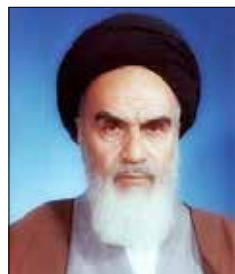


In the Name of God



*Kish Investment &
Development Co.*



*Kish Free Zone
Organization*

فرصت های سرمایه گذاری تولیدی

۸۲	مزرعه های دورپونیک
۸۴	تولید ظروف یکبار مصرف گیاهی

فرصت های سرمایه گذاری ورزشی

۸۸	مجموعه پیست اتومبیل رانی
۹۰	پیست کارتینگ مجموعه اتومبیل رانی کیش
۹۲	پیست اتومبیل رانی
۹۴	رستوران مجموعه اتومبیل رانی
۹۶	کافی شاپ مجموعه اتومبیل رانی
۹۸	مرکز خدمات و تعمیرات اتومبیل
۱۰۰	پلاژ آقایان
۱۰۲	باشگاه سوارکاری و چوگان

فرصت های سرمایه گذاری بازرگانی و تجارت

۱۰۶	هتل مرکز نمایشگاه های بین المللی کیش
۱۰۸	رستوران مرکز نمایشگاه های بین المللی کیش
۱۱۰	بازار تجاری مرکز نمایشگاه های بین المللی کیش
۱۱۲	سالن نمایشگاه های بین المللی کیش
۱۱۴	مرکز نمایشگاه های بین المللی کیش
۱۱۶	مرکز مالی بین المللی
۱۱۸	مرکز حراج آثار هنری

سایر پیشنهاد های سرمایه گذاری جزیره زیبای کیش

۱۲۲	پروژه شهر هوشمند کیش
۱۲۴	پروژه محور ویژه تمدن ها
۱۲۴	پروژه ریزورت کلبه هور تا کشتی یونانی
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Coral island of Kish as one of the most beautiful places in Iran gleams like a pearl on the magnificent Persian Gulf. Kish Free Zone Organization (KFZO), as one of the first free zones in Iran, benefits from numerous advantages. Numerous tax exemptions, high social security, suitable infrastructure, being away from environmental pollutions, strategic situation, and being a visa-free zone for foreigners have made this zone a unique place for investment.

Islamic Republic of Iran's main policies and high-level documents, including "-20year vision plan" and "five-year development plan," have pointed out the role of free zones in enhancing business environment and privatization. In the circumstance that free zones have played a significant role in reaching the "resistance economy" and macro strategies of "the second phase of the revolution," Kish Free Zone can be regarded as the pioneer of Iran's free zones.

In the current competitive world, the importance of innovation and the role of knowledge-based companies and start-ups relying on new technologies have received great attention. In this regard, KFZO has collected investment opportunities in all sectors, especially tourism, in a book.

This book aims to identify investment opportunities in the region and to introduce a group of investment proposals consisting of functions, market studies, job creation, technical details, and financial analysis. Although a long road exists ahead to reach the maximum potentials of Kish and its desired place in national and international scales, there is hope that, with strong cooperation between decision-makers, the suitable infrastructure will be prepared for the private sector so that prosperity and development of the region will be achieved.

**Kish Free Zone Organization
Chairman of the Board and CEO's Message
Dr. Gholamhosein Mozafari**



In today's competitive world, the advancement of nations requires a comprehensive development in economy, society, culture, and technology. Under current sanctions, free zones can have effective roles in decreasing pressures and facilitating international trades. Economic growth is one of the key factors in reaching comprehensive advancement. Benefiting from extensive capacities of financial markets, especially the capital market, helps us achieve this goal.

The pillars of this book are the importance of monetary and financial markets, the distinguished role of economic forecasting, providing business plans, and the economic justification of projects. This book is the result of the consultation of experts to introduce investment opportunities based on prior experiences and anticipating future situations.

In this regard, investment ideas resulted from the studies in the different sectors of KFZO were gathered and their feasibility were assessed based on the investment ideas processing model in association with investment consulting companies. Finally, the introductory justification plan of investment opportunities was prepared to be introduced to investors.

We hope to see a comprehensive and sustainable development by paying attention to existing projects and appropriate investments.

Kish Free Zone Organization
Economics and Investments Deputy Director's Message
Dr. Naser Akhondi

Iran at a Glance

Geography

Iran, the land of mountains and deserts, is one of the largest countries in the Middle East region. Eastern Iran is dominated by a high plateau, with large salt flats and vast sand deserts. The plateau is surrounded by higher mountains, including Zagros mountain range to the west and Alborz mountain range to the north. Iran's neighbors are Turkmenistan, Azerbaijan, and Armenia on the north, Afghanistan, and Pakistan on the east, and Turkey and Iraq on the west. Additionally, through the Persian Gulf, Iran shares maritime borders with Kuwait, Iraq, Saudi Arabia, Bahrain, UAE, Oman, and Qatar to the south and southwest.



Iran at a Glance



Population

Iran's population increased drastically during the late half of the 20th century, when it reached 81 million, according to the 2017 population census. By the end of 2018, Iran's population was more than 82 million people, and it is expected to reach 85,800,000 people by 2022.

