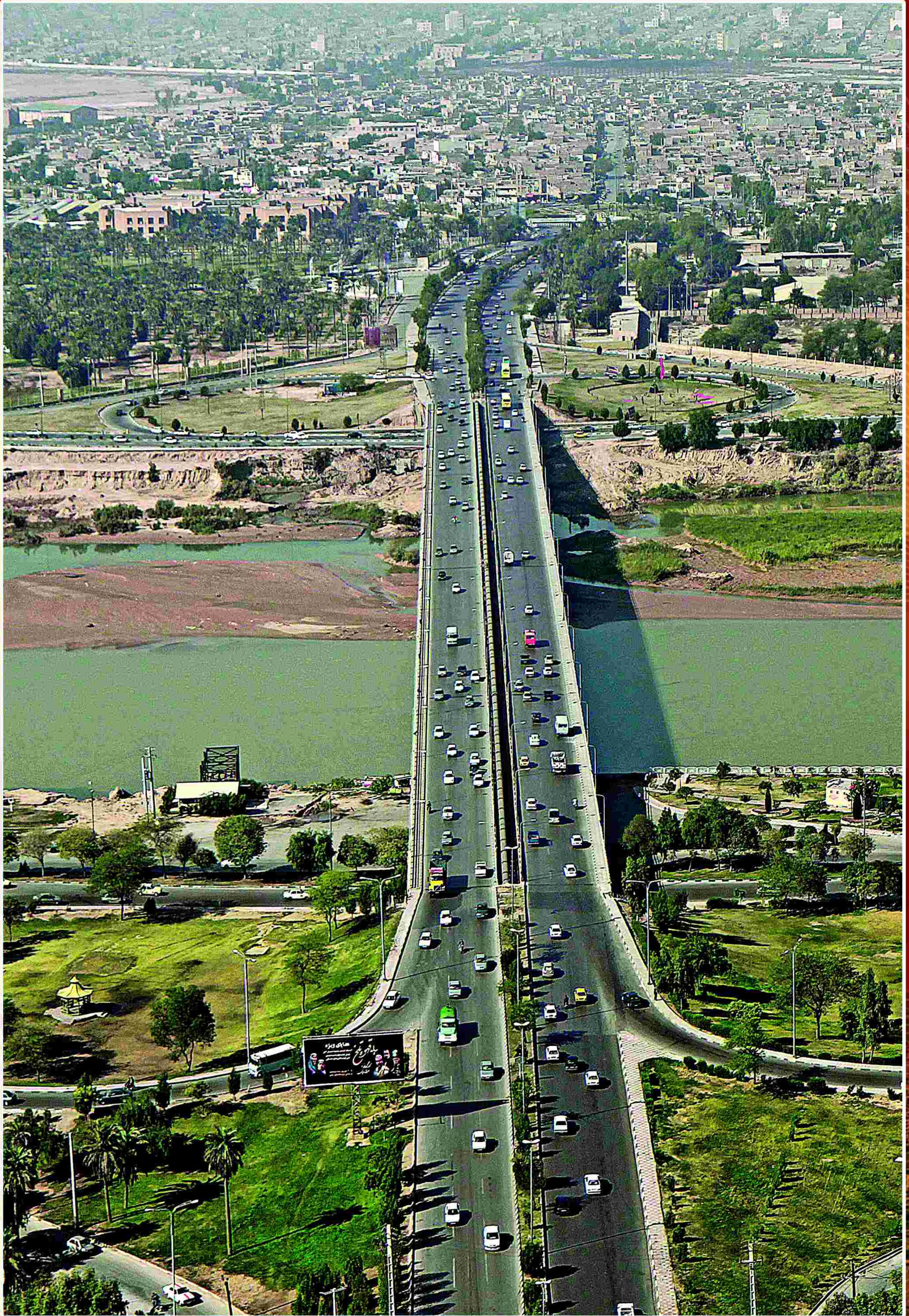
