

PROJECT PROFILE – SUMMARY SHEET

Project Introduction

1. Project title : Products of pomegranate processing

2. Sector : Industry

Sub sector: Industry

3. Products/Services: Pomegranate Juice, Concentrates, ...

4. Location: Taft City - Free zone Economic special zone Industrial Estate Main Land

5. Project description:

Pomegranates are one of the tree fruits that often have red, and sometimes white, seeds or colors in between. Its skin color is often red, and sometimes black or almost yellow; it is grown in a few countries such as Iran, Afghanistan, Pakistan, Iraq and Turkey, making it one of the most desirable fruits in the world. There are more than 760 different varieties of pomegranate in Iranian collection

6. Annual capacity : 400 tons

Project Status

7. Local / internal raw material access: -- million Euro

8. Sale : 0.6125 million Euro

- Anticipated export market ...-- %

9. Construction Period2 years, start:2019 Year

10. Project Status :

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

Financial Structure

11. Financial Table

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Million Rials	Rate	Equivalent in Million Euro		
Fix Capital	15000	1/120000	0.125	0	0.125
Working Capital	5000		0.041	0	0.041
Total Investment	20000		0.166	0	0.166

- Value of foreign equipment/machinery.....0..... million euro
- Value of local equipment/machinery.....0/066million euro
- Value of foreign technical know- how million euro
- Value of local technical knows- how million euro
- Net Present Value (NPV): ...44 miliion Rials...
- Internal Rate of Return (IRR)... 41/5.....%
- Payback Period (PP).....5/5.... Year

General Information

12. Project Type : Establishment Expansion and completion

13. Company Profile:

- Name (legal /natural persons) : Mr Yazdi
- Company Name : Investment Services Center of Yazd Province
- Address : Yazd, Imam Khomeini Street(RA)-After Jami Mosque street- infront of Shahid Ebrahimi Street - Finance Building
- Tel: +983536209432-4 Fax: +983536209432-4
- E-mail: : info@investinyazd.ir Web site: www.investinyazd.ir
- Local entrepreneur : private sector public sector other

Please attach follow documents if available

- Pre feasibility study
- Feasibility study
- Legal permissions (establishment license, foreign currency quota, environment, etc)

Ministry of Economic Affairs and Finance
Organization for Investment Economic and Technical Assistance of Iran (OIETAI)
Foreign Investment Center
Tel: 33967749-33967766-33967762-39902485-39902488-39902486
Fax: 33967774
Website: www.investiniran.ir



Organization of Investment and Economic
and Technical Assistance of Iran
Investment Services Center of
Yazd Province

Introduction of Investment Opportunities in Yazd Province

www.investinyazd.ir

Products Of Pomegranate Processing (Pomegranate Juice, , Concentrates, Etc.)

SUMMARY OF TECHNICAL ECONOMIC FEASIBILITY

SUB-SECTION: INDUSTRY

ISIC CODE: 1513312404



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- *Incentives, features and advantages of project*



Introduction

Pomegranates are one of the tree fruits that often have red, and sometimes white, seeds or colors in between. Its skin color is often red, and sometimes black or almost yellow; it is grown in a few countries such as Iran, Afghanistan, Pakistan, Iraq and Turkey, making it one of the most desirable fruits in the world.

There are more than 760 different varieties of pomegranate in Iranian collection. Important and famous Iranian pomegranate varieties are: Red Seed, Mikhosh, Shirin Saveh, Alek Saveh, Melas Isfahani Red Seed, Glass Cup.

P. granatum, the main habitat of which is called Iran and Central Asian countries. Of this species, domestic, wild, ornamental and miniature (short leg) pomegranates are mostly edible and ornamental in Iran and few countries in the world with water and rain or wild and automotive cultivation.

There are no species of *P. protopunica* or non-edible pomegranates whose fruits are not edible in Iran.

It is made from pomegranate fruit, pomegranate juice, pomegranate paste, pomegranate lavash and pomegranate jam.

Pomegranate peel is used to make traditional colors, and its leaves have been used in the past. Pomegranate peel is also used for tanning the skin and pomegranate flowers for some other purposes

Boiled pomegranate, which comes from boiling pomegranate peel in water, is a herbal medicine to relieve some digestive and throat diseases.