Population: 81,162,788

Average age: 31.10

Population growth rate: 1.29

University graduates and higher education students: 12,500,571

Area (sq km): 1,648,195

Southern coastline (km): 2,440

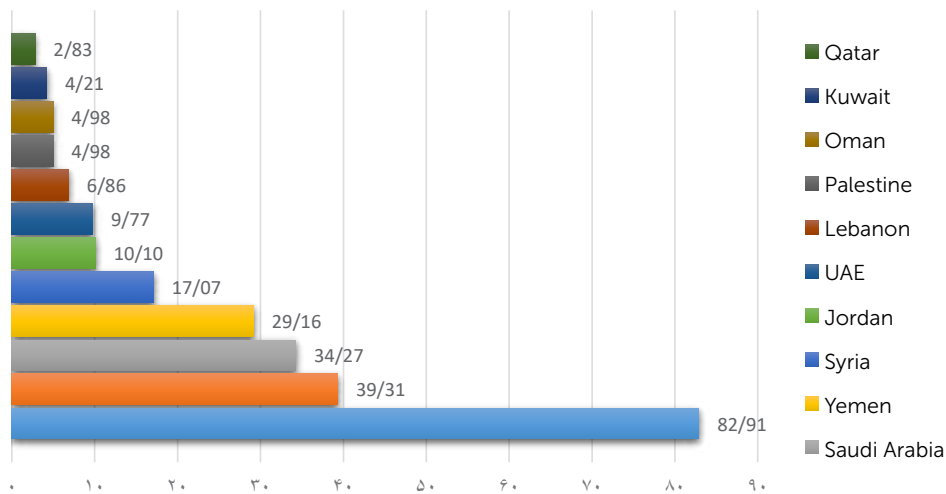
Northern coastline (km): 740

Railway length (km): 11,106

Current GDP (Billion USD): 439.5

Life expectancy: 75.7

Middle East Population Estimation (M. people):



Source: UN "World Population Prospects", 2019 Revision

Climate

Iran's climate has a large variety of weather conditions from arid or semi-arid to subtropical along the Caspian coast and the northern forests. The variety of climates in Iran is such that the average annual precipitation in some southern cities of Iran does not exceed 40 mm. On the other hand, the average annual precipitation in western regions is reported to be more than 600 mm.

History

Recent archaeological studies indicate that as early as 10,000 BC, people lived on the southern shores of the Caspian, one of the few regions of the world that escaped the Ice Age, according to scientists. They were probably the first people in the history of humankind involved in agriculture.

Language

The official language of Iran is Persian (Farsi). The Persian is considered a core language among different dialogues in the country, and most media, press, and newspapers use this language.



Iran at a Glance



Transportation

Regarding the strategic situation and shared air, maritime, and land borders with the adjacent countries, Iran has been known as the regional communication hub. The transportation of cargos through air, land, and sea is done by different domestic and international companies in Iran. Transportation in Iran is inexpensive as the result of the government subsidization on the fuel price, compared to the global average and neighboring countries. More than one million people work in the land transportation sectors of Iran. Most cities have airports that serve passengers and cargo planes. Iran Air, the oldest airline in Iran, which was founded in 1962, covers domestic and international flights. All large cities have mass public transportation systems, including buses and subway, and several private companies provide intercity bus transportation services.

Iran Demographics Key Indicators

Indicator	2010	2015	Unit
Population	75,149,669	79,926,270	Person
Population growth rate (annual average)	1.29	1.24	Percent
Age average	29.8	31.1	Years Old
The rate of urbanization	71.4	74	Percent
size of household	3.5	3.3	Person
Life expectancy at birth (Men)	71.5	72.5	Year
Life expectancy at birth (Women)	74	75.5	Years Old
Literacy rate (6 year-olds and above)	84.8	87.6	Percent

Source: Statistical Center of Iran

Iran Economy Key Indicators

Indicator	Year	Q.	Unit
Economic participation rate	2019 Spring	40.6	Percent
Unemployment rate	2019 Spring	10.8	Percent
Gini coefficient (Anticipation)	2018	0.41	
Internet penetration coefficient	2018	70	Percent
Inflation rate	Jul 2019	40.4	Percent
GDP growth rate (Agriculture)	2018	- 1.5	Percent
GDP Growth Rate (Mining and Industries)	2018	- 9.6	Percent
GDP Growth Rate (Services)	2018	0.02	Percent
GDP Growth Rate (Base Prices, Excluding oil)	2018	- 2.4	Percent
GDP Growth Rate (Base Prices)	2018	- 4.9	Percent

Source: Statistical Center of Iran and Central Bank of Iran



Iran at a Glance



Economy

Iran's economy is a mixture of central planning, private ownership, agriculture, and small-scale private trade and service ventures.

Iran is ranked as an upper-middle-income economy by the World Bank. In the early 21st century, the service sector contributed the largest percentage of the GDP, followed by the oil industry, manufacturing, and agriculture. The Central Bank of the Islamic Republic of Iran is responsible for the stability of Iranian Rial against other currencies (EUR & USD). Iran has a broad range of manufacturing industries, including oil, petrochemicals, auto manufacturing, transportation, construction materials, home appliances, food and agricultural goods, pharmaceuticals, and information technology.