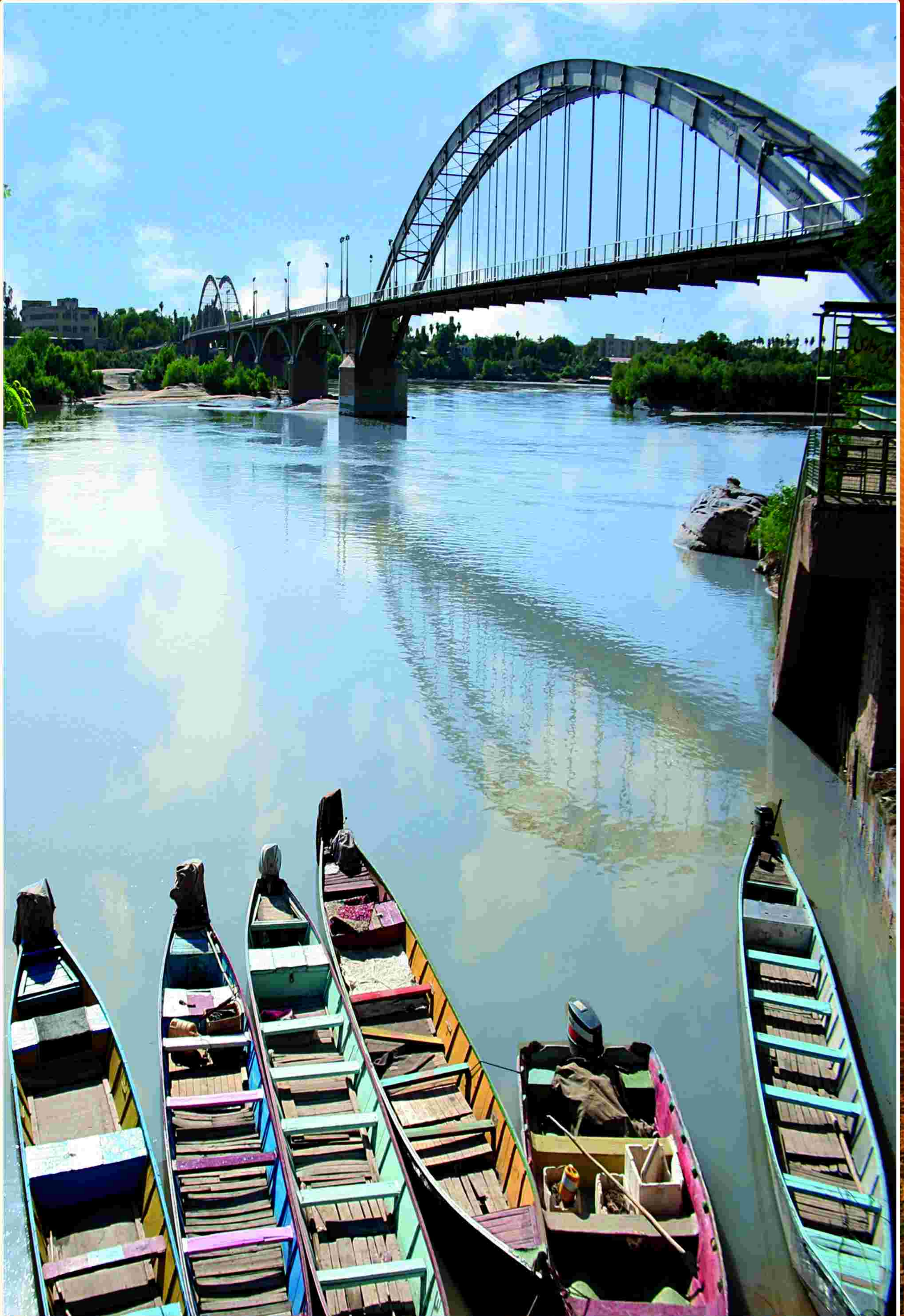