The available evidence, the writings of historians and the remains left on the stone walls of Persepolis indicate that the pomegranates are native to Iran.

The words pomegranate, art, nar are Persian titles used in some countries.



General Indicators of Yazd Province

Economic Indicators

1. GDP : 4.680 million Euro
2. GDP per capita : 4440 Euro

Social indicators

1. The population : 1,138,533 people
2. Population growth rate : 2.5%
3. Population density : 2.5 people per square kilometer
4. The percentage of young population 24.29%
5. Urbanization rate : 85.3%

The contribution of various economic sectors

1. Agriculture 8/3%
2. Industry and Mine 46.3%
3. Services 45/4%

Geographical Indicators

1. Area: 74,781 square kilometers (The eighth city of the country)
2. Neighboring Provinces: Fars, Isfahan, South Khorasan, Kerman
3. Number of Counties: 10 and number of cities: 21

The statistics of social and geographical indicators related to 2014 and the statistics of economic indicators related to 2016.

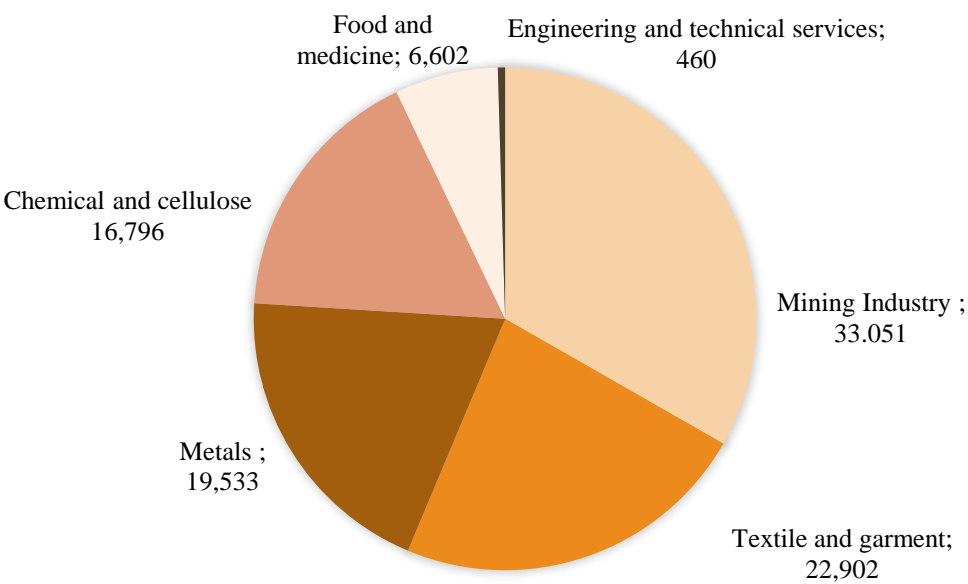
A look at the industrial sector of Yazd province

There are more than 3,600 industrial units with the production licence producing more than 800 types of commodities.

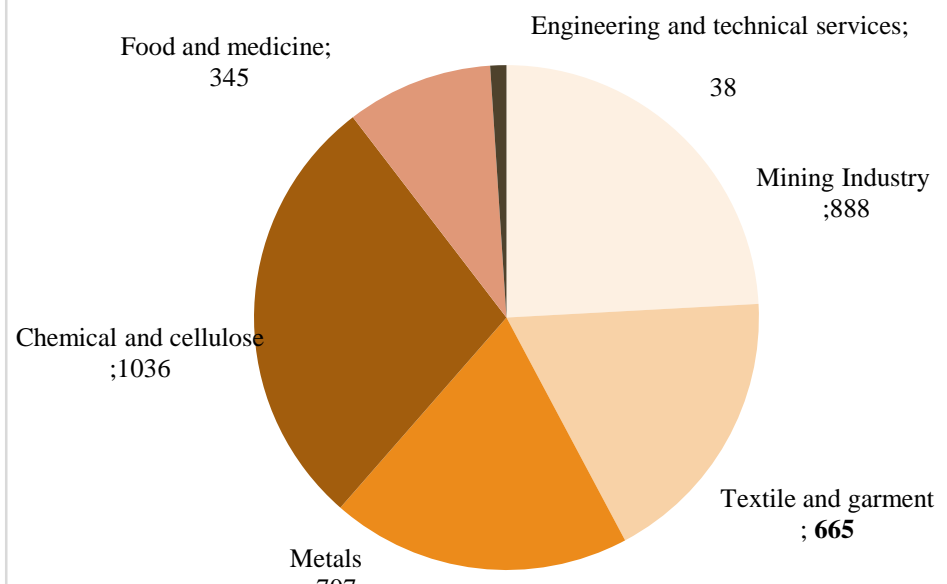
The fourth industrial province of the country

