

"**...........................**"

The name:

…………………………..

Sector: subsector: ISIC code:

The owner of:

.................................

Consultant:

The Address:

Date of P.F.S:

# 

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# 1- Abstract

PROJECT PROFILE – SUMMARY SHEET

|  |
| --- |
| ***Project Introduction*** |
| **1.Project title:** |
| **2. Sector :**  **Sub sector:** |
| **3.Products/Services:** |
| **4. Location:**  **Free zone 🞏 Economic special zone 🞏Industrial Estate 🞏 Main Land 🞏** |
| **5. Project Detail:** |
| **6.**  **a) Capacity:**  **b) Annual production:** |

|  |  |  |
| --- | --- | --- |
| ***Project Status*** | | |
| **7. Local / internal raw material access** | | |
| **8.Sale :**  **- Anticipated export market** | | |
| **9. Construction Period ......** | | |
| **10. Project Status :**  **- Feasibility study available? available**  **- Required land provided?**  **- Legal permissions (establishment license, foreign currency quota, environment, etc.) taken?**  **- Partnership agreement concluded with local/foreign investor?**  **- Financing agreement concluded?**  **- Agreement with local / foreign contractor(s) concluded?**  **- Infrastructural utilities (electricity, water supply, telecommunication, fuel, road, etc.) procured?**  **- List of know-how, machinery, equipment, as well as seller / builder companies defined?**  **- Purchase agreement for machinery, equipment and know- how concluded?** | **Yes 🞏**  **Yes 🞏**  **Yes 🞏**  **Yes 🞏**  **Yes 🞏**  **Yes 🞏**  **Yes 🞏**  **Yes 🞏**  **Yes 🞏** | **No 🞏**  **No 🞏**  **No 🞏**  **No 🞏**  **No 🞏**  **No 🞏**  **No 🞏**  **No 🞏**  **No🞏** |

|  |
| --- |
| ***Financial Structure*** |
| **11.Financial Table:**   |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | | Descriptions | Local Currency Required | | | Foreign Currency  Required Million Euro | Total Million  Euro | | Million  Rial | Rate | Equivalent in | | Million Euro | |  |  |  |  |  |  | |  |  |  |  |  |  | |  |  |  |  |  |  |   **- Value of foreign equipment/machinery ......... million euro**  **- Value of local equipment/machinery ........ million euro**  **- Value of foreign technical know- how ....... million euro**  **- Value of local technical knows- how ........ million euro**  **- Net Present Value (NPV) ............. million euro at .......... discount ratefor ..............**  **- Internal Rate of Return (IRR) .......**  **- Payback Period (PP) .............**  **- Number of people who (will) work in the project: .............** |

|  |
| --- |
| **General Information** |
| **12-Project typ:Establishment 🞏 Expansion and completion 🞏** |
| **13- Company Profile**  **- Name (Legal/Natural persons):**  **- Address:**  **- Tel:**  **Fax:**  **E-mail:**  **Web Site :**  **Please contact SEMNAN PROVINCE FOREIGN INVESTMENT SERVICE CENTER for more information:**  **(Tel**  **Fax:**  **E-mail**:  **)**  **Consultant Address**:  Tel  Fax: |

## 2-Project location:

## 2-1- Province:

.

## 2-2- the County:

## 2-3- the project:

## 2-4-access to the infrastructures:

|  |  |  |  |
| --- | --- | --- | --- |
| No. | Needed infrastructures | distance to the project | The supply infrastructures |
| 1 |  |  |  |
| 2 |  |  |  |
| 3 |  |  |  |
| 4 |  |  |  |
| 5 |  |  |  |
| 6 |  |  |  |
| 7 |  |  |  |
| 8 |  |  |  |
| 9 |  |  |  |

