

Investment Opportunities in the Holy City of Qom



Qom Municipality

Public Participation and Investment Organization

W W W . Q O M . I R



Mayor's speech

Although municipalities are changing from a civil and services organization to a social organization, the growing and constant development is necessary for city management. Our approach in constant development is to make plan base on natural environment, cultural and social issue. Qom is turned by holy shrine existence and the biggest religious school to a international shia city and jamkaran masque enriches its popularity in the world.

Great prophet boulevard with the special and unique properties which connect two holy shrine as the biggest boulevard in the Islam world is designed according to Qom city Islamic culture to be as a shia branch boulevard in Islam world also will release traffic jam and give services to citizens and tourists.

The boulevard which play an important rule in decreasing traffic is constructed by municipality. The profile of blocks which are located in boulevard margin prepare to cooperate in constructing these blocks with investors to benefit from spiritual and material award in development of QOM as a Ahlul Bayt city.

I hope qom will be a alive city and a model of shia international city in near future by helping god and attention of Imam Zaman and Hazrat Masoumeh and supreme leader guidance.



Speech by the head of the organization

Two important strategies should be considered for the administration of the city of Qom, one is constantly service provision and the other is quantitative and qualitative growth of services with a development-oriented perspective. These strategies determine a special mission and additional task for us. We have to remove existing obstacles to investment. Because the annual budget of the Qom municipality has not been responsive in achieving the strategic goals of the municipality and a special budget must be provided.

We are not looking for benefit in investment projects and our goal is development of city. We provide investors with the opportunity to work towards improving the quality of life in the city of Qom, because that is our only desire. I hope that with the help of God Almighty and the guidance of the Supreme Leader, and attention of Imam Zaman and Hazrat Masoumeh, more effective steps will be taken in the development of the city of Qom, commensurate with its dignity and position as a sample for the Islamic world and the Shiite world.



Introduction

Investment is one of the most important economic tools that allows individuals and businesses to use their financial resources to earn profits and increase assets. There are a wide variety of investment opportunities in different markets, each with its own characteristics, benefits and risks. From investing in stocks and bonds to real estate, investment funds and startups, choosing a proper opportunity requires careful consideration and understanding of the target market.

In today's world, with the development of technology and the globalization of the economy, investment opportunities have increased significantly. Investors can easily access international markets and benefit from economic developments and new innovations. For this reason, the correct and timely recognition of these opportunities can play a decisive role in the financial success of individuals and businesses.

One of the most important points in choosing investment opportunities is to assess the risks and possible returns. Each investment opportunity can have different levels of risk that should be evaluated according to the investor's goals and risk tolerance. Also, paying attention to market changes and economic trends are among the factors that can affect investment decisions. Finally, consulting with financial experts and using analytical tools can help investors make the best investment decisions and make the most of available opportunities.



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1. Project: Protein Hub

location: Persian Gulf Boulevard

In Protein Hub ,wholesalers, distributors, freight forwarders and producers of various protein products, including poultry, seafood and other poultry such as quail, ostrich, turkey, etc., as well as processed products, etc., will be located. The function of this square is similar to the fruit and vegetable square, with the concentration of producers, suppliers and wholesalers of protein products in a geographical area, reducing overhead costs, access to various necessary facilities such as cold storage, scales, docks, distribution and pricing points, parking, etc. From the distribution hub of protein products in the city of Qom in the small dimensions of the square (3 hectares) to the inter-provincial regional hub in large dimensions (up to 20 hectares), the results of creating this square are in different dimensions.

Technical Features

Potential of Qom Province for implementing the Project: The existence of a high potential market due to the growing population in Qom Province on the one hand and the location of this province on the transportation highway of the center of the country on the other hand, led to its selection as a point to become the regional hub for the distribution and distribution of protein products.

Specifications of required facilities and buildings: Approximately 3 hectares

- ✓ 5 cold storage for storing products
- ✓ 3 halls for product presentation
- ✓ office building
- ✓ 20,000 meters of parking space
- ✓ 24 shops for retailers

Participation Model: Civil Partnership Contract/ BOT



Market Research in Qom province

Total supply of protein products: 52,148 Tons

Future Demand of protein products (1405): 430,243 Tons

Future Demand of protein Product(1410): 442,321 Tons

Results of the market equilibrium

Horizon 1405:378,095 shortage

Horizon 1410:390,083 shortage

The main target market for the project is a collection of wholesalers, distributors, retailers, and producers of various protein, poultry, seafood, and other poultry products such as quail, ostrich, turkey, etc., as well as processed products, etc., will be located in this collection.

Economic Index

Revenue: 20,610 billion rials

Total Investment: 5,500 billion rials

Profit: 13,544 Billion Rials

Other expenses: 1,608 billion rials

Payback period: 3.16 years

IRR: %62.27

Net present value (NPV): 5,812 billion rials

Investor profitability index (PI): 2.1

*The plan's calculations were based on the average monthly exchange rate (December metsys etaneS eht ni (1402 430,000 ot tnelaviuqe saw hcihw ,tekram eerf eht dnaand 540,000 rials per euro, respectively.



Project specifications

2. Project: Hospital Hotel

Location :The Great Prophet Boulevard

A hospital hotel is another type of hotel that provides well-equipped accommodation for patients and mainly their families. In fact, these people should be close to the hospital but they do not necessarily need to be in the hospital, in fact, they are a combination of what we expect from a hospital along with the services of a four-star hotel, and there are various facilities in the hotel section for the patient's family to stay. The presence of medical devices and equipment on the one hand and the welfare services and atmosphere of a well-equipped hotel on the other hand will make the patient and his family feel more comfortable and comfortable and leave the period of illness or recovery in a better mood and to go through the treatment process faster.

Technical Features

The Qom Hospital Hotel will be highly attractive to patients and their companions, given the spiritual advantages of the city of Qom and the presence of pilgrimage sites. Another major feature of this plan is the ability to attract foreign pilgrims to use the therapeutic potential of Qom, in addition to pilgrimage. Also, a significant portion of Iranian pilgrims in need of treatment and hospitalization can be customers of this complex.

Specifications of required facilities and buildings: Approximately 3 hectares

- | | |
|---|--|
| ✓ 12 floors (each floor has an area of 4,300 square meters) | ✓ 12 floors for the hospital (each floor has an area of 9,000 square meters) |
| ✓ Approximately 3,000 square meters of commercial space on the ground floor | ✓ Approximately 6,500 square meters of commercial space on the ground floor |
| ✓ 18,000 square meters parking lot | ✓ 18,000 square meter parking lot |

Participation Model: Civil Partnership Contract/ BOT



Market Research in Qom province

| Supply | Number of active beds | Per capita hospital beds (per 1,000 people) |
|---|-----------------------|---|
| Current situation | 1,995 beds | 1.4 |
| Forecast of the future situation (Horizon 1405) | 2,685 beds | 1.9 |
| Forecast of the future situation (Horizon 1410) | 3,374 beds | 2.3 |

According to the country's development plans and goals, and based on statistics published by the Ministry of Health, the goal will be to reach a per capita rate of 2.4 per thousand population in the country.

| | | | |
|---------------------------|--------------------------------------|---------------------------------------|--|
| Market equilibrium | Current : 1,449 beds shortage | Horizon1405 :796 beds shortage | Horizon 1410 :204 beds shortage |
|---------------------------|--------------------------------------|---------------------------------------|--|

Economic Index

| | | |
|--|---|------------------------------------|
| Hospital net profit: 8,232 billion rials | Required investment volume: 24,800 billion rials | |
| Hotel net profit: 2,404 billion rials | Other expenses: 2,700 billion rials | |
| Investor's exploitation period: 5 years after | Internal rate of return on investment) IRR (Investor: 30.76% | |
| Net present value (NPV): 14162 billion rials | | |
| Investor share of commercial: 40% | Hotel capacity: 658 beds | Hospital capacity: 296 beds |

*The plan's calculations were based on the average monthly exchange rate (December 2014) of 430,000 rials per euro, respectively.



Project specifications

3. Project: Electricity Trade Complex

location :Behind The Passenger Terminal

The electrical and electronics industries have been among the fastest growing industries in recent years and with the increase in international sanctions, due to the nature of the diversity and breadth of products, unlike large industries such as steel and petrochemicals, which are mainly composed of small workshop units. The manufacture of various small electrical components such as electrical panels, coils, motors, etc. is part of the products of this industry that have strong synergy potential if geographically concentrated. Workshop towns are always an attractive alternative to industrial towns, which, while providing its main features such as synergy, etc., do not have the limitations of distance and increased transportation costs, as well as labor cooperation.

Technical Features

The per capita of Qom province in the field of electrical and electrical equipment trade units is higher than the national per capita, which indicates the high potential and maturity of this industry in this province; also, since this ratio also develops with the increase in population, it is expected that with the growth of population in Qom province, this industry will also grow and the number of trade units will also increase.