More than 95 % of the industries of Yazd Province constitute small and medium - sized industries (SME)

The country's first ranking in the production of tiles and second ranking in textile production



Distribution of Industrial Units of Yazd Province



Industrial employment distribution of Yazd Province 6

Project's Location

Yazd province with about 74781 square kilometers (4.6 percent of the country) is the eighth largest province of the country. It is located in the central part of Iran's plateau on the margin of the Kavir Lut plain. It is located in the northwest of Semnan, Isfahan, west, Fars from the south and Southwest, southern Khorasan is east of Kerman and neighboring east and south east. In terms of political-administrative divisions, this province has 10 cities, 21 districts, 45 villages and 21 urban centers.

Taft is a city located in the central part of Taft city, located in Yazd province of Iran. Taft city in the southwest of Yazd province and is located 10 km from Yazd city and because of its location in the lake mountains has a cool climate than other cities in the province.

Longitude of the project: 31.791049

Latitude of the project: 54.202219



Access to the Infrastructure

- Having numerous power plants with a nominal capacity of 2500 MW
- Having three gas pipelines with a capacity of 50 million cubic meters per day
- Supply of petroleum products required through national pipelines

Energy



- Provincial Geographic Position (Crossing of North-South and East-West Transportation Corridor)
- The first rank of rail transit in the country (more than 876 kilometers of railroad tracks) and the railroad crossroads
- Having an international airport for cargo and passenger transportation with easy access

Transportation



- 14 industrial towns, 17 industrial districts with a total area of 7000 hectares
- It covers about 1,000 active units and 1,400 units under construction.
- The existence of Yazd Special Economic Zone with an area of over 570 hectares

Industrial areas



Market Study

The area of pomegranate cultivation in Yazd province is 6805 hectares, which covers 8 percent of the province's gardens.

Most of the cultivation area is in Meybod, Ardakan, Yazd and Taft. Of the 5 varieties of pomegranates in the province, four are of good quality and export value

Yazd ranks fifth in cultivation and fourth in pomegranate production in the country,

The most favored pomegranate varieties in the province are Malas Yazdi, Shirin Shahvar, Zagh Agha, Qasr al-Dashti, Malas Sariz and Gol Taft. In addition to being marketed in neighboring provinces, pomegranates are exported to Iraq and the Persian Gulf countries in addition to the market for mullees, black beans, acorns and herbs.

Pomegranate fruit, in addition to fresh consumption, is obtained from various products, including pomegranates, pomegranate paste, pomegranate juice, pomegranate vinegar, concentrate, lavash and pomegranate sumac.

Fruit, flowers and leaves and pomegranate root have medicinal properties.

Pomegranate also contains oil, anthocyanins, tannins and organic acids. Pomegranate applications in the downstream industries include industries such as lubrication (extraction of pomegranate seed oil), dye industries (pomegranate skin application in the production of vegetable dyes and cosmetics), cosmetics (vegetable dyes and cosmetics) and .



Products Of Pomegranate Processing

Anardane: Dried pomegranate seeds mixed with other herbal ingredients and aromatic spices when consumed.

Pomegranate syrup: It is a product made from mixing natural pomegranate juice with sugar or sweetener and other authorized additives, by heating to the desired concentration.

