:

- ☐ *Feasibility study*
- ☐ *Legal permissions and ownership documents*
- ☐ *Company Contracts*
- ☐ *Aerial photos, local access, surrounding urban context*
- ☐ *Location in the city, Split map, Municipality district*
- ☐ *Brochure and catalogue of project*