Specifications of required facilities and buildings: Approximately 2 hectares

- ✓ A building with an area of 300 square meters for office
- ✓ Approximately 1,600 square meters of parking lot
- ✓ 14,000 square meters of warehouse
- ✓ 1,400 square meters of office inside the warehouses

Participation Model: Buy Back Contract



Market Research in Qom province

| Demand | Electricity and Electrical Units | Space required for each unit (square meters) |
|---|---|--|
| Current situation | | |
| Forecast of the future situation (Horizon 1405) | 267 | 400 |
| Forecast of the future situation (Horizon 1410) | 277 | |
| Forecast of the future situation (Horizon 1410) | 285 | |
| Currently, there is no trade complex focusing on electrical trades and electrical equipment in Qom province, so the supply is zero. | | |
| Market equilibrium | Horizon 1405: 2 hectares of shortage | Horizon 1410: 3.4 hectares shortage |

Economic Index

| | |
|---|---|
| Revenue : 3,058 billion rials | Total Investment : 648 billion rials |
| Profit : 2,410 Billion Rials | Other costs--- : |
| Payback Period : 2.93 years | IRR : 27% |
| Net present value (NPV) : 40 Billion Rials | |
| *The plan's calculations were based on the average monthly exchange rate (December 2014) of 430,000 rials per euro, respectively. | |



Project specifications

4. Project : Warehouse for food, pharmaceutical and health distribution companies

location: Sonof Town

The food, pharmaceutical and health distribution network requires several rings. The first ring is the logistics villages where the products of large factories are transported by trailer to large warehouses. This chain is mainly located outside the city and at a distance from the city. The second ring is the location of large regional warehouses in industrial estates, where the inventory of logistics park warehouses is distributed. The third ring is the warehouse of food, pharmaceutical and health distribution companies, which distribute products to stores 3 to 4 times a day with the help of light trucks and therefore must be located a short distance from the city.

Technical Features

- ✓ Qom Province's central location in the country and its location on the highway connecting with other provinces
- ✓ Connections with 17 other provinces and proximity to the capital and large provinces such as Isfahan, Markazi, and...
- ✓ Demand from large chain stores for at least 5 hectares and the need for dedicated warehouse space

All of the above indicate the potential of Qom province to become Regional hub.

Specifications of required facilities and buildings: Approximately 10 hectares

- ✓ -1story building with an area of 300 square meters for the town's office building
- ✓ Approximately 4,000 square meters of open parking
- ✓ 48,000square meters of warehouses and 4,800 square meters of office mezzanine inside the warehouses
- ✓ 2,000square meters of commercial and service units

Participation Model: Buy Back Contract



Market Research in Qom province

| Horizon 1410 | Horizon 1405 | Space required for each unit | Per capita warehouse | Demandsretem erauqs)) |
|--|--------------|---|---|----------------------------------|
| 678,176 | 659,658 | 2,000 | 0.05 | Minimal scenario tnerruC) |
| 1,567,161 | 1,524,369 | | 0.12 | (moQ ni notiautis |
| 1,935,077 | 1,882,239 | | 0.15 | Comparative scenario |
| Maximum scenario | | | | |
| <p>Currently, there is no warehouse complex with sufficient sanitary requirements for storing food and pharmaceuticals in the form of a town of warehouse complexes in Qom province, so the supply is considered to be zero.</p> | | | | |
| Market equilibrium | | Horizon 1405: 132 hectares of shortage | Horizon 1410: 136 hectares of shortage | |

Economic Index

| | |
|--|--|
| Annual Revenue : 7,293 billion rials | Total Investment: 2,500 billion rials |
| Annual profit: 4,793Billion Rials | Other costs--- : |
| Payback period : 2.92 years | IRR: 27% |
| Net present value (NPV): 195 Billion Rials | |
| <p>*The plan's calculations were based on the average monthly exchange rate (December eht ni (1402 430,000 ot tnelaviuqe erew hcihw ,tekram eef eht dna metsys etaneSand 540,000 rials per euro, respectively.</p> | |



Project specifications

5. Project : Logistics Warehouse

location: Sonof Town

Supply chain is one of the concepts referred to in the definition of logistics and includes all activities related to the flow of goods production from the stage of supplying raw materials to the stage of delivering the final goods to the consumer. Therefore, suppliers of materials and parts, manufacturers, distributors and end consumers are considered elements of the supply chain. A logistics center is a place where all activities related to transportation, warehousing, distribution and other logistics services of goods are carried out at the international and national levels by several operators. In other words, logistics centers are a set of facilities and infrastructures in a specific geographical area where different operators provide a range of logistics services and activities.

Technical Features

More than 54 percent of the cargo passing through the Qom Logistics Hub is international cargo. Also, approximately 54 percent of the cargo share of the Qom Logistics Hub is related to the commodity groups of food, agriculture, livestock, metals, petroleum compounds and petrochemicals, and as a result: the need and necessity of establishing a logistics village in Qom province is evident.

Specifications of required facilities and buildings : Approximately 20 hectares

- ✓ -1story building with an area of 400 square meters for the town's office building
- ✓ Approximately 15,000 square meters of open parking
- ✓ 95,000square meters of warehouses and 9,500 square meters of office mezzanines inside the warehouses
- ✓ 5,000square meters of commercial and service units

Participation Model: Buy Back Contract



Market Research in Qom province

| Maximum | At least | Demand |
|--|---|--|
| 1,579 %18 %24 235 | 1,579 %11 %24 144 | Area of plots assigned in towns and industrial areas of Qom province (hectares) Logistics' average share of the industry The share of warehousing in logistics activities Required logistics warehouse space (hectares) |
| There are currently no logistics warehouses in Qom province, so the supply is considered to be zero. | | |
| Market equilibrium | Horizon 1405: 144 hectares of shortage | Horizon 1410: 235 hectares of shortage |

Economic Index

Revenue : 7,560 billion rials

Total Investment: 3,622 billion rials

Profit: 3,938 Billion Rials

Other costs--- :

Payback period : 2.94 years

IRR: 27%

Net present value (NPV): 212 Billion Rials

*The plan's calculations were based on the average monthly exchange rate (December eht ni (1402 430,000 ot tnelaviuqe saw hcihw ,tekram eerf eht dna metsys etaneSand 540,000 rials per euro, respectively.



Project specifications

6. Project : Medical Equipment Town

Location: Pardisan (near Pasargadae)

The medical equipment industry is a multi-product industry in which various types of medical equipment are produced. According to the Ministry of Health, the country's need for medical equipment is between 4 and 5 trillion rials, equivalent to 1.7 billion dollars. This is while, according to expert forecasts, the volume of global trade in medical equipment in 2017 was more than 390 billion dollars. Given this trend in the volume of global trade and the increasing domestic needs, which have increased from 397 million dollars to 1 billion dollars from 2001 to 2010, the volume of global trade in medical equipment is expected to reach 1 billion dollars by 2017. In addition, various units, laboratory service centers, etc. can also operate in this complex.

Technical Features

Due to the limited infrastructure for the development of medical equipment in Qom province, the province's share of the country's development plans has decreased sharply and will drop from 4% to 0.5%.

Specifications of required facilities and buildings : Approximately 2 hectares

- ✓ -1story building with an area of 100 square meters for the town's office building
- ✓ Approximately 4,000 square meters of open parking space
- ✓ 9,000square meters of warehouses and 900 square meters of office mezzanine inside the warehouses
- ✓ 1,000square meters of commercial and service units

Participation Model: Buy Back Contract



Market Research in Qom province

| Space required for each unit (square meters) | Horizon 1410 | Horizon 1405 | Demand |
|--|--|---------------------------|---|
| 800 | %4 %0.5 %700 252 | %4 %0.5 %700 189 | Share of active units in Qom province among medical equipment units in the country Number of permits for the medical equipment development project in Qom The country's growth rate in the field of medical equipment Number of units projected for Qom province |
| Currently, there is no town similar to the plan in Qom, but since the Growth and Innovation Center of Qom University of Medical Sciences has covered a number of companies active in this field under its services, its share has been deducted. | | | |
| Market equilibrium | Horizon 1405:3 hectares of shortage | | Horizon 1410:6 hectares of shortage |

Economic Index

| | |
|---|--|
| Revenue : 2,552 billion rials | Total Investment :576 billion rials |
| Profit :1,946 Billion Rials | Other costs--- : |
| Payback period: 2.93 Years | IRR: 27% |
| Net present value (NPV): 39 Billion Rials | |
| *The plan's calculations were based on the average monthly exchange rate (December eht ni (1402 430,000 ot tnelaviuqe saw hcihw ,tekram eerf eht dna metsys etaneSand 540,000 rials per euro, respectively. | |



Project specifications

7. Project : Ring Town

location: Opposite Hashemi Park 4.8 hectares of land have been purchased(.

One of the problems that has caused most people to not recognize Qom as the city of rings is the improper organization of this profession in the city. The city of Qom hosts 20 million Iranian pilgrims and tourists and 3 million foreign pilgrims and tourists annually. However, most of the ring shops are scattered around the shrine and there is no news of them in other parts of the city. One of the initial steps in branding a product in a city is to concentrate its sales in a specific area of the city. Centralizing the sales market and creating a dedicated space will allow this volume of tourists and the high capacity of Qom's ring making to bring more economic prosperity to this city. This place can serve as a permanent exhibition for visiting and selling products to pilgrims and residents of Qom.

Technical Features

The ring is one of the famous and ancient souvenirs of this holy city, and for this reason, the city of Qom is also called the city of the ring. Despite the large number of pilgrims and artists in this field, Qom province can compete with foreign countries in this field, despite its number one position in having agate mines in the country.