Pomegranate paste: Usually, pomegranate paste is often used to cut the price of pomegranate paste, which is cheaper. It is important that the pomegranate be juicy and red so the pomegranate seed should not be crunchy, rotting, white or dry in color. The best color is pomegranate paste from pale brown to dark red.

Pomegranate vinegar: Produced from fruits that contain a percentage of carbohydrates, in the process of carbohydrate production converted to alcoholic liquids then produced vinegar, a soluble vinegar usually containing 4% acetic acid and a small amount of alcohol, glycerin, esters, Sugars and salts.

Pomegranate Concentrate :It is made and concentrated only from pure juice and no other ingredients are added. After washing and crushing, the fruit is pressed into the machine and the fruit juice is naturally applied to the fruit juice and has a natural brix (soluble solids). The condenser is lost and condensed by heat, and its brix is standard for pomegranate 65.

Pomegranate kernel:The pomegranate kernel has an outermost cellulose coating and contains an average of 25% fat, the pomegranate kernel contains fatty acids needed for the body and, like all fruits, is high in calcium and magnesium.

Market Study

Yazd province's pomegranate production has increased from 92,000 in 2013 to 114,000, tones in 2018. In 2018, 89% of the pomegranate produced in the province was fresh and 200 Tones of it was allocated to the production of pomegranate by-products.

Pomegranate production- thousand tons

year	2013	2014	2015	2016	2017	2018
Iran	9942	990	1087	1098	714	720
Yazd Province	92	94	90	96	99	114



The amount of pomegranate consumed as fresh – thousand tones

year	2013	2014	2015	2016	2017	2018
Iran	848	891	978	989	643	648
Yazd Province	83	84	81	86	89	102

Market Study

the production of pomegranate products in the years 2016-2018 is 200 tons.

The amount of pomegranate exports in the province is obtained by deducting the total amount of fresh pomegranate production and products produced from pomegranate processing from the amount of pomegranate produced in the province



year	Pomegranate produced in the province (ton)	Fresh pomegranate in the province (ton)	Products produced from pomegranate processing (ton)	Pomegranate export (ton)
2016	96019	86418	200	9401
2017	99240	89316	200	9724
2018	113646	102282	200	11164

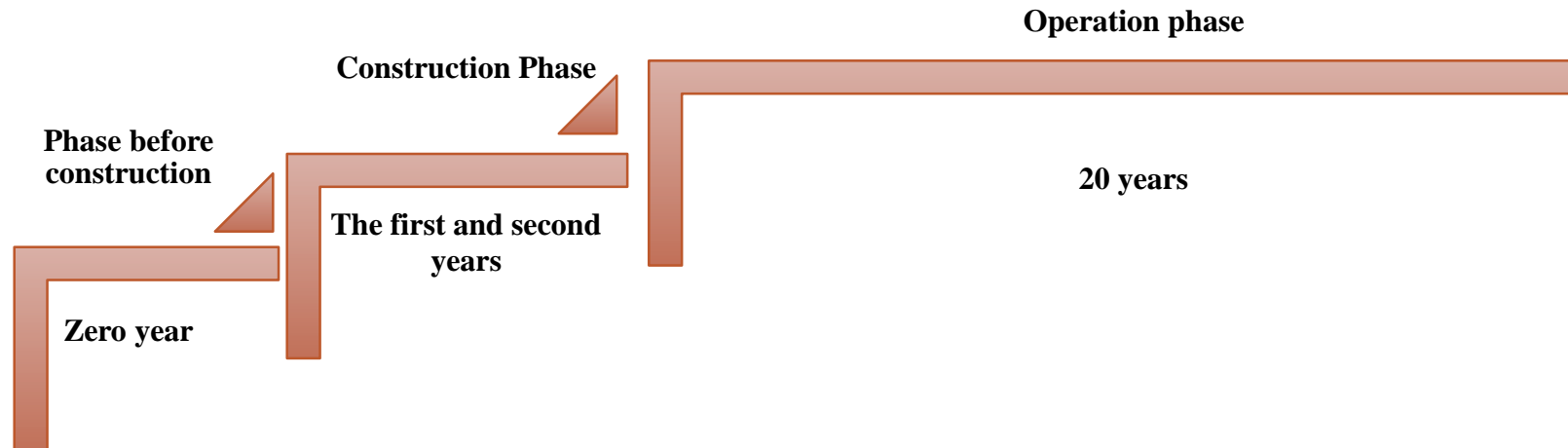
Physical Progress And Project Phases

Project Status:

Studies conducted for the project:

Economic feasibility studies

The executive operations of the collection are formed in the first and second years. In the first year, ownership costs, pre- production costs, 60% of landscaping operations, 60% of construction operations and 40% of installation operations. The following year, 40% of the rest of the landscaping, 40% of the rest of the construction and 60% of the rest of the Installations will be done. From the fourth year, the complex will be exploited and the exploitation period is considered for 20 years.



Project Finance Plan

Estimated fixed investment (capital costs)

Description At the price of 2018 (with the rate of EUR 120,000 Rials)	Done (million Rials)	Required (million Rials)	Total sum (million Rials)
land purchase	0	450	450
Site preparation and development	0	930	930
Civil works, structures and buildings	0	3500	3500
Auxiliary and service plant equipment	0	175	175
Plant machinery and equipment	0	8000	8000
Pre-production expenditures	0	540	540
Unpredicted costs	0	1405	1405
Total fix investment costs	0	15000	15000
Working capital	0	5000	5000
Total investment cost	0	20000	20000

The land for this project is 4·500 square meters and the infrastructure is 1·400square meters.

Fixed And Variable Costs

NO.	subject	Fixed cost (%)	fixed cost (million Rials)	Variable cost (%)	Variable cost (million Rials)	Total costs (million Rials)
1	Row material	0%	0	100%	48,600	48,600
2	Service staff salary & wage	70%	4,620	30%	1,980	6,600
3	Water, electricity, fuel and telecommunication	20%	308	80%	1,232	1,540
4	Repair and Maintenance	20%	220	80%	880	1,100
5	Depreciation	100%	2,200	0%	0	2,200
6	Marketing and Advertisement	0%	0	100%	5,400	5,400
7	Other unforeseen expenses	0%	0	100%	3,272	3,272
Total		-	7,348	-	61,364	68,712

Revenue Estimation

Considering the annual production capacity of 400 tonnes, the annual income from the sale of pomegranate by-products is as follows:

income items	Price per ton	unit	Annual production	Annual income (million Rials)
Products from pomegranate processing	400	ton	183,750	73,500



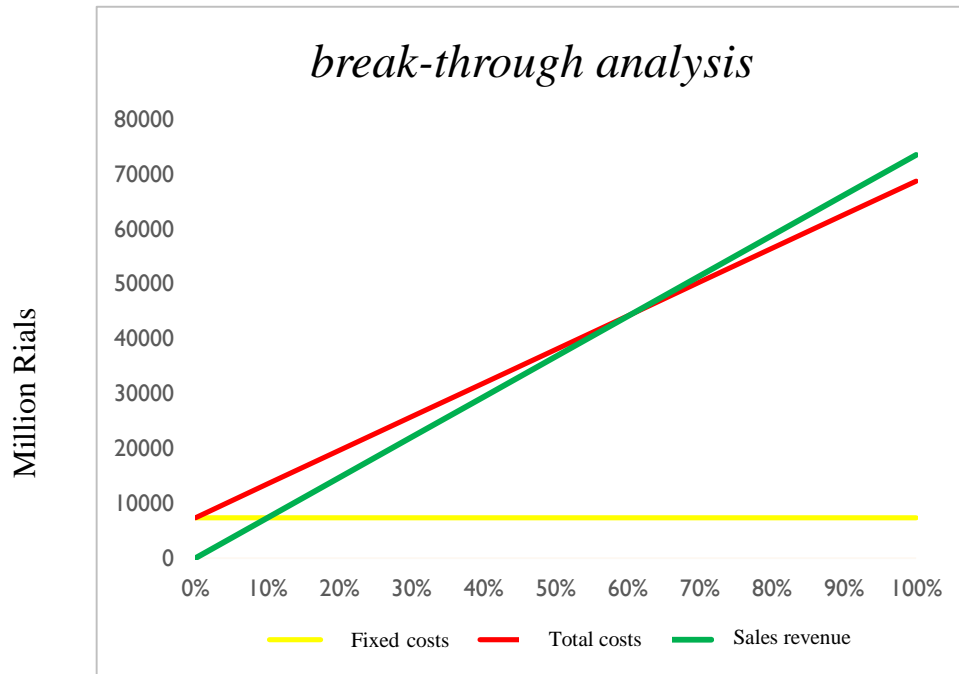
Project Cash Flow *(Inflation Rate 15%- Billion Rials)*