From 2006 to 2014, Iran's GDP almost tripled to 423B USD. This trend reached its maximum by 12.52 in 2016 and continued with a growth rate of 3.74 in 2017. Although the growth rate was expected to continue, it was amount to 3.93- percent in 2018 due to the one-sided withdrawal of the USA from JCPOA, reduction of oil incomes, and reduction of industrial activities along with natural disasters such as famine and earthquake. Considering this ongoing situation and imposing new sanctions, the GDP growth rate is expected to be 6.01- for 2019. It is anticipated that Iran's GDP growth rate will rise to 0.97 by the year 2023.



Source: IMF "World Economic Outlook Report", April 2019



Iran at a Glance



Iran: A Key Player in the Global Energy

Iran holds the second-largest proven natural gas reserves with 1,191T sq ft. after Russia. Iran is also the 4th largest oil country after Venezuela, Saudi Arabia, and Canada. Additionally, Iran has the 7th place regarding the abundance of oil products and condensates in 2018, which results in Iran having a significant role in global energy.

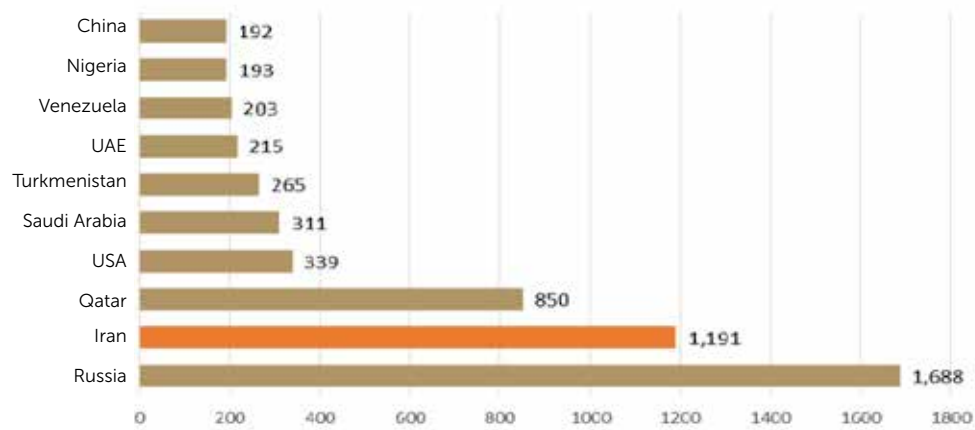
Iran also holds the longest coastline along the Persian Gulf, where a large amount of all oil of Iran, Saudi Arabia, UAE, Kuwait, and Iraq is exported to the Indian Ocean and international markets via Strait of Hormuz. Furthermore, around %20 of global LNG and almost all LNG exported by Qatar passes through this narrow waterway.

Iran Energy Key Statistics

Title	Year	Q.	Global Rank
Natural Gas Proven Reserves	2018	1,191 Trillion ft ³	2
Crude Oil Proven Reserves	2018	157 Billion Barrels	4
Oil and Other Gasses Production Sum	2018	4,471 bpd	7

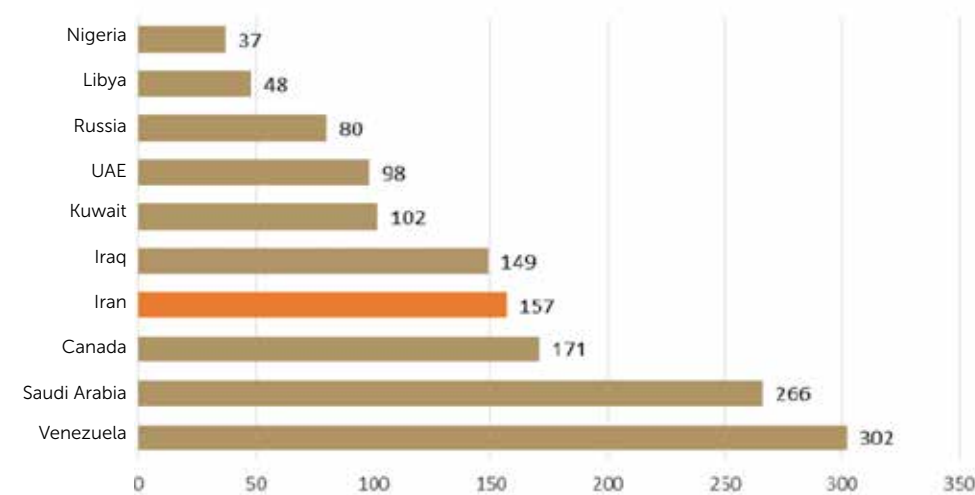
Source: U.S. EIA Country Analysis Brief: Iran, April 2018

Most Proven Natural Gas Reserves (Trillion ft³)



Source: U.S. EIA Country Analysis Brief: Iran, April 2018

Most Proven Oil Reserves (Billion Barrels)