Specifications of required facilities and buildings : 2000 square meters

- ✓ -1story building with an area of 50 square meters for the complex's office building
- ✓ 1,000square meters of trade stands
- ✓ Open parking area of 500 square meters

Participation Model: Buy Back Contract



Market Research in Qom province

| Horizon 1410 | Horizon 1405 | 1402 | Demand |
|--|--------------|---|--|
| 2,038 | 1,597 | 1,200 | Number of active ring-making units in Qom |
| 204 | 160 | 100 | Number of units expected to be covered |
| 40 | 40 | 40 | Total required area per unit (useful and non-useful) square meters |
| <p>Currently, there is no plan or program in place to integrate and gather active units in this field in Qom province, and since there is no such center, the supply can be considered zero.</p> | | | |
| Market equilibrium | | Horizon 1405: 4,000 square meters shortage | Horizon 1410: 8 ,000square meters shortage |

Economic Index

| | |
|--|--|
| Revenue : 500 billion rials | Total Investment :209 billion rials |
| Profit :291 Billion Rials | Other costs--- : |
| Payback period: 2.93 Years | IRR: 27% |
| Net present value (NPV): 17 Billion Rials | |
| <p>*The plan's calculations were based on the average monthly exchange rate (December eht ni (1402 430,000 ot tnelaviuqe saw hcihw ,tekram eerf eht dna metsys etaneSand 540,000 rials per euro, respectively.</p> | |



Project specifications

8. Project : Technology Town

Location: Khodakaram Boulevard/ Sadri Castle, Qom

A technology town is a complex that, in addition to providing the appropriate infrastructure for the establishment of technological production, service and consulting units, by gathering and integrating the components involved in technology development, provides the necessary software support for the creation of micro, small and medium-sized manufacturing businesses based on new technologies. On the other hand, by disseminating new technologies in manufacturing businesses, it creates the basis for improving competitiveness and developing their activities. New technologies and their dissemination in the economic and production activities of small industries have a tremendous impact on the creation of value in small industrial units and is considered one of the important and influential factors in the progress and promotion of small industries.

Technical Features

Qom Province's potential for building this town:

- **Geographical location:** Located on the country's main highway and high accessibility to all provinces of the country
- **Industrial location:** Due to the central location of this province and its proximity to the country's major industrial cities
- **Scientific situation:** The existence of numerous scientific centers in this province and the need to establish technological centers and units.
- **Demographic structure:** The province's young and growing population and the development of various businesses.

Specifications of required facilities and buildings : Approximately 5 hectares

- ✓ -2story building with an area of 400 square meters for the town's office building
- ✓ Approximately 10,000 square meters of open parking
- ✓ 24,000square meters of warehouses and 2,400 square meters of office mezzanine inside the warehouses
- ✓ 1,000square meters of commercial and service units

Participation Model: Buy Back Contract



Market Research in Qom province

| Horizon 1410 | Horizon 1405 | Demand |
|--|---|--|
| 0.046 68,158 | 0.046 66,297 | Current lowest per capita for tech towns (current per capita) Minimum space required for a technology town for Qom province (square meters) |
| <p>There is no technology town in Qom province, so its supply can be considered zero. Also, currently, 6 technology towns have been established in 6 provinces of the country, and all usable capacity of these towns has been completed, and some are also pursuing development plans, which indicates the necessity of establishing this town in Qom province.</p> | | |
| Market equilibrium | Horizon 1405: 7 hectares of shortage | Horizon 1410: 8 hectares of shortage |

Technical Features

| | |
|--|---|
| Revenue : 3,835 billion rials | Total Investment : 1,252 billion rials |
| Profit : 2,583 Billion Rials | Other costs --- : |
| Payback period : 2.94 years | IRR : 27% |
| Net present value (NPV) : 79 Billion Rials | |
| <p>*The plan's calculations were based on the average monthly exchange rate (December 2014) of 430,000 rials per euro, and 540,000 rials per euro, respectively.</p> | |



Project specifications

9. Project : Shoes Town

location:Alibaf district

Iran is the twelfth largest shoe producer in the world, with about seventy percent of its production taking place in Qom province. This industry generates \$115 million in foreign exchange annually. The export capacity in this industry is more than 500 million dollars. Given the fact that the entire shoe and sandal production chain and related industries of Qom province are located together with those of other provinces in this town, an attractive location and an ideal opportunity will be provided for scientific, technical and professional centers and industrial and commercial tours to understand the capacities of this industry. Shoe City is a concentrated industrial and commercial area that is specifically dedicated to the production, design, and distribution of all types of shoes. This town operates as a specialized center for shoe-related industries and has unique features that contribute to the productivity and development of the shoe industry.

Technical Features

The Qom shoe industry has been around for 60 years, and currently more than 300 units are active in the machine-made shoe industry in the province. Qom has a special position as the country's machine-made shoe production hub, and it can be predicted that more than five thousand people have been directly employed in the active units of this industry. The successful model of the machine-made shoe cluster in Qom has shown how much the province's production and export levels can be increased by planning and investing in industrial clusters.

Specifications of required facilities and buildings : Approximately 1 hectares

- ✓ -2story building with an area of 600 square meters for the town's office building
- ✓ Approximately 2,000 square meters of open parking
- ✓ 4,000square meters of warehouses and 400 square meters of office mezzanine inside the warehouses (production units)
- ✓ 1,000square meters of commercial and service units (product and service supply units)

Participation Model: Buy Back Contract



Market Research in Qom province

| Horizon 1410 | Horizon 1405 | Demand |
|--------------|--------------|--------|
|--------------|--------------|--------|

| | | |
|-------|-------|---|
| 3,900 | 3,300 | Forecasting the number of active units in the footwear industry and footwear types The number of units expected to be established in the desired town Area required for each unit (square meters) |
| 390 | 330 | |
| 1000 | 1000 | |

Currently, a suitable environment for providing appropriate services, training, centralized supply of raw materials, market development, specialized synergy, and gathering of active units in the field of various types of footwear has not been created in Qom province, therefore the current supply is considered to be zero.

| | | |
|---------------------------|---|---|
| Market equilibrium | Horizon 1405: 3 hectares of shortage | Horizon 1410: 4 hectares of shortage |
|---------------------------|---|---|

Economic Index

| | |
|---|---|
| Revenue : 1,583 billion rials | Total Investment :543billion rials |
| Profit :782 Billion Rials | Other costs--- : |
| Payback period : 2.93 years | IRR: 27% |
| Net present value (NPV): 38 Billion Rials | |
| *The plan's calculations were based on the average monthly exchange rate (December eht ni (1402 430,000 ot tnelaviuqe saw hcihw ,tekram eerf eht dna metsys etaneSand 540,000 rials per euro, respectively. | |



Project specifications

10. Project : Organic Food and Medicinal Plants Town | **location**skrap ytic eht fo enO :

Food industries, organic agriculture and medicinal plants include a complex network of various activities related to the supply, consumption and preparation of food and medicinal and organic plants. The food industry plays an important role in the economic development of countries and is one of the most dynamic economic sectors in the world. In addition, the increasing use of medicinal plants and their products has made the role of these plants in the global economic cycle more prominent. The Organic Food Industries Town is a specialized industrial zone dedicated to the production, processing, packaging and distribution of organic food products. This town has been designed and built with the aim of promoting sustainable agriculture, supporting healthy and natural products and reducing environmental impacts. Given that in recent years, the production of medicinal plants in Qom province has always exceeded the predicted amount, this province has been selected as a suitable point to become the regional hub for the distribution and dissemination of medicinal plants.

Technical Features

The establishment and operation of a reference laboratory for the detection of organic products in Qom province indicates the high potential of this province for investment in the field of organic food products. The change in lifestyle and the move towards a healthy life, along with the ideological and religious characteristics of the issue in Qom, is such that the construction of a town with production, supply, service, and consulting units for herbal food and medicinal products obtained from organic and natural agriculture quickly becomes attractive. On the other hand, the special geographical location of Qom province on the highways of other provinces will easily create a broad market for the development of this town's products and will turn the town into a distribution hub for organic food products and medicinal plants.

Specifications of required facilities and buildings : Approximately 1 hectares

✓ Sales booths 100 square meters) and offering organic products and herbal medicines in a total area of 1 hectare

Participation Model : BOT



Market Research in Qom province

| Horizon 1410 | Horizon 1405 | Demand |
|--|---|--|
| 12 %5 3,373 500 | 11 %5 2,590 500 | Number of active units producing medicines and herbal products The share of food industry and industrial units for the application of this plan Units that can be planned to be present in the organic town (food and processing) Useful space that can be allocated to each unit (square meters) |
| The Food City is considered an up-to-date and unique idea for implementation in Qom Province, and since there is no similar town focusing on organic food and medicinal plants in Qom Province, the supply is considered to be zero. | | |
| Market equilibrium | Horizon 1405: 130 hectares of shortage | Horizon 1410: 170 hectares of shortage |

Economic Index

| | |
|---|--|
| Revenue : 180 billion rials | Total Investment :717 billion rials |
| | Other costs :123 billion rials |
| Payback period: 11.45 Years | IRR: 24.6% |
| Net present value (NPV): 117 Billion Rials | |
| *The plan's calculations were based on the average monthly exchange rate (December eht ni (1402 430,000 ot tnelaviuqe saw hcihw ,tekram eerf eht dna metsys etaneSand 540,000 rials per euro, respectively. | |



Project specifications

11. Project : Agricultural transformation industries

location: Sonof Town

Processing industries refer to industries that convert and process raw materials from the raw phase to make final products. Because by converting raw materials into usable products, they add higher added value to the product. Agricultural processing industries refer to industries that increase the economic value of these products by performing various tasks on crops, horticulture, livestock, poultry, fisheries, forestry, and pasture. By establishing agricultural processing industries, factories can sign contracts with farmers and buy the product at a specific and guaranteed price and produce processed products, while currently, due to the lack of these industries, farmers produce at risk. Establishing agricultural and livestock processing industries will prevent product waste, especially for products that are highly perishable and have high production in certain seasons of the year, and on the other hand, it will improve the quality of agricultural and food products..