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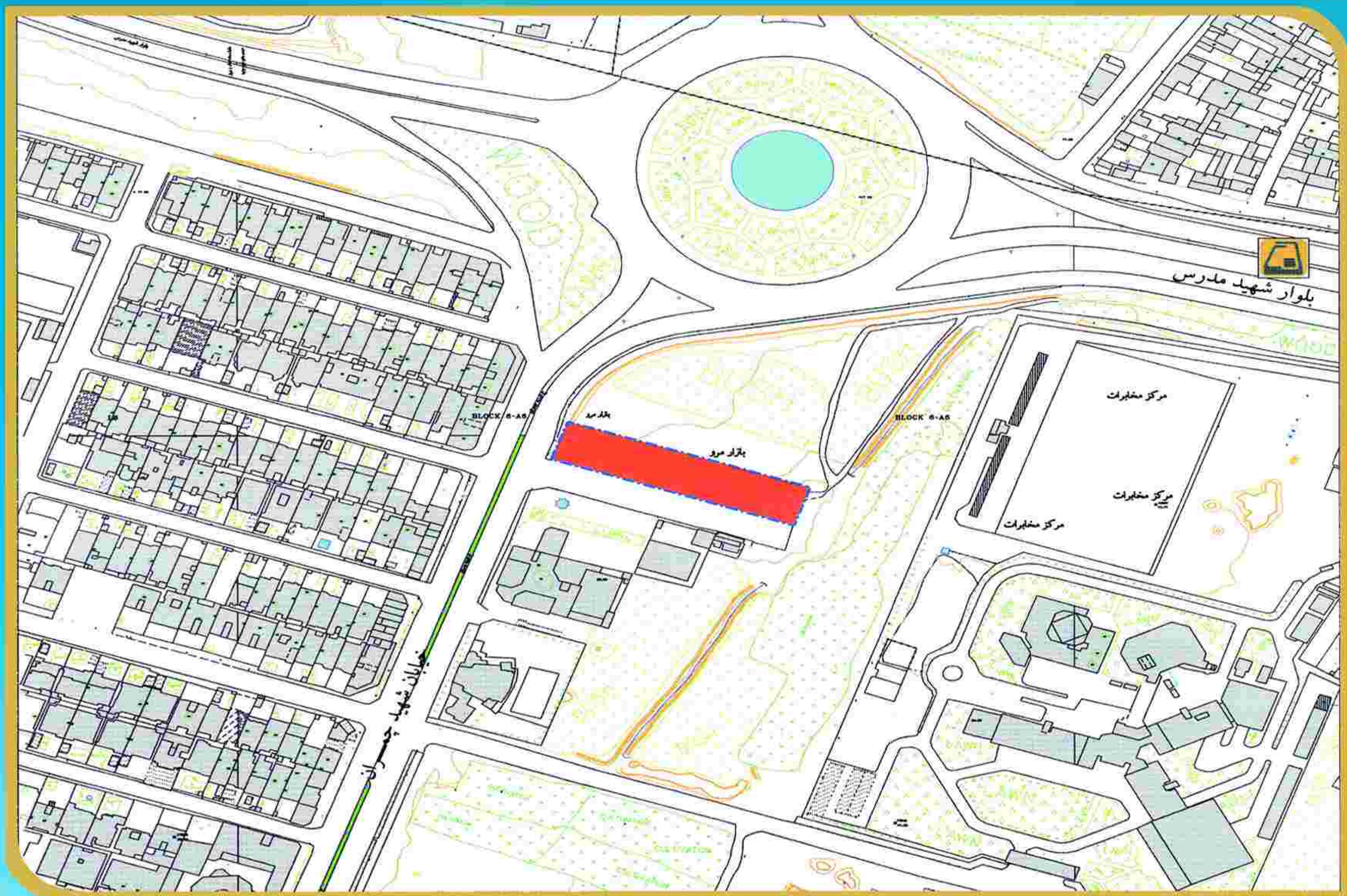