# 3-Technical Specifications of plan

## 3-1 –product:

## 3-2-project's requirements:

### 3-2-1-Space and infrastructure required:

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| land purchase Cost | | | | | |
| Specifications | Area (square meters) | price per square meters  (Rial) | Cost | | |
| Cost to date  (million Rial) | Cost to complete (million Rial) | Total  (million Rial) |
| A piece of land in  Shahroud County |  |  |  |  |  |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Site preparation and development Cost | | | | | | |
| Manganese production plant | | | | | | |
| Description | amount | Unit | Unit price (Rial) | Cost to date  (million Rial) | Cost to complete (million Rial) | Total (million Rial) |
| Excavation |  |  |  |  |  |  |
| Wall Construction |  |  |  |  |  |  |
| Door |  |  |  |  |  |  |
| Landscaping |  |  |  |  |  |  |
| Edging |  |  |  |  |  |  |
| Asphalting |  |  |  |  |  |  |
| Lighting |  |  |  |  |  |  |
|  | | | | | | |
| Road construction 6 meters wide |  |  |  |  |  |  |
| Total | | | |  |  |  |

| Civil works, structures and buildings Cost | | | | | |
| --- | --- | --- | --- | --- | --- |
| Description | Area (square meters) | Unit price (Rial) | Cost to date  (million Rial) | Cost to complete (million Rial) | Total (million Rial) |
| mine | | | | | |
| Welfare and security guard in the mine |  |  |  |  |  |
| factory | | | | | |
| Main Plant production |  |  |  |  |  |
| Product storage |  |  |  |  |  |
| Storage of material |  |  |  |  |  |
| Office building and security |  |  |  |  |  |
| Power facility Buildings |  |  |  |  |  |
| Facilities Buildings |  |  |  |  |  |
| Laboratory Building |  |  |  |  |  |
| Total |  |  |  |  |  |

### 3-2-2-Equipment and machinery:

The main machinery of the project is truck, loader, bulldozer, grader, mill line, vibrating feeder, etc. which can be obtained from domestic and foreign manufacturers. The cost of investment on the machinery will be as follow:

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Plant machinery and equipment Cost | | | | | | |
| Description | Cost to date  (million Rial) | Cost required | | | | Total (million Rial) |
| local cost (million Rial) | Cost of currency | | Cost to complete (million Rial) |
| Cost of currency (Euro) | local currency equivalent cost |
| A - foreign machinery and equipment |  |  |  |  |  |  |
| Other costs (including the cost of customs clearance, registration and ordering, shipping and insurance, installation, training and supervision and VAT) 15% |  |  |  |  |  |  |
| B –Local machinery and equipment |  |  |  |  |  |  |
| Other costs include VAT - about 9% |  |  |  |  |  |  |
| Total cost of machinery |  |  |  |  |  |  |

The exchange rate is: 1 € = 105,743 Rialson April 2019.

### 3-2-3- Raw material and intermediate components:

The raw material of this project is Manganese ore. The annual cost for the materials is calculated as follow:

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Specifications and cost raw material, auxiliary packaging for the product | | | | | | |
| Description | Unit | Consumption per unit of product | Production  Capacity  in 100% | total consumption  of the  raw material | price per unit of raw material (Rial) | annual cost of providing material (million Rial) |
| Manganese ore |  |  |  |  |  |  |
| Other material | | | | | |  |
| Total | | | | | |  |

.

### 3-2-4-management and human resources:

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Salary of administrative staff | | | | | | |
| No. | Position | Number of shifts | Person per shift(No.) | Total staff (person) | Monthly salary (Rial / per person) | annual salary (million Rial) |
| 1 | Direct Manager |  |  |  |  |  |
| 2 | Director of Administration |  |  |  |  |  |
| 3 | Guard man |  |  |  |  |  |
| Total | | | |  |  |  |
| Benefits. | | | | | |  |
| Total | | | | | |  |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Salary of production staff | | | | | | | |
| No. | Position | Skill Level | Number of shifts | Person per shift (No.) | Total staff (people) | Monthly salary (Rial / per person) | annual salary (million Rial) |
| 1 | Production manager | Expert |  |  |  |  |  |
| 2 | Mining exploration engineer | Expert |  |  |  |  |  |
| 3 | Exploration worker | Skilled |  |  |  |  |  |
| 4 | Mining engineer | Expert |  |  |  |  |  |
| 5 | Skilled mining worker | Skilled |  |  |  |  |  |
| 6 | Factory staff | Skilled |  |  |  |  |  |
| 7 | Factory staff | Non-skilled |  |  |  |  |  |
| 8 | Driver | Non-skilled |  |  |  |  |  |
| Total | | | | |  |  |  |
| Benefits. | | | | | | |  |
| Total | | | | | | |  |