Source: U.S. EIA Country Analysis Brief: Iran, April 2018

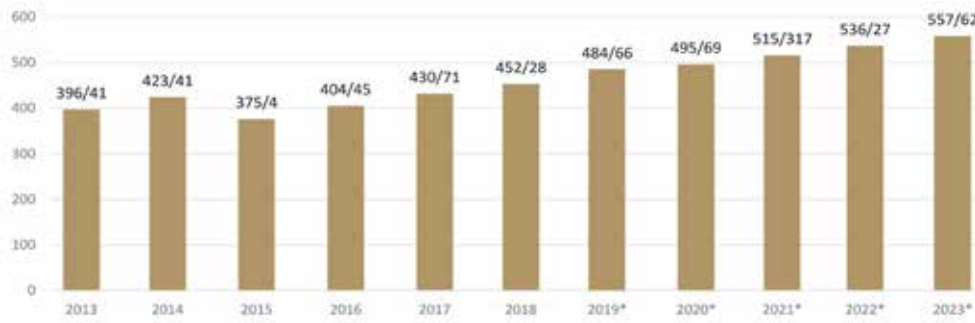
Iran at a Glance



GDP

Iran's GDP increased from 389 billion USD in 2012 to 432 billion USD in 2017. It is anticipated that Iran's GDP will stabilize and increase in the coming years, and, consequently, it will reach 446 billion USD by 2022, and Iran's economic growth will sustain. This has made Iran the third economic power of the region. Among all economic activities, the services sector contributes to %57 of the GDP, thus considered the largest sector.

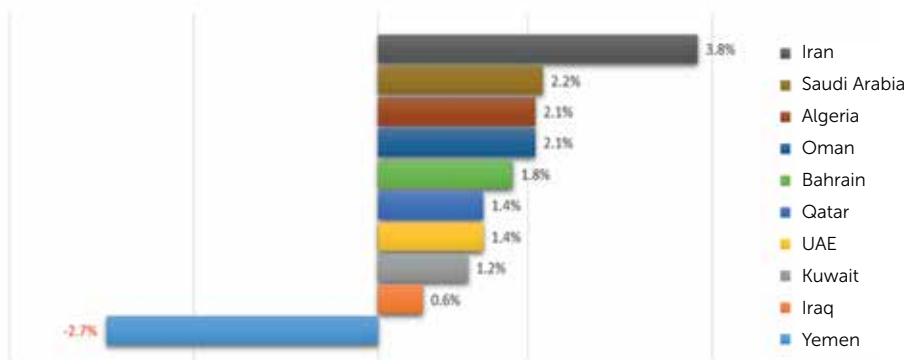
Iran GDP (Billion USD)



Source: IMF "World Economic Outlook Report", April 2018

Among oil exporters in the MENA region, Iran's real GDP, with a %3.8 growth in 2018, has the highest rate.

GDP Growth Rate (Percent)



Source: IMF "World Economic Outlook Report", April 2018

Facts about Iran's Economy

- * Reduction of government dependency on oil incomes during the past years
- * Tax income overtaking oil income in 1394) 2016–2015) for the first time in the past 50 years and maintaining this trend up to now
- * Membership of Iran in Shanghai Cooperation Organization soon after being an observer member since 2005; the representative of Russia's President in the Shanghai Cooperation Organization has claimed that the issue of Iran's permanent membership at this organization, which was offered by Russia, is on the agenda and has no oppositions.
- * Stepping in the path of turning Iran's economy into a knowledge-based economy in 2025 based on the 7th article of Iran's -20year vision plan
- * Achieving the first place in the region in science since 2016
- * Production of %40 of Nanoscience of Islamic countries by Iranian researchers in 2018 and acquiring the most shares of this science among Islamic countries
- * The fourth global place in the nanoscience production in 2018 and exporting Nano products of knowledge-based companies to more than 60 countries
- * Drastic growth in Iran's capital market
- * Iran's banking system reforms based on global standards