Introducing Zone 2

فرصت های برتر
سرمایه گذاری
منطقه ۲



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Official-commercial complex project

Title: land use and proposed project in the land with ID code: 211700	
guide	
commercial	
the project confine	
subway station (will be established)	
Information about the primary land identification	
Location features	Quality features
Location: Chamran Blvd., Kianpars Access way: Kianpars Main Street Adjacent places: Kianpars sector	Present land use: commercial Access to subway: to the subway station (corner of line 2 and 4)
Quantity features	Juridical features
Land area: 3000 sq. meter Land dimensions: 122 * 25 Distance from zone: ---	Owner: municipality Authorized land use: commercial Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: 5.6361
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground 80% 1st to 4th: 70% 5th to 8th: 40% 9th and 10th: 20% Floors: 10 floors on the ground floor Compression: 560 % Infrastructure: 16800 square meter	Land use title: commercial – official Activity classes: restaurant – commercial pavilions Land use in floors: ground to 4th : commercial 5th : commercial, official, services 6th and 7th: official and services 8th and 9th: official 10th: restaurant

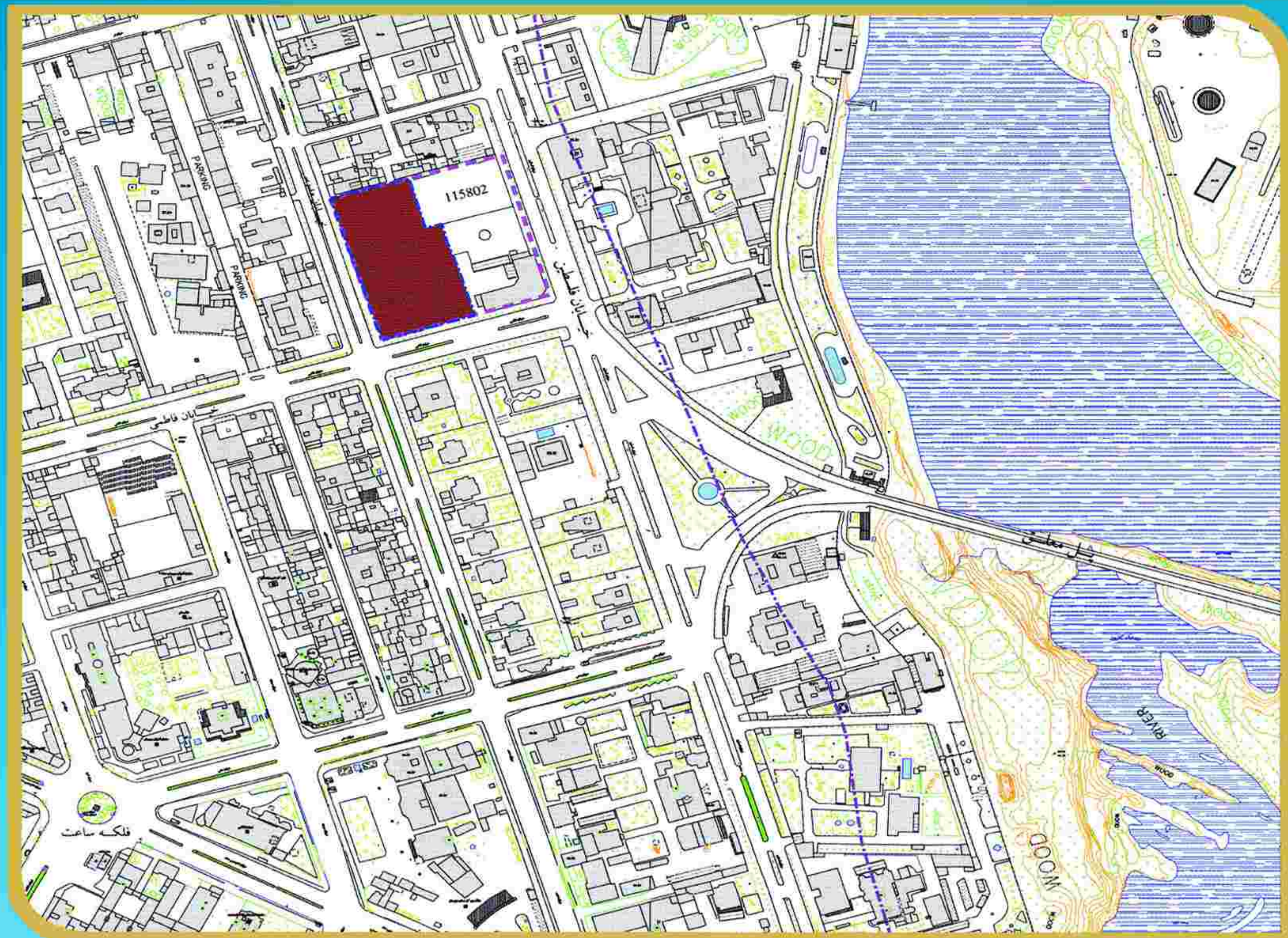
Location: Mero Bazaar, Chamran Blvd., Kianpars

Since this bazaar is located in Kianpars (a region with high economical and social points) it has the capability to be a commercial and modern complex in the city. Mero Bazaar with the area of 3000 sq. meters is adjacent to arid lands from the north and eastern, to 24metri Road from the south, and to Kianpars Main Street from west. The employment rate of 80% is taken into account to build the complex. An underground floor is reserved as the parking, which consists of the space under the building and 24metri Road. Also the Inner turnover rate of 33.45% and exploiting period of 40 years are the other attractions of this project.