Technical Features

The share of Qom province's processing industries in the total processing industries of the country in the field of agriculture and food is 3.16 percent, which is more than the province's 1.7 percent share of the country's population. In addition, it can be expected that this industry will grow significantly in line with the growth of the population and the growth of pilgrims in the future horizons, which indicates the high potential of this province for investment in this industry. On the other hand, this province is located in the center and on the main communication highway of the country, which is another strong point for becoming a food distribution hub and final products throughout the country.

Specifications of required facilities and buildings : Approximately 20 hectares

- ✓ -2story building with an area of 600 square meters for the town's office building
- ✓ Approximately 40,000 square meters of open parking
- ✓ 90,000square meters of warehouses and 9,000 square meters of office mezzanines inside the warehouses(stinu noticudorP)
- ✓ 10,000square meters of commercial and service units(ylppus t cudorp dna stinu ecivreS)

Participation Model: Buy Back Contract



Market Research in Qom province

| Horizon 1410 | Horizon 1405 | Demand |
|--------------|--------------|---|
| 2,368 | 1,631 | Number of food processing and agricultural industry units in Qom |
| 237 | 163 | The project's share of the number of food processing and agricultural industry units in Qom |
| 3000 | 3000 | Useful land required (square meters) for each unit |

There are 11 industrial towns in Qom province, 6 of which have processing industries operating. In all these towns, various processing industries are operating alongside other industries, and in Qom province, the town specialized. There are no processing industries focused on agriculture and food. The results of studies need to be creating such a town shows.

| | | |
|---------------------------|--|--|
| Market equilibrium | Horizon 1405: 39 hectares of shortage | Horizon 1410: 49 hectares of shortage |
|---------------------------|--|--|

Economic Index

Revenue : 19,025 billion rials

Total Investment : 543 billion rials

Profit : 14,074 Billion Rials

Other costs --- :

Payback period : 2.94 years

IRR: 27%

Net present value (NPV): 291 Billion Rials

*The plan's calculations were based on the average monthly exchange rate (December 1402) of 430,000 rials per euro, and the average monthly exchange rate (December 1405) of 540,000 rials per euro, respectively.



Project specifications

12. Project : Book Garden

location: Mofid Square

The Book Garden is a cultural, recreational and artistic complex that, by creating different spaces and considering different facilities for all age groups, can contribute significantly to the development of cultural and artistic spaces, the development of per capita reading, the development of a reading culture, etc. Also, due to the existence of various recreational and entertainment spaces, the existence of recreational spaces such as an amphitheater, screening rooms, art galleries, coffee shops and restaurants can cover the different tastes of family members and also help in the development of spaces and per capita tourism. A complex that is known as a book and entertainment and scientific and research complex will create a good space for families to gather, read and shop.

Technical Features

Potentials of the city of Qom for the construction of the project:

- ✓ Population growth potential and pilgrim acceptability
- ✓ Importance of family and entertainment centers that suit the tastes of all family members
- ✓ Low per capita cultural and recreational activities

Specifications of required facilities and buildings : Approximately 1 hectares

- ✓ ۲,۵۰۰ square meters of commercial units (bookstore + reading year + children's playroom + children's book garden (
- ✓ ۲,۰۰۰ square meters of commercial units (visual arts gallery + amphitheater (
- ✓ ۵۰۰ square meters of commercial units (cafe and restaurant (
- ✓ -۲ story parking lot with a total area of 4,000 square meters

Participation Model: Buy Back Contract



Market Research in Qom province

| Horizon 1414 | Horizon 1405 | Per 1000 population | |
|-------------------------------------|---|---|--------|
| 1,532,597 22 30 | 1,450,246 15 30 | Population of Qom Province Per capita planned cultural and artistic spaces (square meters) Per capita library in Qom province (square meters) | Demand |
| 2 square meters 30 square meters | Realized per capita cultural and artistic spaces (current status) Current per capita library | | Supply |
| Market equilibrium | Horizon 1405:21000 square meters shortage | Horizon 1410:35000 square meters shortage | |

Economic Index

Revenue : 3,380 billion rials

Total Investment :1,551 billion rials

Profit :1,829 Billion Rials

Other costs--- :

Payback period : 2.94 years

IRR: 27%

Net present value (NPV): 81 Billion Rials

*The plan's calculations were based on the average monthly exchange rate (December eht ni (1402 430,000 ot tnelaviuqe saw hcihw ,tekram eerf eht dna metsys etaneSand 540,000 rials per euro, respectively.



Project specifications

13. Project : Cinema Campus

location: Mofid Square

A cinema campus or cinema complex is a cinema that has several screening rooms, at least 3 rooms and usually 6 to 10 rooms. In most cases, the rooms are located in one building. In large cinema campuses, sometimes the largest hall can accommodate up to several thousand people, which is called a megaplex. In some cases, cinema complexes or multi-purpose cultural, recreational, commercial complexes are located adjacent to or near entertainment-commercial centers and are connected to them and act as a cultural and recreational place that operates in an urban space.

Technical Features

Potentials of the city of Qom for the construction of the project:

- ✓ Population growth potential and pilgrim acceptability
- ✓ Importance of family and entertainment centers that suit the tastes of all family members
- ✓ Low per capita cultural and recreational activities

Specifications of required facilities and buildings : 2000 square meters

- ✓ 1,000 square meters of commercial (store) booths
- ✓ 2,000 square meters of cinema halls
- ✓ 1,000 square meters of commercial units (restaurant and rooftop cinema)
- ✓ -2 story parking lot with a total area of 4,000 square meters

Participation Model: Buy Back Contract



Market Research in Qom province

| Horizon 1414 | Horizon 1405 | Market studies | |
|---------------------------|---------------|--|---|
| %2.8 4,141 | %3.7 4,028 | Population growth rate of Qom province Number of cinema seats required in Qom | Demand |
| 600seats 1,358seats | | Capacity of active cinema campuses in Qom province Capacity of other cinemas | Supply |
| Market equilibrium | | Horizon 1405:2000 seats shortage | Horizon 1410:2200 seats shortage |

Economic Index

| | |
|---|--|
| Revenue : 1,800 billion rials | Total Investment :1,226 billion rials |
| Profit :574 Billion Rials | Other costs--- : |
| Payback period : 2.93 years | IRR: 27% |
| Net present value (NPV): 80 Billion Rials | |
| *The plan's calculations were based on the average monthly exchange rate (December eht ni (1402 430,000 ot tnelaviuqe saw hcihw ,tekram eerf eht dna metsys etaneSand 540,000 rials per euro, respectively. | |



Project specifications

14. Project : Workshop Complex

location: Sonof Town

A workshop town is a type of industrial town that is mostly used for small and medium-sized activities in small industries. These towns usually include small manufacturing workshops, home businesses, and small industrial units that operate to produce local goods or local services. Basically, in this type of industrial town, the production units or workshops are smaller in size and may be located in a smaller area or in a smaller town. These towns give businesses that usually start with minimal equipment and labor the opportunity to grow in an industrial environment and with access to the facilities they need.

Introduction and technical features of the project

Workshop units usually have direct links with companies and industry. They may act as suppliers or manufacturers of specific products for larger industries. These units are usually involved in providing products and services that cover more limited needs or specific markets, and may also have a special place in the supply chain for larger industries.

Specifications of required facilities and buildings : Approximately 10 hectares

- ✓ 10,000square meters of commercial/service units
- ✓ -2story building with a total area of 600 square meters. Town office units
- ✓ 44,000square meters of warehouses and administrative (/service) units inside the warehouses
- ✓ Flat parking lot with a total area of 20,000 square meters

Participation Model: Buy Back Contract



Market Research in Qom province

| Horizon 1414 | Horizon 1405 | Market studies | |
|----------------------------------|---------------|---|--|
| %2.8 5,792 | %3.7 5,634 | Population growth rate of Qom province Number of cinema seats required in Qom | Demand |
| 5,433units 1,000square meters | | Number of active trade union units in Qom province Average area of each active workshop unit | Supply |
| Market equilibrium | | Horizon 1405: 38 hectares of shortage | Horizon 1410: 45 hectares of shortage |

Economic Index

| | |
|---|--|
| Revenue : 9,400 billion rials | Total Investment :2,283 billion rials |
| Profit :7,117 Billion Rials | Other costs--- : |
| Payback period : 2.93 years | IRR: 27% |
| Net present value (NPV): 145 Billion Rials | |
| *The plan's calculations were based on the average monthly exchange rate (December eht ni (1402 430,000 ot tnelaviuqe saw hcihw ,tekram eerf eht dna metsys etaneSand 540,000 rials per euro, respectively. | |



Project specifications

15. Project : Trucks Town

location: Passenger Terminal -Parksvar

heavy trucks and vehicles town is an industrial town or area for providing general and specialized services and Consolidation of vehicles related to freight transportation. Designed These settlements are usually With specialized repair shops, accommodation and rest areas, welfare services, parts sales booths, fuel supply stations, etc. For large vehicles, heavy public transport vehicles and special vehicles are used for transporting goods or long-term trips. City of heavy goods vehicles It is a specialized complex that is being built to concentrate activities and services related to heavy trucks. and Strategically designed to improve performance and efficiency in the transportation and logistics sector. A Set. Due to Qom's strategic location for moving heavy vehicles throughout the country, this center can turn Qom into a reference automotive base in the country.