* Number of skilled personnel required:
* Number of non-skilled personnel required:
* Number of expert personnel required:

### 3-2-5- Estimates of electricity, water, fuel consumption:

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Estimates of electricity, water, fuel consumption | | | | | | | | |
| Description | Unit | Consumption | Hours per shift | Number of shifts per day | Number of working days per year | Amount of annual consumption | Cost per unit (Rials) | Annual cost (million Rial) |
| electricity | kw/h |  |  |  |  |  |  |  |
| gas | m3/h |  |  |  |  |  |  |  |
| water | m3/day |  |  |  |  |  |  |  |
| gasoline | lit/day |  |  |  |  |  |  |  |
| communications | month |  |  |  |  |  |  |  |
| Petrol | litr/day |  |  |  |  |  |  |  |
| Total | | | | | | | |  |

# 4-Ownership and legal permission:

## 4-1-ownership of land:

## 4-2-Intellectual property and incentives:

## 4-3-legal permission:

| Not getting licenses list and estimating the time required to obtain a license | | | | |
| --- | --- | --- | --- | --- |
| Prediction time | License Information | Issuing agency | Name of License | No. |
|  | Investments according to the provided specifications in the Plan | Organization for Investment, economic and Technical Assistance of Iran | Foreign investment license | 1 |
|  | Mine operation | Semnan organization of industry, mine and trade | Establishment license | 2 |
|  | Mine operation | Semnan organization of industry, mine and trade | Operation license | 3 |
|  | according to the provided specifications of site operation in the Plan | Shahroudmunicipality | The end of work license | 4 |

# 5-Market study and Competition:

# 6-Physical Progress of project: yes  No \*

# 7-Action plan and Implementation schedule:

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Prediction of Project Schedule | | | | | | | | | | | | | |
| Scope of Work Duration: years  Month | Year 1 | | | | | | Year 2 | | | | | | Year 3 |
| 2 | 4 | 6 | 8 | 10 | 12 | 2 | 4 | 6 | 8 | 10 | 12 | 1 |
| Investment studies |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Obtaining permission |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Exploration |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Land purchase |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Contractor selecting |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Workshop tooling |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Site operation |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Order and transfer of machinery |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Machinery installation |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Facilities |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Staff training |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Unexpected delays |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Trial production |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Commercial production |  |  |  |  |  |  |  |  |  |  |  |  |  |