year	Constructi on Phase		Operation phase																				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
capacity	%0	%0	%70	%80	%90	%100	%100	%100	%100	%100	%100	%100	%100	%100	%100	%100	%100	%100	%100	%100	%100	%100	%100
incomes	0	0	68	89	116	148	170	196	225	259	297	342	393	452	520	598	688	791	910	1046	1203	1383	
costs	-6	-9	-67	-86	-109	-138	-159	-183	-210	-242	-278	-320	-368	-423	-486	-559	-643	-739	-850	-978	-1125	-1293	
profit (loss)	-6	-9	2	4	6	10	11	13	15	17	19	22	26	29	34	39	45	52	59	68	78	90	
cumulative cash flow	-6	-15	-13	-10	-4	6	17	30	44	61	81	103	129	158	192	231	276	327	386	455	533	623	

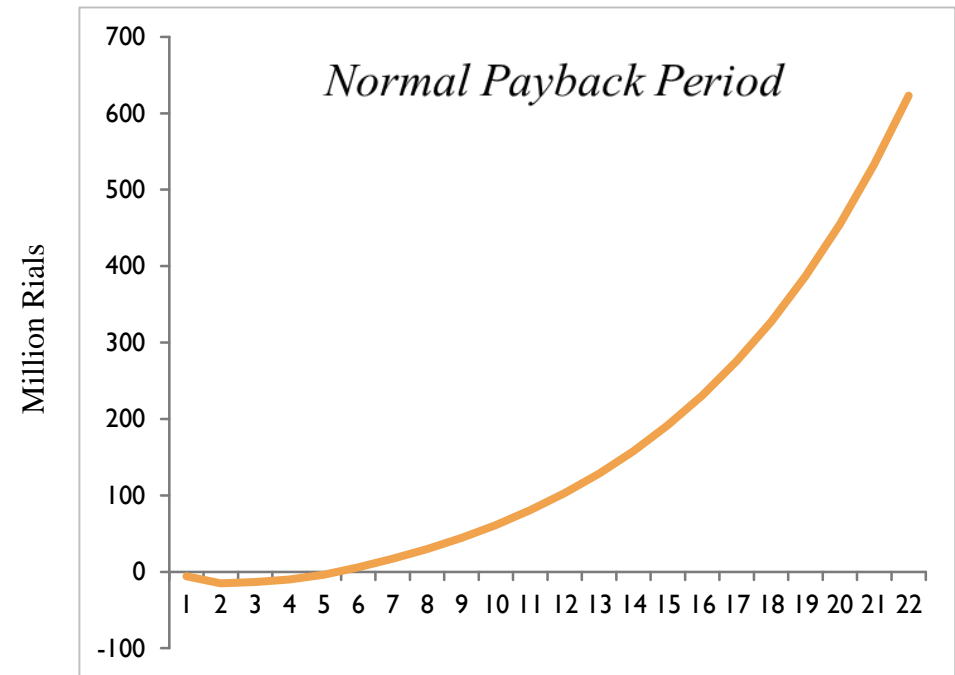
Project cash flow (20 years of operation)



Economic Indicators



At the full capacity of the project, a break-even point will be realized at 61% of production or revenue.



After 5/5 years, the total capital is reversible.