Iran at a Glance





Kish, the Mesmerizing Island



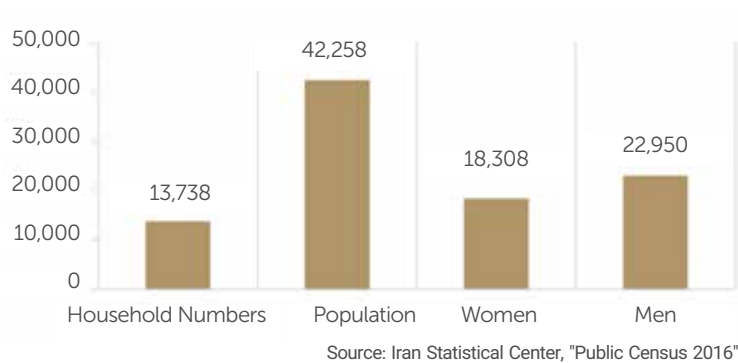
Kish Island at a Glance

Geography

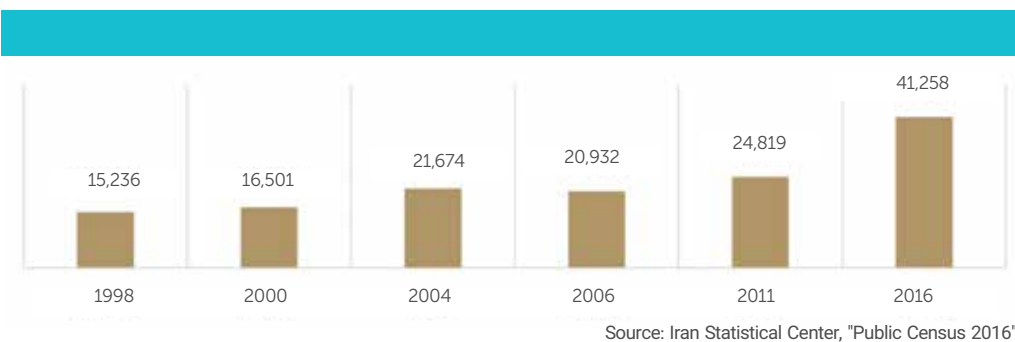
With an area about 91 Km, Kish Island is located in 18 Km from the southern boundary of Iran and in the northern part of the Persian Gulf. It appears to be in the form of an oval with a big diameter of 15 Km and a small diameter of 8 Km, and it falls in the area of Hormozgan province and Bandar Lengeh city in terms of state political and administrative divisions. Some geographical features of Kish are being located in a strategic geographical zone, i.e., the Persian Gulf, a favorable climate in eight months of the year, and having coral beaches. These features have provided this island with an advantageous situation in terms of tourism and trade.

Population

According to the census carried out in 2016, the total population of Kish is 41,258 peoples, consisting of 13,738 households, facing a drastic growth of %66 from 2010 to 2015. Gender proportion has been estimated to be 22,950 males (%62.55) and 18,308 females (%38.44).



Kish Island has experienced a substantial growth of population, amount to %66 from 2011 to 2016.



Tourism

Various tourist attractions and recreational activities have absorbed tourists from different parts of Iran to this mesmerizing coral island. Based on the statistics from the entrance spots of the island, more than 1,700,000 tourists visit this island annually.



Kish Island at a Glance



Air Transportation

Kish International Airport is one of the most active and economic Iranian airports possessing the fourth rank in terms of volume of flight operations and transporting passengers. This airport provides regular flights to 19 domestic tracks, including Tehran, 16 provincial centers, and two free zones and special economic zones. Furthermore, some development measures are to be taken regarding increasing the number of domestic tracks. Additionally, this airport connects Kish Island to the worldwide transportation system through international tracks of Dubai, Muscat, Turkey, and Iraq, as well as other regional countries. It should be noted that the specialized terminal of Kish International Airport with a capacity of 4 million passengers per year will be utilized shortly.

Marine Transportation

Kish port has an annual capacity of 3.5 million tons for warehousing and unloading products, admission capacity of 730000 passengers entering and exiting during a year, and capacity for hosting vessels with a maximum tonnage of 12,000 tons. This capacity will be increased to 7 million tons in the future with the possibility of hosting -35000ton vessels in the future.

Urban Transportation

Kish urban transportation system has created wide coverage across the island by providing a variety of roads and paths. Public transportation services are provided by three types of taxis (in yellow) with 128 vehicles, telephone taxis (in white) with 542 vehicles, and black taxis known as London Taxis with 30 vehicles, a total of 700 vehicles, in addition to 79 minibuses. One of the most important infrastructural transportation projects in Kish is called ring project with the width 75 Km and length of 27 Km (named as Persian Gulf Highway, going around the island) has had a large impact on developing Kish intercity transportation infrastructures.

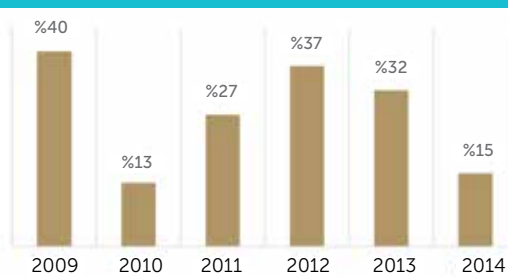
Kish Trade Port Passenger Terminal

With an area of 7500 sqm and approximate structure area of 12000 sqm and daily admission capacity of 3500 passengers, this terminal is constructed in three stories consisting of office spaces, VIP salon, bank, ticket selling booths, customs, restaurant, shops, and welfare areas, waiting lounge, fully smart and modern air condition systems, as well as safety and security systems.

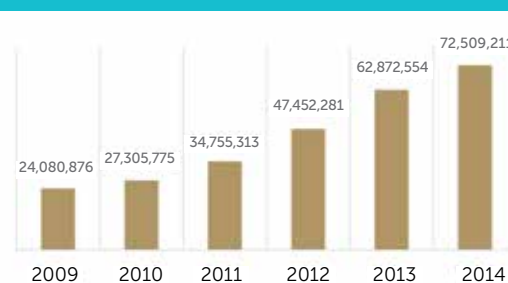
Unique Advantages of Kish Free Zone

- Numerous tourist attractions
- No need to visa for foreign visitors
- High level of social security and peace, and low rate of social disorders
- Green island with the least amount of environmental pollutants
- The possibility of transiting goods to central Asia and neighboring countries
- Access to world waterways
- Strategic situation and closeness to Asalooyeh oil zones
- Independent airlines and shipping lines with the ability to carry vehicles
- Appropriate intercity transportation facilities
- Energy resources (gas fuel) independent from the mainland
- An active financial system, including stock exchanges, banks, and monetary and financial entities
- Residents and cheap workforce, compared to the neighboring countries

Economic Growth (Percent)



GDP Market Price (Million Rial)



Kish Island at a Glance



Kish Economy

Kish economy has encompassed a wide range of economic compositions in the country. Among the most important fields of the Kish economy, one can refer to tourism services, financial and commercial services, oil support services, cross-border medical services, cosmetics production, pharmaceuticals and medical equipment, and electronic industries. Kish Free Zone proposes incentives for investment, including tax breaks, costume duties exemptions, simplified procedures for exports and imports, and some other advantages, which are not available on the mainland. All these privileges make Kish a valuable destination for the presence of investors and economic agents.