# 8-Financial projection:

## 8-1- The cost estimate:

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| No. | subject | | | Cost  (Million Rial) | |
| 1 | Fixed investment | | |  |  |
| 2 | Working Capital | | |  |  |
| 3 | Total investment | | |  |  |
| 4 | Annual production cost | | |  |  |
|  | | | | | |
| 5 | Finish goods cost |  | Manganese |  | Rial |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Fixed investment | | | | | | |
| subject | Cost to date (million Rial) | Costs required | | | | Total cost (million Rial) |
| Domestic cost  (millionRial) | Foreign exchange cost | | total cost of the required (million Rial) |
| Foreign exchange cost (Euro) | Rial equivalent |
| land purchase |  |  |  |  |  |  |
| Site preparation and development |  |  |  |  |  |  |
| Civil works, structures and buildings |  |  |  |  |  |  |
| Plant machinery and equipment |  |  |  |  |  |  |
| Auxiliary and service plant equipment |  |  |  |  |  |  |
| Facility costs |  |  |  |  |  |  |
| Laboratory and workshop equipment |  |  |  |  |  |  |
| Vehicles |  |  |  |  |  |  |
| Incorporated fixed assets (project overheads) |  |  |  |  |  |  |
| Total |  |  |  |  |  |  |
| Pre-production expenditures |  |  |  |  |  |  |
| Total Fix investment |  |  |  |  |  |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Working Capital | | | | |
| Description | Duration | Cost to date  (million Rial) | Cost to complete  (million Rial) | Total  (million Rial) |
| Total inventory |  |  |  |  |
| Accounts receivable |  |  |  |  |
| Cash-in-hand |  |  |  |  |
| Total | |  |  |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Repair and maintenance | | | | |
| No. | Description | Investment (million Rial) | Rate of repair and maintenance | Total  (million Rial) |
| 1 | Site preparation and civil works |  |  |  |
| 2 | Plant machinery and equipment |  |  |  |
| 3 | Facility costs |  |  |  |
| 4 | Laboratory and workshop equipment |  |  |  |
| 5 | Vehicles |  |  |  |
| 6 | Auxiliary and service plant equipment |  |  |  |
| Total | |  |  |  |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Amortization cost | | | | | |
| No. | Description | Investment (million Rial) | Rate of amortization | Scrap rate | Total  (million Rial) |
| 1 | Site preparation and civil works |  |  |  |  |
| 2 | Plant machinery and equipment |  |  |  |  |
| 3 | Facility costs |  |  |  |  |
| 4 | Laboratory and workshop equipment |  |  |  |  |
| 5 | Vehicles |  |  |  |  |
| 6 | Auxiliary and service plant equipment |  |  |  |  |
| 7 | Incorporated fixed assets |  |  |  |  |
| Total | |  |  |  |  |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Fixed and variable costs | | | | | | |
| No. | Production cost | Fixed cost | | Variable cost | | Total cost  (million Rial) |
| % | cost | % | cost |
| 1 | Raw material |  |  |  |  |  |
| 2 | Production salary |  |  |  |  |  |
| 3 | Energy |  |  |  |  |  |
| 4 | Repair & Maintenance |  |  |  |  |  |
| 5 | Overhead costs (6%) |  |  |  |  |  |
| 6 | Depreciation |  |  |  |  |  |
| Total production cost | |  |  |  |  |  |
| 1 | administrative cost |  |  |  |  |  |
| 2 | Marketing cost (2%) |  |  |  |  |  |
| 3 | Drilling machine’ rent |  |  |  |  |  |
| 4 | Insurance Assets |  |  |  |  |  |
| Total cost of operating | |  |  |  |  |  |
| 1 | Depreciation (pre-production) |  |  |  |  |  |
| Total non-operating cost | |  |  |  |  |  |
| Total Operating annual cost | |  |  |  |  |  |

## 8-2- Estimated revenues:

According to speed of the production line, nominal capacity of the product is about 1,500tons of Manganese in a year. So by considering the efficiency equal to 70%, the actual capacity would be 1,050tons per year. The production and sales plan are presented below:

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Production Plan (ton) | | | | | | |
| Description/ year | Unit | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|  |  |  |  |  |
| Manganese | ton |  |  |  |  |  |
| Total production | ton |  |  |  |  |  |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Years of Operation | Unit | Sale price (Rial) | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
| Manganese | ton |  |  |  |  |  |  |
| Total Sales | | |  |  |  |  |  |

## 8-3-Duration of project operation:

## 8-4-Break- even analyses:

.

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Period | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
| Break- even point % | 73% | 64% | 57% | 51% | 50% | 50% | 50% | 50% | 50% | 50% |

## 8-5- Cost-benefit analysis:

The table of project efficiency indicators

|  |  |  |
| --- | --- | --- |
| Present value of total fixed investment |  | million Rial |
| Present value of total net revenue |  | million Rial |
| Net present value (NPV) |  | million Rial |
| benefit - Cost ratio B/C |  |  |
| Internal rate of return (IRR) |  |  |

## 8-6- Sensitivity analysis of IRR:

|  |  |  |  |
| --- | --- | --- | --- |
| Variation IRR % | Sales revenue | Increase in fixed assets | Operating cost |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |

The following chart represents the senility analysis of IRR in comparison with Sales revenue, Annual costs and investment costs.

## 8-7- Summarize table:

"Summary of economic issues"

|  |  |  |  |
| --- | --- | --- | --- |
| activity | International Standard  Industrial Classification  (ISIC Code ) | product name | Nominal capacity (unit) |
| Extraction of metal deposits |  |  |  |
| Activity duration |  |  |  |
| 2 year |  |  |  |
| Internal rate of return (IRR) |  |  |  |
| 41.57% |  |  |  |

## 8-8-Estimation of exchange rate changes during the project implementation:

.

# 9-Capital needs, the supply and guarantees method:

## 9-1- Foreign currency needed:

## 9-2-The Way of participation and finance method:

## 9-3-Payback period:

.

# 10-Incentives, features and advantages of project:

**Some of the characteristics of project can be mentioned as follows:**

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**Benefits of Mining Exploration in Iran:**