Technical Features

The geographical location of Qom is such that heavy machinery will choose the lands of Qom as a strategic and suitable location to receive services. This center has the following facilities:

- ✓ All types of freight forwarding, freight agencies, sales and purchase exhibitions, technical repair workshops, etc., parts and equipment sales, gasoline and diesel pumps, etc., parking, hotels and welfare services, car rental agencies, related schools, etc.

Specifications of required facilities and buildings : Approximately 20 hectares

- ✓ 100,000 square meters of service units ,secivres eraflow ,sloohcs ,selas strap ,spohs riaper ,shtoob ecivres) (.cte
- ✓ -2story building with a total area of 600 square meters. Town office units
- ✓ Flat parking lot with a total area of 40,000 square meters

Participation Model: Buy Back Contract



Market Research in Qom province

| Horizon 1410 | Market studies | |
|---------------------------|---|---|
| 151units | Forecasting the number of units required to provide various types of heavy vehicle services | Demand |
| 43units | Number of trade units providing various types of heavy vehicle services | Supply |
| Market equilibrium | Horizon 1405: 10 hectares of shortage | Horizon 1410 : 20 hectares of shortage |

Economic Index

| | |
|---|--|
| Revenue : 16,000 billion rials | Total Investment :4,896 billion rials |
| Profit :11,104 Billion Rials | Other costs--- : |
| Payback period : 2.93 years | IRR: 27% |
| Net present value (NPV): 323 Billion Rials | |
| *The plan's calculations were based on the average monthly exchange rate (December eht ni (1402 430,000 ot tnelaviuqe saw hcihw ,tekram eerf eht dna metsys etaneSand 540,000 rials per euro, respectively. | |



Project specifications

16. Project: Small Residential Complex

location :The Great Prophet Boulevard

Resorts are often used as places for recreation and relaxation during trips or vacations. They can take many forms, including mountain or beachside resorts, residential complexes for permanent or temporary living, and mixed complexes that provide both recreational and residential facilities. These places usually provide the opportunity to benefit from shared spaces and shared services and have a comprehensive living and lodging experience. Resort, residential complex, welfare-entertainment complex, and the like are titles given to accommodation facilities that strive to provide the most necessary services and facilities to travelers during their stay.

Technical Features

Residential complexes are considered as a choice for long-term and family stays. They provide facilities that allow guests to use hotel facilities while living in a home-like atmosphere and a quiet and private environment. Since these units are mostly for investment and use of the religious potential of the city of Qom, they should be in a location with easy access, overlooking the religious areas of the Holy Shrine and the Holy Mosque of Jamkaran.

Specifications of required facilities and buildings : Approximately 2 hectares

- ✓ Residential units in 42,000 fo aera latot etamixorppa na htiw sgnidliub yrots-4square meters
- ✓ The total green space of the complex is approximately 16,000 square meters.
- ✓ Flat parking lot with a total area of approximately 16,000 square meters

Participation Model: Civil Partnership Contract



Market Research in Qom province

| Horizon 1410 | Horizon 1405 | Market studies | |
|---------------------------|--------------|--|--|
| 508,926 | 495,064 | Tourists staying overnight (number) | Demand |
| 11,725 | 11,725 | Capacity of accommodation centers (number) | Supply |
| Market equilibrium | | Horizon 1405 : 483,339 units shortage | Horizon 1410 : 497,201 units shortage |

Economic Index

Revenue : 18,805 billion rials

Total Investment : 8,819 billion rials

Profit : 6,703 Billion Rials

Other costs: 3,283 Billion Rials

Payback period : 3.49 years

IRR: 31%

Net present value (NPV): 12,102 Billion Rials

*The plan's calculations were based on the average monthly exchange rate (December eht ni (1402 430,000 ot tnelaviuge saw hcihw ,tekram eerf eht dna metsys etaneSand 540,000 rials per euro, respectively.



Project specifications

17. Project: Business Center

Location: Ammar Yaser Boulevard - Motahari Square

A business center is a place defined as a commercial center where various companies, businesses, and offices are jointly located in a physical environment or building. These centers often offer shared facilities that include conference rooms, meeting rooms, shared office services, and recreational spaces. The main purpose of business centers is to create an effective and harmonious working environment for businesses and entrepreneurs, where business exchanges, networking, and business collaborations are possible.

Technical Features

According to the latest information, Qom province has a gap of 2.99 square meters with average administrative-administrative and commercial-service usage standards, and in the coming years, with population growth and if there is no increase in administrative-commercial spaces, this gap will increase, which indicates the potential of Qom province for developing administrative-administrative and commercial-service usage.

Specifications of required facilities and buildings : 2000 square meters

- ✓ Commercial/office units in a 6,000 yletamixorppa fo aera latot a htiw gnidliub yrots-6square meters.
- ✓ Multi-storey parking with a total area of approximately 4,000 square meters

Participation Model: Buy Back Contract



Market Research in Qom province

| Horizon 1410 | Horizon 1405 | Market studies | |
|---------------------------|--|--|--------|
| 6.5 9,691,221 | 6.5 9,426,599 | Per capita commercial-service and administrative-administrative use (square meter) Space required for administrative, administrative and commercial-service use (square meters) | Demand |
| 3.51 | 3.51 | Total per capita administrative-administrative and commercial-service use (square meters) in Qom Province | Supply |
| Market equilibrium | Horizon 1405:4.3 hectares of shortage | Horizon 1410:4.5 hectares of shortage | |

Economic Index

| | |
|---|--|
| Revenue : 4,074 billion rials | Total Investment :1,841 billion rials |
| Profit :2,232 Billion Rials | Other costs : 3,283 Billion Rials |
| Payback period : 2.93 years | IRR : 27% |
| Net present value (NPV) : 132 Billion Rials | |
| *The plan's calculations were based on the average monthly exchange rate (December eht ni (1402 430,000 ot tnelaviuge saw hcihw ,tekram eerf eht dna metsys etaneSand 540,000 rials per euro, respectively. | |



Project specifications

18. Project: Park of Religions

location :The Great Prophet Boulevard

Theme parks are physically located places specifically designed to provide recreational, educational, or cultural experiences, often following a specific theme or subject. These parks primarily ,dnal fo tsinoc nabru fo ytilauq eht ecnahne dna srotisiv tcartta ot dengised secaps neerg dna ,tnempiuqe ,sgnidliub .efilAnd specifically, historical, cultural, and religious parks: By preserving and displaying the cultural, historical, and religious heritage of a region, these parks give visitors the opportunity to learn about the local past and culture and to learn about different beliefs.

Technical Features

Considering the features of the plan, citizens, travelers, pilgrims, and the general public will be inclined to use this park. The high potential of the city of Qom for developing recreational and tourism per capita can be justified from two perspectives:

- ✓ Lower per capita recreational green space for the use of Qom citizens
- ✓ Used by pilgrims and tourists in addition to citizens of Qom.

Specifications of required facilities and buildings : 21000 square meters

- ✓ The total park area is approximately ۱۴,۰۰۰ square meters.
- ✓ The complex's commercial units have a total area of 3,000 square meters.
- ✓ Flat parking lot with a total area of approximately ۴,۰۰۰ square meters

Participation Model: Buy Back Contract



Market Research in Qom province

| Horizon 1414 | Horizon 1404 | Market studies | |
|---------------------------|---|--|--------|
| 1,638,000 3.1 | 1,472,000 3 | Population of Qom Province Per capita recreation according to the province's strategic plan (square meters) | Demand |
| 2.57 | 2.57 | Per capita recreational green space (square meters) | Supply |
| Market equilibrium | Horizon 1405:63 hectares of shortage | Horizon 1410:87hectares of shortage | |

Economic Index

| | |
|---|--|
| Revenue : 3000 billion rials | Total Investment :1,241 billion rials |
| Profit :1759 Billion Rials | |
| Payback period : 2.93 years | IRR: 27% |
| Net present value (NPV): 88 Billion Rials | |
| *The plan's calculations were based on the average monthly exchange rate (December eht ni (1402 430,000 ot tnelaviuge saw hcihw ,tekram eerf eht dna metsys etaneSand 540,000 rials per euro, respectively. | |



Project specifications

19. Project: Recycling Complex

Location :Kohsefid Road

Recycling is the process of collecting and processing materials that would otherwise be thrown away as garbage. The process involves sorting, cleaning, and breaking down materials into their basic components. These components are then used to create new products, reducing the need for raw materials and energy. Recycling also helps to reduce greenhouse gas emissions and conserve natural resources. The applications of this town include waste reduction and processing, waste separation, energy production, industrial wastewater treatment, training and consulting for industries and the public in the field of waste and waste separation, research and development in the field of waste processing technologies, etc.