Advantages and infrastructures of economic activity in Kish free zone

- Twenty-year tax exemption for all kinds of activity
- Legal guaranty and support for foreign investment
- Company registration with %100 foreign ownership
- Active stock exchange and commodity, oil, and petrochemicals exchange
- Exemption from customs duties for importing raw materials and industrial machinery for manufacturing units
- Simplified protocols for re-export and goods transit
- The possibility of transiting goods to central Asia and neighboring countries with a population of more than 400 million people
- The possibility of sending goods produced in Kish Island to the mainland under the framework of the value-added system.
- Exporting products abroad without customs and port duties
- Low commercial interest for importing products to the country through Kish Island
- Free entering and exiting for capital principal and interest with foreign origin
- Laying the groundwork for presence and activity of knowledge-based and innovative companies in Kish Growth and Innovation Center
- Hosting vessels with a capacity of 12000 tons currently and 35000 tons soon
- Development of Kish air transport infrastructure soon
- Initiation of the international stock exchange in Kish Free Zone soon
- Establishing Kish Innovation Tower soon

Incentives and supporting policies for investment in Kish free zone

Lands available in Kish Free Zone (including Kish Island, Hendurabi, and Greater and Lesser Faror) belong to Kish Free Zone Organization. These lands are ready to be transferred to individuals and legal entities in the framework of masterplan following the land transfer instruction listed in the rules and regulations of free trade-industrial zones and special economic zones and after the acceptance of the board of directors. Methods of the land transfer for the execution of projects are listed below:

1. Definitive land sale under the condition of execution and accomplishment
2. Right of exploitation
3. Lease
4. Hire-purchase
5. Joint venture
6. BOT

Supporting investment in tourism and recreational projects

Tourism is one of the main strategies of Kish Island development. The tourism potentials of this island such as beautiful sea and beaches, a favorable climate in the cold half of the year, suitable residential facilities, the unique situation on the Persian Gulf, and closeness to the mainland are the strategic advantages of Kish Island as the pearl of the Persian Gulf. During past years, with the development of Kish tourism infrastructures, the potentials in development have increased.

The advancements of Kish tourism projects can be presented as a role model for the development of this industry in the rest of the country. Statistics show that in a short time, not only the tourism and residential potentials of Kish have been developed but also the number of tourists attracted to this island has had an increasing trend.

The number of visitors to the island has increased during the past years, mainly for tourism, business, and study. The growth rate of the number of tourists is more than %10 in recent years. Currently, more than 1,800,000 tourists visit Kish Island annually.

KFZO has offered some special advantages for the investors interested in tourism and



Kish Island at a Glance



recreational sectors (Additional to general incentives for investment in Kish), aiming at the development, construction, and attraction of investors interested in investment and execution of projects, aligned with the strategic policies of KFZO. Some of these advantages are listed below:

- * Cheap land for hotel or tourism and recreational center construction
- * Access to suitable facilities for tourism projects
- * Prioritizing the project if a credible foreign partner is present
- * Benefiting from shorter and easier investment stages due to the priorities of KFZO

Order registration

Aligned with the ratification on 11.04.2018 stated by the Cabinet about the requirement of order registration for importing foreign service and trade goods to the free trade-industrial zones, aiming at the facilitation of this process, economic agents can request order registration through sifam.ir and ntsw.ir portals. Typically, the request is exempted from the regulations of importing to the mainland and just in the framework of KFZO.

Supporting verified brands

While severely treating fake brands and preventing putting up advertising signs by legal or real individuals lacking agency, KFZO is offering some special privileges to goods transported to Kish Island from the manufacturer country, agencies having after-sale services, and goods with verified brands. These privileges provided that one of the conditions of article 4–18 of Kish Free Zone import, export, and customs rules stated on 07.03.2015 is proved. These benefits include the following:

- A %20 discount on zone duties is applied if shipping documents are presented from the origin country for the goods that have relevant documents such as a receipt, certificate of origin, and bill of lading provided that the stop time for goods in transit does not last more than one month.
- A %10 discount on zone duties is applied for agencies representing popular brands with valid standards that submit relevant documents such as after-sales services if the stop time for goods in transit does not last more than one month.

Customs affairs and special discounts for customs tariff

To encourage, attract, and flourish goods imports to the mainland through free zones, according to ratification No. 64648 of the Cabinet dated 3 Mar. 2004, the duties of such goods will be decreased to %15 of the good value from the trade interest. Accordingly, regarding the amount of the goods imported to the mainland, the duties taken from the owners are less than %76–46 of the maximum level mentioned above based on a table.