Summary Of Economics Issues

Type of Activity	International Standard Industrial Classification (ISIC Code)	product name	Nominal capacity (unit)
Productive	Pomegranate Juice, , Concentrates, Etc.).1513312404	Products Of PomegranateProcessing	400 tons
Runtime period	Fix investment (million Rials)	Variable investment (million Rials)	Human resources
2 years	15000	5000	22 Person
Internal rate of return IRR	Net present value (million Rials) At a discount rate of 18%	Owners share (million Rials)	Benefit-cost ratio *B/C
%41/5	44	4000	1.06

- 5/5 years



Payback

- 44million rials
- discount rate : 18%



NPV

- 41.5%



IRR

The Benefits of Industrial Zones

The cost of exploitation the plant in industrial towns with the opinion of the board of directors of the company is 30% cash and 70% of the installments.

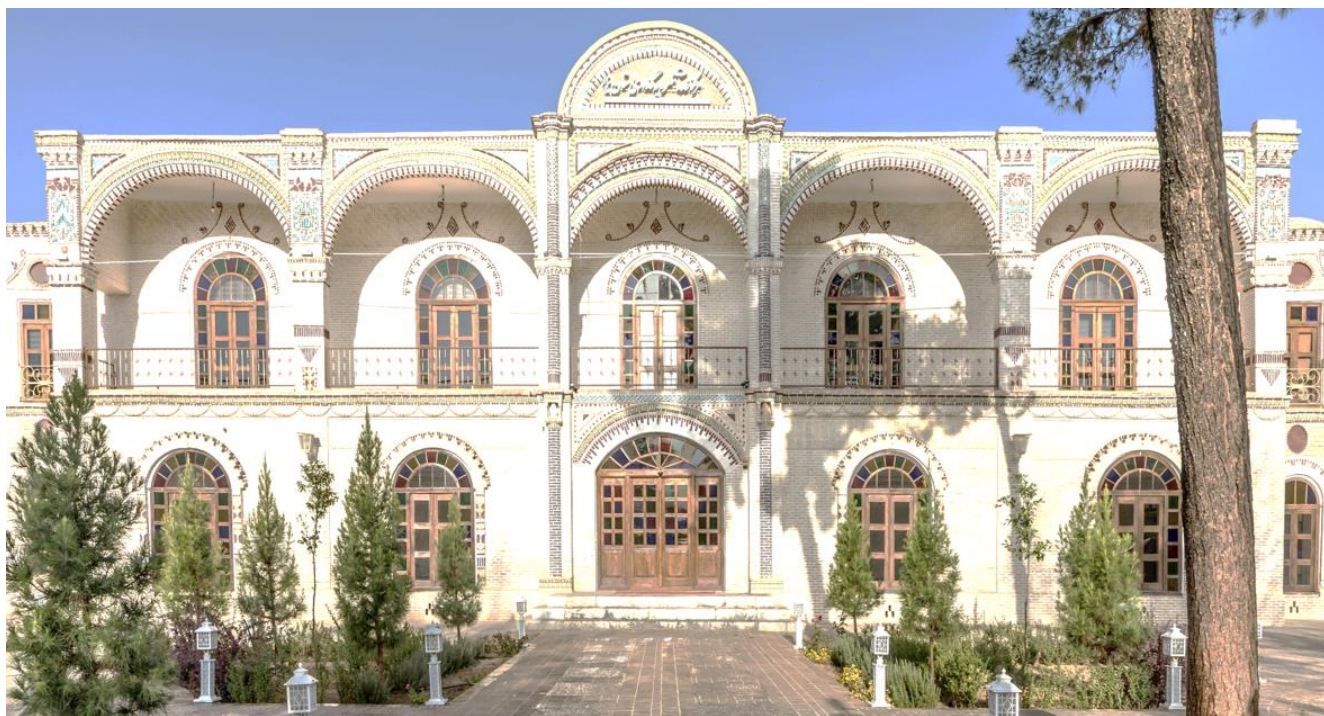
Impunity of a portion of the cost of exploitation of the facility for units that pay the right to operate in cash and in the same time..

Impunity of part of the costs of facilities for units that will be completed within 12 months.

Impunity of part of the cost of exploitation of the facility for units that will be operational within 12 to 18 months.

Having banking facilities for equipping, developing and completing units from the memorandum signed by the Small Industries Organization with operating banks

Take Advantage Turn to Yazd



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and expedite your investment process.**

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