Technical Features

In Qom province, there was no town called a recycling town that would be a place to gather active recycling and waste units in the province, while in provinces such as Tehran, Semnan, and Isfahan, the construction of such a town has been started, and given the growing population of this province, the need to build this town is felt.

Specifications of required facilities and buildings :Approximately 20 hectares

- ✓ Sheds and service units inside the sheds(notiarapes dna gnissecorp etsaW)With a total area of approximately 110,000 square meters
- ✓ Town treatment plant with a total area of 1,000 square meters(tnemtaert retawetsaW)
- ✓ Town warehouses with a total area of 20,000 square meters gnissecorp ,gnissecorp dna notiarapes ,noticelloc etsaW) (noticudorp ygrene dna
- ✓ Town office units with an area of 400 square meters and a flat parking lot with an area of 15,000 square meters

Participation Model: Buy Back Contract



Market Research in Qom province

| Horizon 1410 | Horizon 1405 | Market studies | |
|---------------------------|--------------|--|--|
| 420 | 450 | Per capita waste production per citizen (grams per day) | Demand |
| 49 | 48 | Forecasting the number of active recycling industrial units needed | |
| 5,000 | 5,000 | Forecast of useful space required for each unit (square meters) | |
| 0 | 0 | Active recycling towns in Qom province(seratceh) | Supply |
| Market equilibrium | | Horizon 1405: 24 hectares of shortage | Horizon 1410: 25 hectares of shortage |

Economic Index

| | |
|---|---|
| Revenue : 19,500 billion rials | Total Investment :6041 billion rials |
| Profit :13,459 Billion Rials | |
| Payback period : 2.93 years | IRR: 27% |
| Net present value (NPV): 399 Billion Rials | |
| *The plan's calculations were based on the average monthly exchange rate (December eht ni (1402 430,000 ot tnelaviuge saw hcihw ,tekram eerf eht dna metsys etaneSand 540,000 rials per euro, respectively. | |



Project specifications

20. Project: Smart Street

location : Motahari Square

The idea of Smart Street for a long time is a concept that is in the minds of many experts in various fields, especially those in the fields of construction, energy, and electronics. It is one of the best and newest ideas. For a long time it is a concept that is in the minds of many experts in various fields, especially those in the fields of construction, energy, and electronics. It is one of the best and newest ideas. As a model of smart cities that not only do they help improve the quality of life, they can also lead to economic growth and attract investment. Some of the features of this street include smart traffic control, smart lighting, smart parking, smart entertainment and recreation spaces, and product offerings. Hi-Tech, offering technology-based products in various fields, offering products from knowledge-based companies, etc.

Technical Features

Potentials of the city of Qom for implementing the plan:

- ✓ The share of knowledge-based companies active in Qom province is equal to the share of the province's population in the country's population.
- ✓ Considering the context of the city of Qom, which, due to its beliefs, places importance on issues such as environmental protection, energy conservation and saving, etc., it can be expected that the services and products offered by these booths will be welcomed.
- ✓ Due to the population structure, sectors that provide entertainment services such as game nets and so on will be welcomed.
- ✓ This project can also serve as a tourist attraction for pilgrims and travelers.

Specifications of required facilities and buildings : 4000 square meters

- ✓ Landscaping of the street space with a total area of 2,000 square meters (trams ,tnemniatretne ,tnempiuqe lortnoc cffiart fo notiallatsnl) (.cte ,gntihgil)
- ✓ Commercial units with an area of 2,000 square meters (ylppus tcurdorp) Hi-Tech ,technology-oriented, knowledge-based products, entertainment and gamenet(
- ✓ Parking lot with an area of 4,000 square meters (.cte ,tnemyap trams ,tnempiuqe gnikrap trams fo notiallatsnl)

Participation Model: Buy Back Contract



Market Research in Qom province

| | | |
|---------------------------|--|--|
| 1402 | Market studies | |
| 166 50 | Number of knowledge-based companies The minimum space required to present and display the services and products of each knowledge-based company (square meters) | Demand |
| 0 | Useful commercial space for offering and displaying services and products Hi-Tech (square meters) | Supply |
| Market equilibrium | | Currently and in the future horizons 1405, 1410 :at least 5000 square meters shortage |

Economic Index

| | |
|---|--|
| Revenue : 3000 billion rials | Total Investment :740 billion rials |
| Profit :2,260 Billion Rials | |
| Payback period : 2.93 years | IRR: 27% |
| Net present value (NPV): 52 Billion Rials | |
| *The plan's calculations were based on the average monthly exchange rate (December eht ni (1402 430,000 ot tnelaviuge saw hcihw ,tekram eerf eht dna metsys etaneSand 540,000 rials per euro, respectively. | |



Project specifications

21. Project: Amusement Park

location : Kosar Park

The open-air amusement park complex, along with a snack and juice stand, has been designed on a 4,750 square meter plot of land in Kowsar Park.

Project Location

Kowsar Park, with an area of 10 hectares, is located in the 4th district of the municipality and is bordered by Emad Mughniyeh Boulevard to the north, Shahid Avini Boulevard to the west, Bird Garden to the south, and Safashar Mountains to the east.. In the vicinity of the project site, tourist attractions include the Bird Garden, Khadr Park, and the Sacred Defense Museum. The Salarieh area, Safashar, Qods Town, and Zanbil Abad are adjacent to the project and will play an important role in the tourism issues of Kausar Park.



Market Research in Qom province

The Bustan Kowsar amusement park complex within the 4th urban area can accommodate the citizens and pilgrims of Qom. The 4th municipal area with an area of 2901 hectares; has accommodated approximately 200 thousand people of the population of Qom. The residential areas around the project; include the neighborhoods of Safashar, Salarieh, Zanbil Abad, Bunyad and Shahrak Qods and many recreational facilities and infrastructures (restaurants, fast food, game houses, wedding halls and etc.) are located in these areas, and given the potential of the area, high demand can be predicted for the project. The main competitors of this project include the Ghadir Park and Alavi Park amusement parks, and other amusement parks do not have sufficient size and variety, or are sometimes located in other urban areas. Overall, the city of Qom does not have recreational infrastructure, especially amusement parks, and has a virgin market for the development of this business.

Economic Index

Revenue : 60 billion rials

Total Investment : 300 billion rials

Profit : 30 Billion Rials

Annual Operating Cost: 30 billion rials

Payback period : 13 years

IRR: 30%

Construction time: 2 years

*The plan's calculations were based on the average monthly exchange rate (December 2014) of 1402,430,000 rials per euro, and 540,000 rials per euro, respectively.



Project specifications

22. Project: Resturant

location : Zaer Park

An entertainment complex with an area of 870 square meters has been designed with the functions of a restaurant, coffee shop and commercial booths in the Pilgrim Garden. A 300 square meter restaurant; a 100 square meter coffee shop; 4 commercial booths with an area of 240 square meters; 100 square meters of service; 90 square meters of prayer room and 40 square meters of restrooms have been designed.

Project Location

The morf seuntinoc hcihw ,yawhgiH niam eht yb htron eht morf deredrob si kraP reaZ eratceh-20 eht morf deredrob si tl .euqsoM narakmaJ yloh eht sdrawot dna sduQ karhahS ot draveluoB rsA ilaV tnuoM fo epols nrehtuos eht yb htuos eht morf ,aera dnal yratilim eht fo llaw eht yb tsew dna notiadnuoF eht ot yawhgiH narakmaJ eht fo noticesretni eht yb tsaе eht morf dna ,nardaraboD .nimaZ fo yawhgiH nrehtroN eht.

In the vicinity of the project site, we can mention the prominent and impressive presence of the holy Jamkaran Mosque and the shrine of Khidr Nabi..Although these two elements are not adjacent to the project, they will play an important role, especially in the near future, with the implementation of the comprehensive plan for Jamkaran Mosque and the area of Khadr Nabi Park, on the tourism and population issues of the Pilgrim Park. Also, the development trend of Quds Town shows that the area of this town is approaching the project site.



Market Research in Qom province

The Zaer Coffee Shop Restaurant Complex within the city's 4th district can accommodate citizens and pilgrims to the Holy Mosque of Jamkaran. The 4th district of the municipality, with an area of 2901 hectares, accommodates approximately 200,000 people from the city of Qom. Approximately 20 million people from all over the Islamic countries visit the Holy Mosque of Jamkaran annually, some of whom may be attracted to this project due to its proximity, ease of access, and the possibility of using the recreational and residential services of the park.

Residential areas around the project; Jamkaran Holy Mosque and Zaer Park (20 hectares for the second phase) are being developed. For the citizens of Qom, the 4th urban area is one of their choices for recreation and tourism, and one of the people's pastimes during the weekends is to use restaurants. Given the potential of the area, high demand can be predicted for the project.

Economic Index

Revenue : 80 billion rials

Total Investment :150 billion rials

Profit :20 Billion Rials

Annual Operating Cost: 60 billion rials

Payback period : 10 years

IRR: 30%

Construction time: 2 years

*The plan's calculations were based on the average monthly exchange rate (December eht ni (1402 430,000 ot tnelaviuqe saw hcihw ,tekram eerf eht dna metsys etaneSand 540,000 rials per euro, respectively.



Project specifications

23. Project: Tourism Complex

location: Shahid Avini Boulevard

This complex has an area of 40,000 square meters on 8 floors, including 2 parking floors and 6 floors including residential uses; amusement park; food court; cinema and sports halls and a reception hall.