Profitability index	
Investment (thousand Rials)	203,010,000
Inner turnover rate	33.45
Profit (thousand Rials)	126,765,966
Refund period (year)	3
Benefit to expense ratio (%)	74.94

Land features	
Land ID code	211700
Municipality Zone	Two
Land area	3000
Present land use	Commercial
Authorized land use	Commercial
Proposed land use	Commercial-official
Owner	municipality






Project features	Floors	employment rate	Land use	Infrastructure	Building period
	ground	80	commercial		
	1st to 4th	70	commercial		
	5th	40	Commercial-official		
	6th and 7th	40	Official-service		
	8th	40	Official		
	9th	20	Official		
	10th	20	Restaurant	16800	2.5 years (30 months)



Commercial, official, amusing, and residential complex project

Title: land use and proposed project in the land with ID code: 215801

guide

commercial - official	
river	
the river technical confine	
main land confine	
the project confine	

Information about the primary land identification

Location features	Quality features
Location: corner of Fatemi and Modarres St., Amanieh Access way: Fatemi and Modarres St. Adjacent places: suspension bridge – Amanieh sector	Present land use: official Access to subway: Sa'at Sq. subway station
Quantity features	Juridical features
Land area: 6250 sq. meter Land dimensions: 110 * 57 Distance from zone: ---	Owner: municipality Authorized land use: park, residential, pathway Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number:
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground : 70% - 1st and 2nd : 60% - 3rd and 4th : 50% - 5th to 7th : 20% - 8th to 10th : 10% Floors: 10 floors on the ground floor Compression: 380 % Infrastructure: 23750 square meter	Land use title: commercial, official Activity classes: pool – bowling - insurance and private offices – wonderland Land use in floors: ground and 1st : commercial – 2nd : commercial, amusing – 3rd and 4th : commercial, official – 6th to 10th residential

Location: one the corner of Fatemi and Modarres Streets, Amanieh

Amanieh is located in Ahvaz municipality sector 1, and is an important city center, having a unique situation. That's a populous and special area, because of the presence of crowd of people, which converts it to the destination of city trips. In other hand, the execution of subway first line and Sa'at Square Station (about 300 meters from the land) promotes Amanieh importance. The land is on the corner of Fatemi and Felestin Streets, and has official land use now. In formal plan, one part of the land is proposed as official land use and the rest as sport and restaurant. The proposed project is a multipurpose complex as Commercial, official, amusing, and residential, which has the inner turnover rate of 41.52%.