Imports

Except for the products known as illegal according to Islam or special regulations of the zone, importing

all kinds of products to Kish Free Zone is allowed. Products importation is subject to the following conditions:

- Exemption from port and airport duties for importing products required for construction of manufacturing, trade, service, and residential units and infrastructural activities (except furniture and decorative products), such as materials and equipment for construction, machinery, raw materials, components and parts required for manufacturing, manufacturing equipment and tools, spare parts for manufacturing machinery of capital vehicles (except cars and recreational boats)
- Restoring port and airport duties for export and import of goods entering the country from abroad or other free zones in case of re-export or returned goods after a reduction of %0.3 of the value of the goods.

Company registration

-Easy procedure for determining name and subject: Determining the name of legal individuals will take place within two days. Meanwhile, determining subject will be much easier comparing to the mainland considering the free zones regulations and particularly article 5 of the law for the manner of managing trade-industrial free zones.

-Elimination of redundant office bureaucracy and easy registration procedure: The applicants may register their companies within 3 or 4 days with the help of consultants to the Companies Registration Office. This period is considerably less than the time at the mainland and even other free zones, and it is indeed competitive to other free zones across the world, as well as developed countries.

-Registering company with full foreign shareholders: According to articles 2 and 5 of the regulations for investment in free trade-industrial zones, there is no limitation on registration of legal entities in terms of nationality. Foreign investors may invest in the economic activities of the zone in any proportion.

Investment procedure in industrial fields

Investment in industrial fields includes the following steps. To guide and inform the investors, a sketch of 1st and 2nd phases of the procedure is provided in diagrams No. 1 and No. 2. Also, Table 1 represents the general costs..

Phase 1: Industrial investment procedure before the property delivery

- 11) Submitting a written application, filling out the application form and required documents
- 2) Proving the applicant's technical and financial capability and inquiry from corresponding offices, especially Environment Office
- 3) Studying the plan and making a report for putting forward in Commission for Economic Affairs and Property Assessment
- 4) Applying for a sketch from Urban and Infrastructure Deputy Office
- 5) Notifying ratification of Commission for Economic Affairs and Property Assessment to the investor and issuing the establishment permit after the approval of the board of directors of KFZO
- 6) Issuing the establishment permit and making the contract with the applicant

Phase 2: Industrial investment procedure after the property delivery

- 7) Providing construction executive exhibits and drawings, obtaining construction license, starting construction operations, completing the construction and obtaining the work completion certificate
- 8) Property delivery
- 9) Issuance of a letter of introduction for an economic activity permit
- 10) Importing machinery and raw materials without paying duties, mounting the machinery, and launching the plant
- 11) Issuance of operation license
- 12) Submission of an application for obtaining value-added share, filling out the relevant questionnaire and obtaining value-added percent from the value-added commission
- 13) Transferring manufactured products to the mainland according to the percentages taken and exports to foreign countries

Kish Island at a Glance



Diagram No. 1: Investment procedure in industrial fields (Phase 1)