Project Location

Khizr Nabi Park with an area of 550 thousand square meters are part of the large project of the thousand-hectare park in Qom, which was built in a mountainous topography with facilities such as three walking paths, a special cycling path, four open sports fields, a skating rink, an artificial pond, a gazebo, a parking lot, a prayer room, and restrooms between the beginning of Shahid Avini Boulevard and Mount Khedr Nabi, and will be put into operation upon completion of the construction stages.. Planting fruit trees such as pomegranates, figs, olives, mulberries, and grapes in the Khadr Nabi Garden is of interest, and it is anticipated that this garden will become one of the important urban recreation areas due to its special location in the highlands and its proximity to the city of Qom..



Economic Index

Revenue : 1,512 billion rials

Total Investment :10,000 billion rials

Profit :228 Billion Rials

Annual Operating Cost: 1,284 billion rials

Payback period : 25 years

IRR: 30%

Construction time :5 years

*The plan's calculations were based on the average monthly exchange rate (December 2014) of 1402 rials per euro, and 540,000 rials per US dollar, respectively.



Project specifications

24. Project: commercial and administrative complex

location :The Great Prophet Boulevard (SW25)

This project is designed on a land area of 3672 square meters with commercial use on 10 floors above ground and 3 negative floors, with a density of 550 percent and an occupancy rate of 55 percent per floor; with a total area of 27356 square meters.

Project Location



Economic Index

Municipality's share :Land and tolls

Total Investment :4,785 billion rials

Shareholder's share: 62%

Payback period: 3 years

IRR: 57%

Inflation rate: 30 percent

Project specifications

25. Project: Residential Commercial Complex

location : The Great Prophet Boulevard (SW22)

This project is designed on a land area of 1949 square meters with commercial use on 8 floors above ground and 3 negative floors, with a density of 480 percent and an occupancy level of 60 percent on each floor; with a total area of 13448 square meters.

Project Location



Economic Index

Municipality's share :Land and tolls

Total Investment :2,361 billion rials

Shareholder's share: 61 %

Payback period: 3 years

IRR: 73%

Inflation rate: 30 percent



Project specifications

26. Project: Residential Commercial Complex

Location :The Great Prophet Boulevard(SW23)

This project is designed on a land area of 1880 square meters with commercial use on 8 floors above ground and 3 negative floors, with a density of 480 percent and an occupancy rate of 60 percent per floor; with a total area of 12972 square meters.

Project Location



Economic Index

Municipality's share :Land and tolls

Total Investment :2,279 billion rials

Shareholder's share: 61 %

Payback period: 3 years

IRR: 83%

Inflation rate: 30 percent



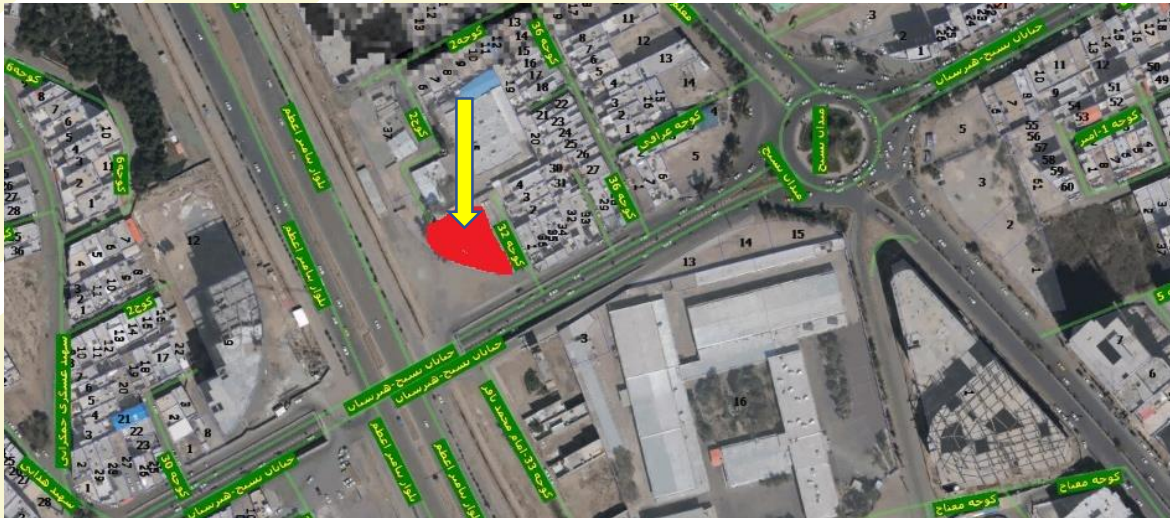
Project specifications

27. Project: Residential Commercial Complex

location :The Great Prophet Boulevard (NE20)

This project is designed on a land area of 1438 square meters with commercial use on 10 floors above ground and 3 negative floors, with a density of 550 percent and an occupancy level of each floor of 55 percent; with a total area of 10716 square meters.

Project Location



Economic Index

Municipality's share :Land and tolls

Total Investment :1,911 billion rials

Shareholder's share: 60 %

Payback period: 3 years

IRR: 70%

Inflation rate: 30 percent



Project specifications

28. Project: Residential Commercial Complex

location : The Great Prophet Boulevard (NE22)

This project is designed on a land area of 13,671 square meters with commercial use on 8 floors above ground and 3 negative floors, with a density of 480 percent and an occupancy area of each floor of 60 percent; with a total area of 94,330 square meters.

Project Location



Economic Index

Municipality's share :Land and tolls

Total Investment :17,000 billion rials

Shareholder's share: 61 %

Payback period: 3 years

IRR: 79%

Inflation rate: 30 percent



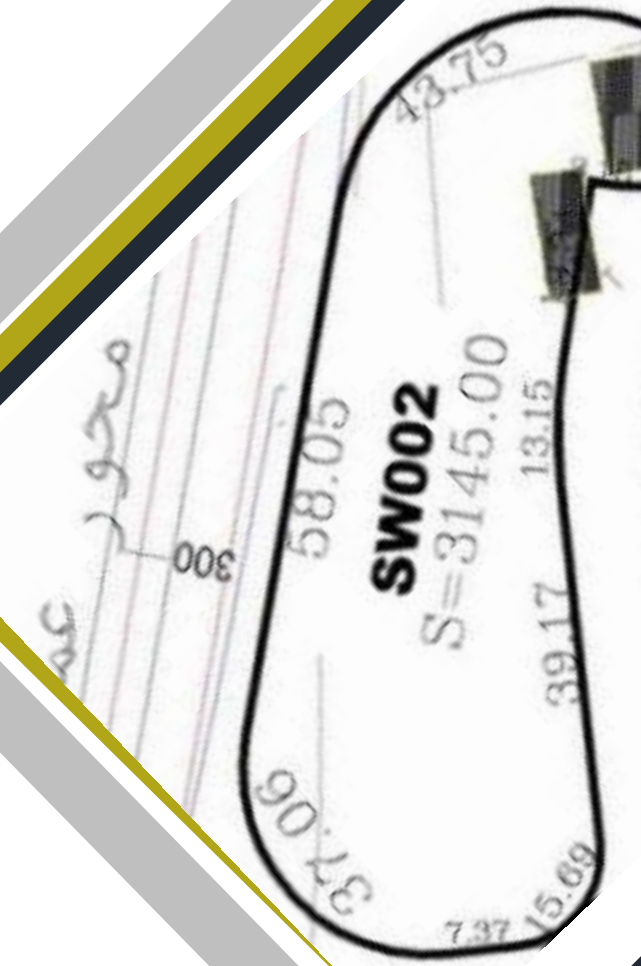
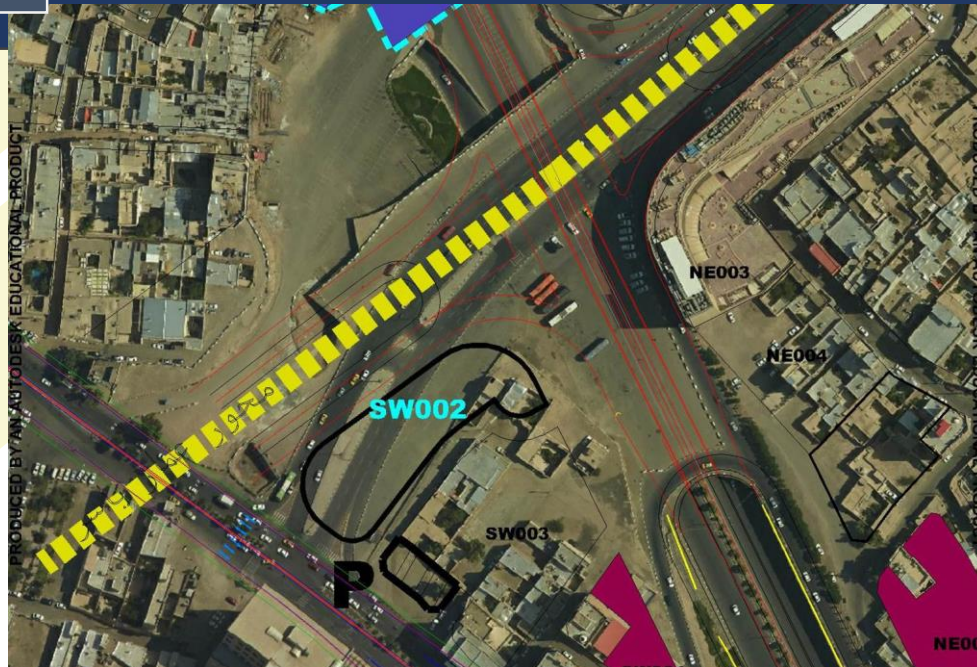
Project specifications

29. Project: 5 Star Hotel

location : The Great Prophet Boulevard (SW2)

This project is located on a land area of 3145 square meters on 6 floors above ground, with a density of 380% and a commercial ground floor occupancy of 80% and 5 residential floors with an occupancy of .60% And 2 negative floors with an occupancy level of aera latot a htiw dengised ;80% 16,983 fosquare meters.