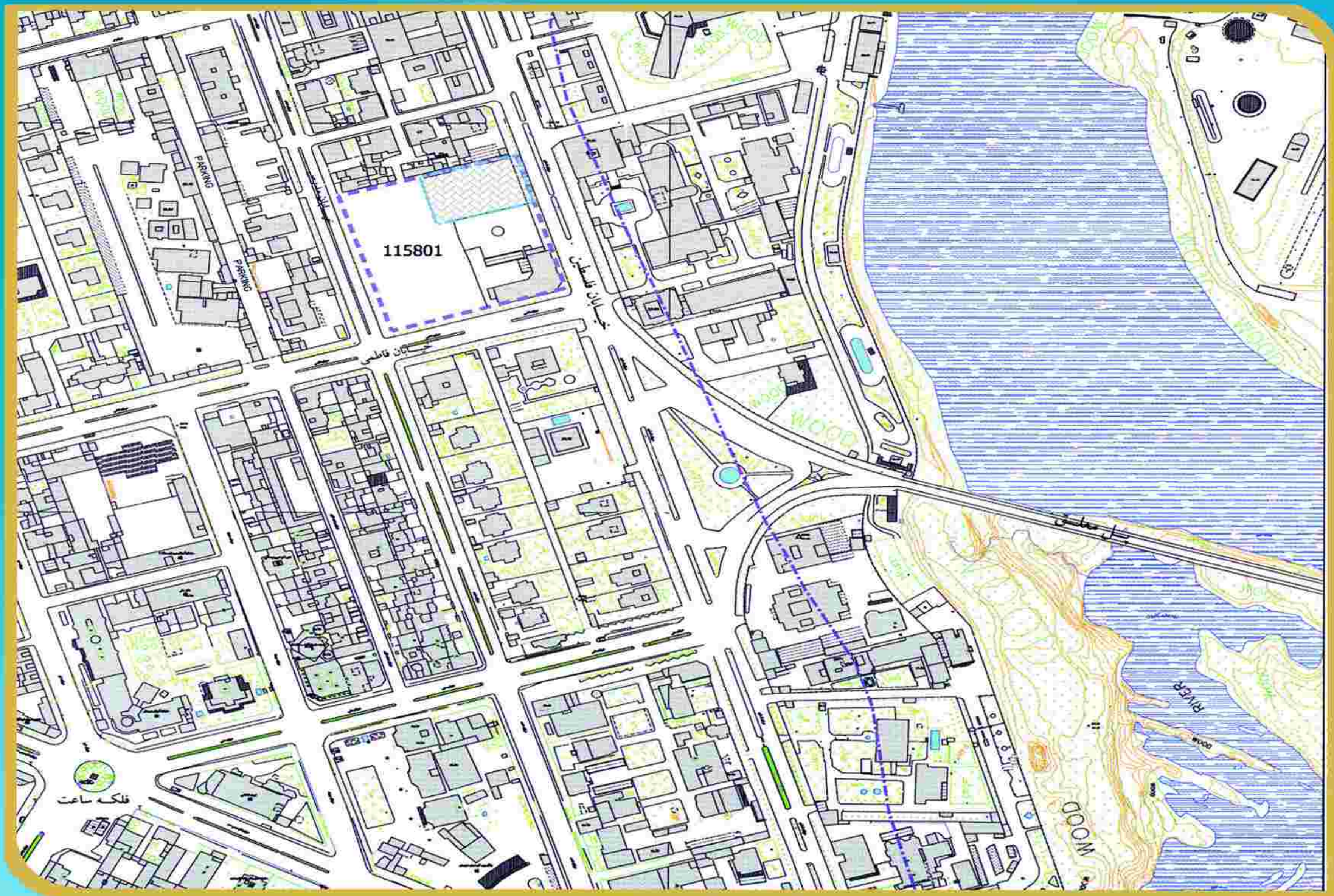
Profitability index

Investment (thousand Rials)	243,031,250
Inner turnover rate	41.52
Profit (thousand Rials)	230,363,160
Refund period (year)	2.4
Benefit to expense ratio (%)	113.6






Land features

Land ID code	215801
Municipality Zone	Two
Land area	6250
Present land use	Official
Authorized land use	Sport-restaurant
Proposed land use	Commercial-official-service
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	70	commercial	23750	2.5 years (30 months)
	1st	60	commercial		
	2nd	60	Commercial-amusing		
	3rd and 4th	50	Commercial-official		
	5th	20	Official		
	6th and 7th	20	residential		
	8th and 9th	10	residential		
	10th	10	Restaurant		



Multi floor parking project

Title: land use and proposed project in the land with ID code: 215802	
guide	
Parking	
river	
the river technical confine	
the land confine	
the project confine	
Information about the primary land identification	
Location features Location: corner of Fatemi and Modarres St., Amanieh Access way: Fatemi and Modarres St. Adjacent places: suspension bridge – Amanieh sector	Quality features Present land use: official Access to subway: Sa'at sq. subway station
Quantity features Land area: 2350 sq. meter Land dimensions: 40 * 59 Distance from zone: ---	Juridical features Owner: municipality Authorized land use: official Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number:
Technical project proposals	
Quantity features Work opportunities: ground : 80% 1st to 4th 80% Floors: 4 floors on the ground floor Compression: 80 % without parking Infrastructure: 1880 square meter without parking	Quality features Land use title: parking Activity classes: commercial pavilions – park Land use in floors: ground : commercial 1st to 4th : parking

Location: Amanieh, on the corner of Fatemi and Modarres Streets

The land is located on the corner of Fatemi and Felestin Streets, and the present land use is official. In formal plan, a part of the land is official and the rest has sport and restaurant land use.

Now it seems vital to build a multi floor parking, because of having a green space in the populous part of Amanieh, presence of the government and Razi Hospital near the land, and establishing a commercial, official, amusing, and residential complex in a part of the land.

Also in order to refund the invested capital fast, and having tendency to invest, the ground floor and the basement are reserved for commercials, and four above floors as parking. The project inner turnover rate is 29.88%, and the refund period is 3.3 years.

