

Project Profile – Summary Sheet

Project Introduction

1. Project title: 5-star Hotel of Helya Tabriz Cultural, Sport & Tourism Complex

2. Sector: Tourism
Sub-sector: Services

3. Products/Services:

1. Luxurious double-bed rooms and suites for guest accommodation, 2. Iranian & foreign restaurant and coffee-shop, 3. Commercial booth in the lobby of hotel for renting, 4. Two halls specific for ceremonies, 5. Conference hall for holding forums and etc, 6. Sport services located in the upper floor of hotel such as pool, billiard, and body-building and etc, 7. A two-storey car-park.

4. Location: Free zone
Economic special zone
Industrial estate
Main land

After Ahar Forked-Rd, 5th Km of Tabriz-Tehran Rd., Tabriz, East Azarbaijan Province

5. Project description:

Land Area: 11,500 m², substructure of the hotel: 28,000 m², car park: 4000 m², lobby and restaurants area: 6,000 m², surroundings: 9,000 m², Installation: 16,412 million rials. At present, the project is under construction, with 100% of private sector investment and all basic operations such as land purchase, fencing, digging, earth working and constructing foundation of hotel's building up to the second floor have passed completion stages. Regarding investment volume, the owner of Helya Tabriz Aqua-park Complex Company is eager to have an internal and or a foreign partner who can supply capital and establish a partnership. His suggestion for partnership is 55% for himself, as the owner of the project, and 45% for any internal and or foreign investor.

6. Annual capacity:

14 floors with substructure of 28,000 m², hotel lobby: 300 m², including coffee-shop and commercial booths



Project Status

7. Local/internal raw material access: 100%

8. Sale:

- Anticipated export market: 30%

9. Construction period: 3 years

10. Project status:

- Feasibility study available? **Yes**
- Required land provided? **Yes**
- Legal permissions (establishment license, foreign currency quota, environment, etc.) taken? **Yes**
- Partnership agreement concluded with local/foreign investor? **No**
- Financing agreement concluded? **No**
- Agreement with local/foreign contractor(s) concluded? **Yes**
- Infrastructural utilities (electricity, water supply, telecommunication, etc) procured? **Yes**
- List of know-how, machinery, equipment, as well as seller/builder companies defined? **No**
- Purchase agreement for machinery, equipment and know-how concluded? **No**

Financial Structure

11. Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fixed Capital	875,123	96,070	9.11	0.00	9.11
Working Capital	27,582	96,070	0.29	0.00	0.29
Total Investment	902,705	96,070	9.40	0.00	9.40

- Value of foreign equipment/machinery _____ million Euro
- Value of local equipment/machinery **1.78** million Euro
- Value of foreign technical know-how _____ million Euro
- Value of local technical know-how _____ million Euro
- Net Present Value (NPV): **2.67** million Euro in **10** years
- Internal Rate of Return (IRR): **27.95%**
- Payback Period (PP): **5.21** years from the beginning of the construction period (construction period: 2 years)

*** Note: Due to currency fluctuations, the exchange rate will be estimated daily.**

General Information

12. Project Type: Establishment
Expansion and completion

13. Company Profile

- **Company name:** Helya Tabriz Aqua-Park Complex Company

- **Local entrepreneur:** Private sector
Public sector
Other

For more info, please contact Center of Investment and Consultancy Services:

Tel.: 88107875

Fax: 88720461

Address: 5th Floor, No. 10, 21st St., Vozara Ave., Tehran- IRAN