Project Location



Economic Index

Municipality's share :Land and tolls

Total Investment : billion rials

Shareholder's share: 61%

Payback period: 3 years

IRR: 79%

Inflation rate: 30 percent

Project specifications

30. Project: commercial and administrative complex

location :The Great Prophet Boulevard (SW26)

This project is designed on a land area of 2999 square meters with commercial use on 10 floors above ground and 3 negative floors, with a density of 550 percent and an occupancy rate of 55 percent per floor; with a total area of 22343 square meters.

Project Location



Economic Index

Municipality's share :Land and tolls

Total Investment :3,982 billion rials

Shareholder's share: 62 %

Payback period: 3 years

IRR: 68%

Inflation rate: 30 percent

Project specifications

31. Project: commercial and administrative complex **location :** Beheshti Boulevard

This project is designed on a land area of 2221 square meters with commercial use on 5 floors above ground and 2 negative floors, with a density of 400 percent and an occupancy area of 80 percent on the ground floor and 60 percent on the upper floors; with a total area of 10661 square meters.

Project Location



Economic Index

Municipality's share :Land and tolls

Total Investment :1,844 billion rials

Shareholder's share: 60 %

Payback period: 3 years

IRR: 74%

Inflation rate: 30 percent



Project specifications

32. Project: 5 Star Hotel

location : Imam Square

This project is designed on a land area of 2553 square meters, with 7 floors above ground and 3 negative floors, with a density of 460 percent, and an occupancy level of 80 percent on the ground and first floors, and 60 percent on the upper floors; with a total area of 17871 square meters.

Project Location



Economic Index

Municipality's share :Land and tolls

Total Investment :2,860 billion rials

Shareholder's share: 64 %

Payback period: 3 years

IRR: 43%

Inflation rate: 30 percent

Project specifications

33. Project: 5 Star Hotel

location :The Great Prophet Boulevard (SW35)

This project is designed on a land area of 39,582 square meters, with 10 floors above ground and 3 negative floors, with a density of 450 percent and a ground floor occupancy of 45 percent, and with a total area of 243,429 square meters.

Project Location



Economic Index

Municipality's share :Land and tolls

Total Investment :2,860 billion rials

Shareholder's share: 69 %

Payback period: 3 years

IRR: 50%

Inflation rate: 30 percent



Project specifications

34. Project: 5 Star Hotel

location :The Great Prophet Boulevard (NE47)

This project is designed on a land area of 2504 square meters, with 8 floors above ground and 3 negative floors, with a density of 400 percent and a ground floor occupancy of 50 percent, and with a total area of 243,429 square meters.

Project Location



Economic Index

Municipality's share :Land and tolls

Total Investment :2,808 billion rials

Shareholder's share: 67 %

Payback period: 3 years

IRR: 42%

Inflation rate: 30 percent



Project specifications

35. Project: commercial and administrative complex

location : Amar Yaser Boulevard, phase 5

This project is located on a land area of 706.6 square meters in7The ground floor and 3 negative floors are designed with a density of 460 percent and an occupancy rate of 80 percent for the ground floor and first floor, with a total area of 4,946 square meters.

Project Location



Economic Index

Municipality's share :Land and tolls

Total Investment :1000 billion rials

Shareholder's share :430 %

Payback period: 3 years

IRR: 49%

Inflation rate: 30 percent



Project specifications

36. Project: commercial and administrative complex

location : Amar Yaser Boulevard, phase 5

This project is designed on a land area of 471 square meters, with 7 floors above ground and 3 negative floors, with a density of 460 percent and an occupancy level of the ground floor and first floor of 80 percent, and with a total area of 2,499 square meters.

Project Location



Economic Index

Municipality's share :Land and tolls

Total Investment :651 billion rials

Shareholder's share :42 %

Payback period: 3 years

IRR: 35%

Inflation rate: 30 percent



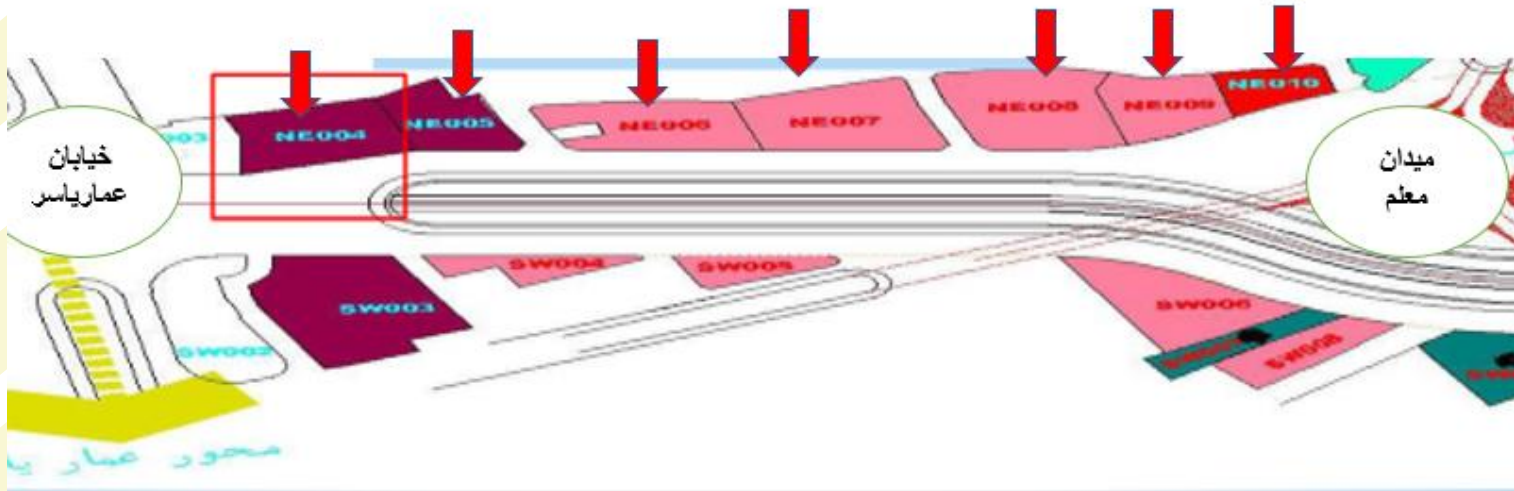
Project specifications

37. Project: 5 Star Hotel

location :The Great Prophet Boulevard (NE4-NE10)

This project is designed on a land area of 18,143 square meters, with 6 floors above ground and 3 underground floors, with a density of 360 percent and a ground floor occupancy of 60 percent, and with a total area of 103,415 square meters. The unclaimed area is equivalent to 11,075 square meters.

Project Location



Economic Index

Municipality's share :Land and tolls

Total Investment :31,539 billion rials

Shareholder's share :42%

Payback period: 3 years

IRR: 41%

Inflation rate: 30 percent



Project specifications

38. Project: 5 Star Hotel

location : The Great Prophet Boulevard

This project is designed on a land area of 5613 square meters in 17 floors; 11 floors above ground and 6 negative floors, floors negative 1 to positive 1 are used for commercial purposes with an occupancy level of 2 sroofl ,80%to 10 are used for residential purposes with an occupancy level of eht dna ,60% latot a htiw ;20% fo level ycnapuoco na htiw dengised si tnaruatser poftoor 67356 fo aerasquare meters.

Project Location



Economic Index

Municipality's share :Land and tolls

Total Investment :17,991 billion rials

Shareholder's share :72 %

Payback period: 3 years

IRR: 84%

Inflation rate: 30 percent



Project specifications

39. Project: Residential Commercial Complex

location :Shahid Rohani Boulevard

This project is designed on a land area of 347.5 square meters with commercial and residential use on 4 floors above ground and 1 negative floor, ground floor occupancy of 80 percent and upper floors of 60 percent; with a total area of 1182 square meters.

Project location



Economic Index

Municipality's share :Land and tolls

Total Investment :199 billion rials

Shareholder's share :43 %

Payback period: 3 years

IRR: 66%

Inflation rate: 30 percent

Project specifications

40. Project: commercial and administrative complex

location :The Great Prophet Boulevard (SW16)

This project is designed on a land area of 2535 square meters with commercial and office use on 10 floors above ground and 3 negative floors, with a density of 550 percent and an occupancy level of each floor of 55 percent; with a total area of 18886 square meters.

Project Location



Economic Index

Municipality's share :Land and tolls

Total Investment :3,735 billion rials

Shareholder's share: 61 %

Payback period: 3 years

IRR: 59%

Inflation rate: 30 percent



Public Participation and Investment Organization

Address: Third Floor, Imam Musa Sadr Boulevard ,Qom

Phone number : +982536104344

www.invest.qom.ir