Profitability index	
Investment (thousand Rials)	61,316,200
Inner turnover rate	33.45
Profit (thousand Rials)	21,533,671
Refund period (year)	3.3
Benefit to expense ratio (%)	38.56

Land features	
Land ID code	215802
Municipality Zone	Two
Land area	2350
Present land use	Official
Authorized land use	Sport
Proposed land use	Parking
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	80	Commercial	1880 without parking	1.5 years (18 months)
	1st to 4th	-	Parking		



The southwest trade center project

Title: land use and proposed project in the land with ID code: 210600

guide

fair	
official, commercial	
park	
beach park	
amusing, tourism	
river	
the river technical confine	
main land confine	
rubber dam	

Information about the primary land identification

Location features	Quality features
Location: Between the Karoon River and Modarres Blvd., from Seyyedkhalaf Sq. to Salman Channel Access way: Saheli Road and Seyyedkhalaf entrance Adjacent places: river – stadium – Kianpars sector – Shahrvand Park - fair	Present land use: gas Access to subway: to the downtown subway station
Quantity features	Juridical features
Land area: 79 hectares Land dimensions: non numeral shape Distance from zone: 54 hectares	Owner: municipality and private companies Authorized land use: fair – beach park - park Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number:
Technical project proposals	
Quantity features	Quality features
Work opportunities: 60% in 15 hectares : fair 120% in 10 hectares : etc. Floors: 3500 sq. meter tourism, residential Compression: 45000 sq. meter official Infrastructure: 45000 square meter amusing, commercial	Land use title: commercial fair Activity classes: insurance offices – fair pavilions – banks – private offices – representatives – restaurant – commercial pavilions Land use in floors:

Location: Between the Karoon River and Modarres Blvd., from Seyyedkhalaf Sq. to Salman Channel

This center is established according to national premier plans and inland trade development purposes. This center has an intensive system which centralizes offices, organizations, institutes, and companies related to international trade. It has great effects on trade and commerce of the host area.

This center contains gold and metals, agricultural products, oil and petrochemical products, and stock markets. Also international congress amphitheater, shopping center, towers for local companies, multipurpose ITC sites, internet café, sport and green space, coffee shop, airline agencies, and travelling and sailing companies can be mentioned. The project land cost is expensive, because the employment rate is low, which limits the inner turnover rate at 25.35%.

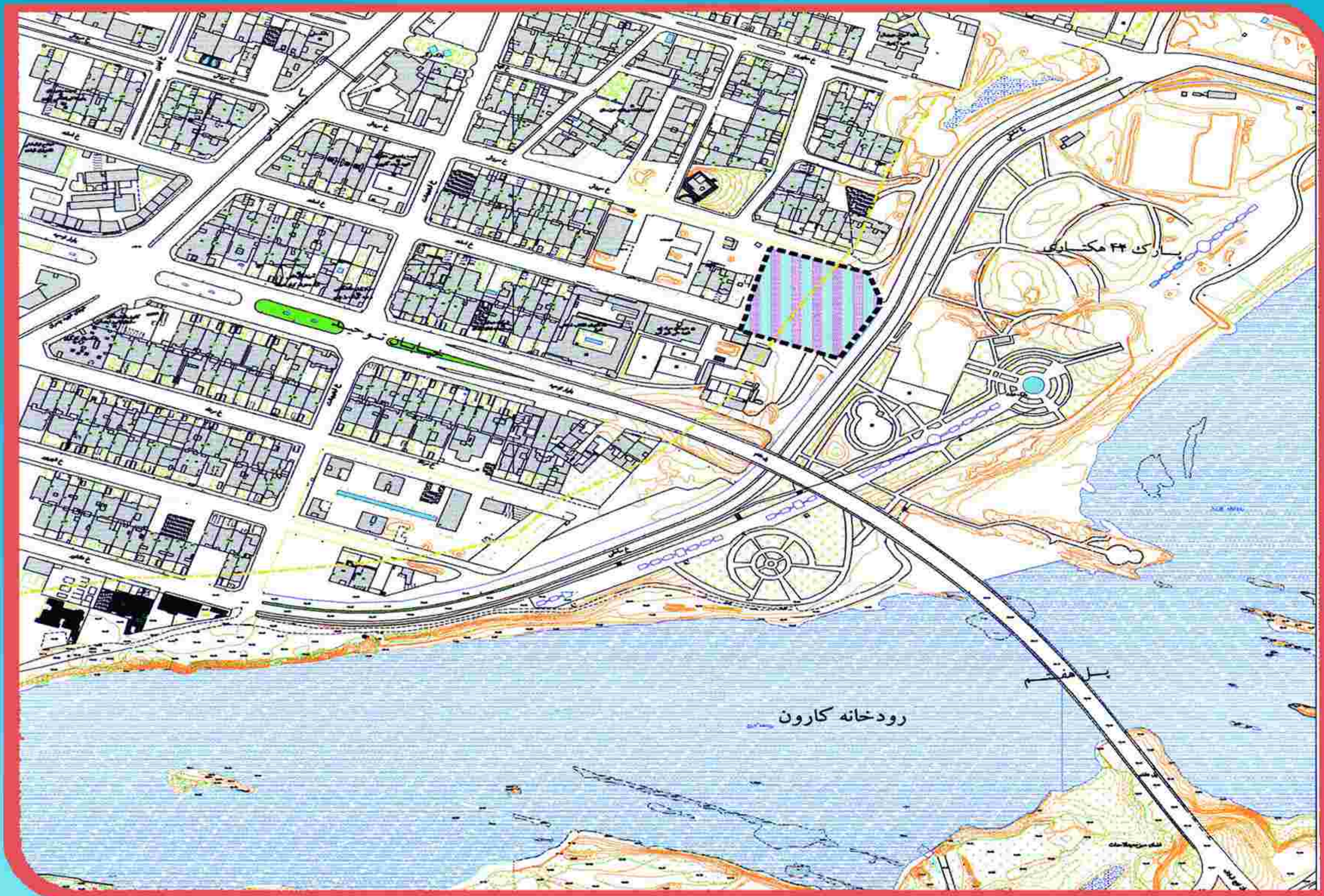
Profitability index

Investment (thousand Rials)	1,538,000,000
Inner turnover rate	39.55
Profit (thousand Rials)	68,293,006
Refund period (year)	3.9
Benefit to expense ratio (%)	39.35

Land features

Land ID code	210600
Municipality Zone	Two
Land area	790000
Present land use	Arid
Authorized land use	Fair, riverside park and road, green space
Proposed land use	Commercial, fair, amusing, restaurant
Owner	municipality





Project features	Floors	employment rate	Land use	infrastructure	Building period
	-	-	Tourism-residential	35000	2 years
	-	-	official	45000	(24 months)



Residential and hotel complex project

Title: land use and proposed project in the land with ID code: 213500

guide

tourism – restaurant	
river	
the river technical confine	
main land confine	

Information about the primary land identification

Location features	Quality features
Location: west Saheli Road – between 2nd and 5th streets Access way: Saheli Road and also east 2nd and 5th streets Adjacent places: river – 42 hectares river – Kianpars sector	Present land use: arid Access to subway: no
Quantity features	Juridical features
Land area: 19000 sq. meter Land dimensions: 233 * 81 Distance from zone: 6700 sq. meter	Owner: private companies Authorized land use: park, residential, pathway Authorized land use (K.M.5): no Detachment plot (K.M.5): no Number: No. 5
Technical project proposals	
Quantity features	Quality features
Work opportunities: ground 25% - 1st to 3rd: 20% - 4th to 7th: 15% - 8th and 9th: 5% Floors: 9 floors on the ground floor Compression: 155 % Infrastructure: 29450 square meter	Land use title: tourism, restaurant Activity classes: restaurant, selling pavilions, amusing, commercial, residential units Land use in floors: ground : amusing, official - 1st to 7th: residential – 8th : amusing, cultural – 9th : restaurant

Location: west Saheli Road, between Esfand and Soroush Streets

Ahvaz tourism promotion needs a profitable usage of riverside lands as a supreme factor in Ahvaz tourism. So having residential complexes and hotels are necessary for Ahvaz as an industrial, touristic, and populous city. Such a project can realize the entire purposes. The land is adjacent to Soroush St. from north, residential area from west, arid lands from south, Kianpars Saheli Road from eastern. The inner turnover rate is 38.13%, and the refund period is 2.6 years. Also if the municipality takes part in the project, its share and also its profit are 49%. Finally, the exploit period is estimated about 40 years.

Profitability index

Investment (thousand Rials)	186,810,000
Inner turnover rate	38.13
Profit (thousand Rials)	149,972,629
Refund period (year)	2.6
Benefit to expense ratio (%)	95.99

Land features

Land ID code	213500
Municipality Zone	Two
Land area	3600
Present land use	Arid
Authorized land use	Park-cultural-pathway
Proposed land use	Tourism-restaurant
Owner	municipality

Project features	Floors	employment rate	Land use	infrastructure	Building period
	ground	40	Commercial-amusing	16900	2.5 years (30 months)
	1st to 4th	30	residential		
	5th to 8th	20	residential		
	9th and 10th	10	Restaurant-amusing		

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