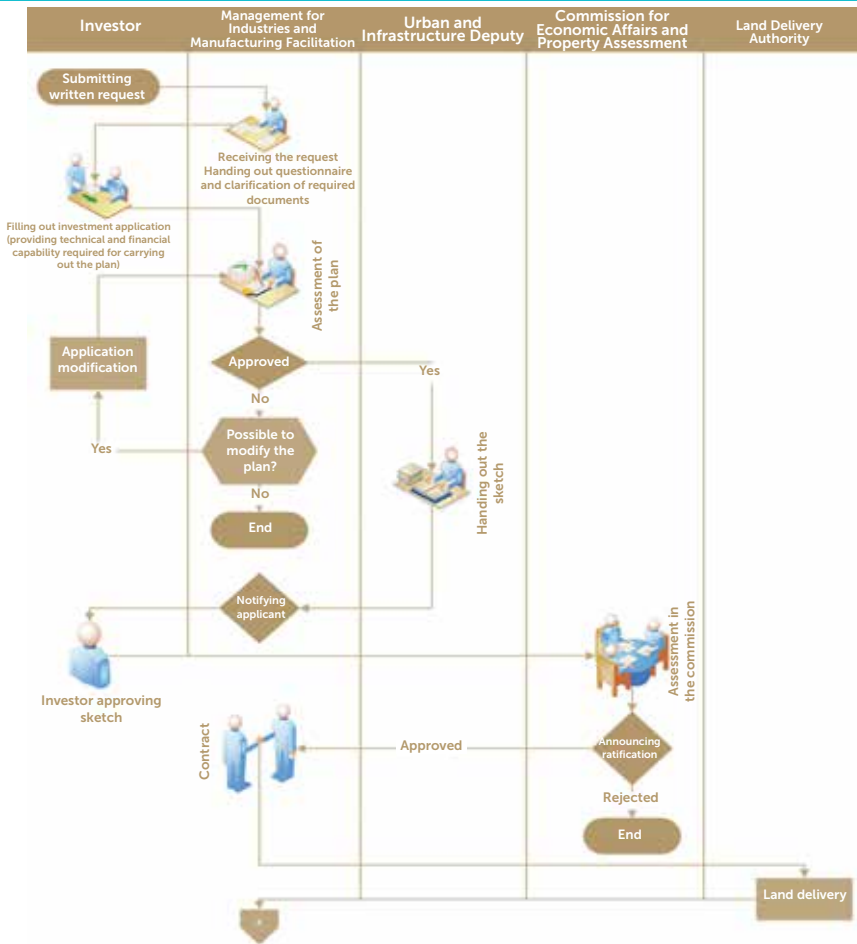
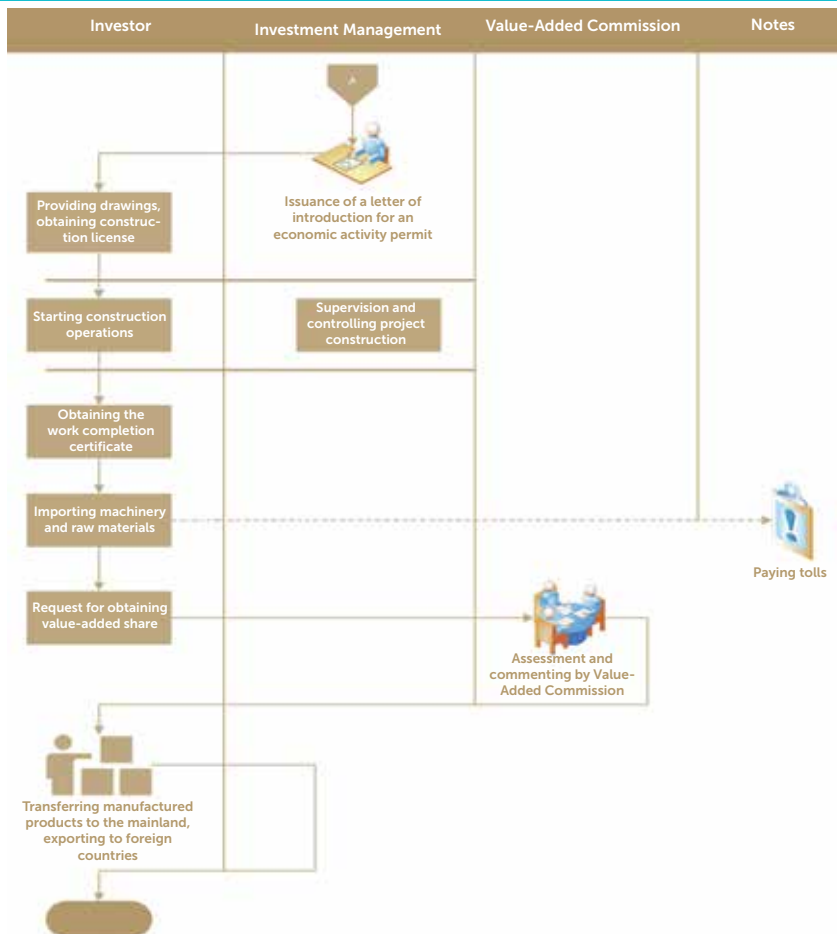


Diagram No. 2: Investment procedure in industrial fields (Phase 2)



Kish Island at a Glance



Date	Value
1/12/2018	6.16
1/11/2018	5.45
1/10/2018	4.57
1/9/2018	4.01
1/8/2018	3.05
1/7/2018	3.48
1/6/2018	2.73
1/5/2018	2.68
1/4/2018	2.09
1/3/2018	1.56
1/2/2018	0.17
1/1/2018	6.16
12/31/2017	5.45
12/30/2017	4.57
12/29/2017	4.01
12/28/2017	3.05
12/27/2017	3.48
12/26/2017	2.73
12/25/2017	2.68
12/24/2017	2.09
12/23/2017	1.56
12/22/2017	0.98
12/21/2017	0.17
12/20/2017	5.45
12/19/2017	5.45
12/18/2017	4.57
12/17/2017	4.01
12/16/2017	3.05
12/15/2017	3.48
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10/14/2017	2.68
10/13/2017	2.09
10/12/2017	1.56
10/11/2017	0.98
10/10/2017	0.17
10/9/2017	5.45
10/8/2017	5.45
10/7/2017	4.57
10/6/2017	4.01
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10/4/2017	3.48
10/3/2017	2.73
10/2/2017	2.68
10/1/2017	2.09
9/30/2017	1.56
9/29/2017	0.98
9/28/2017	0.17
9/27/2017	5.45
9/26/2017	5.45
9/25/2017	4.57
9/24/2017	4.01
9/23/2017	3.05
9/22/2017	3.48
9/21/2017	2.73
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9/18/2017	1.56
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9/16/2017	0.17
9/15/2017	5.45
9/14/2017	5.45
9/13/2017	4.57
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9/11/2017	3.05
9/10/2017	3.48
9/9/2017	2.73
9/8/2017	2.68
9/7/2017	2.09
9/6/2017	1.56
9/5/2017	0.98
9/4/2017	0.17
9/3/2017	5.45
9/2/2017	5.45
9/1/2017	4.57



Date	Value
1/12/2018	5.80
1/11/2018	0.17
1/10/2018	0.95
1/9/2018	1.56
1/8/2018	2.09
1/7/2018	2.59
1/6/2018	2.73
1/5/2018	3.48
1/4/2018	4.01
1/3/2018	4.57
1/2/2018	5.45
1/1/2018	6.16
12/31/2017	6.16
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12/21/2017	0.98
12/20/2017	0.17
12/19/2017	5.45
12/18/2017	5.45
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9/2/2017	5.45
9/1/2017	5.45



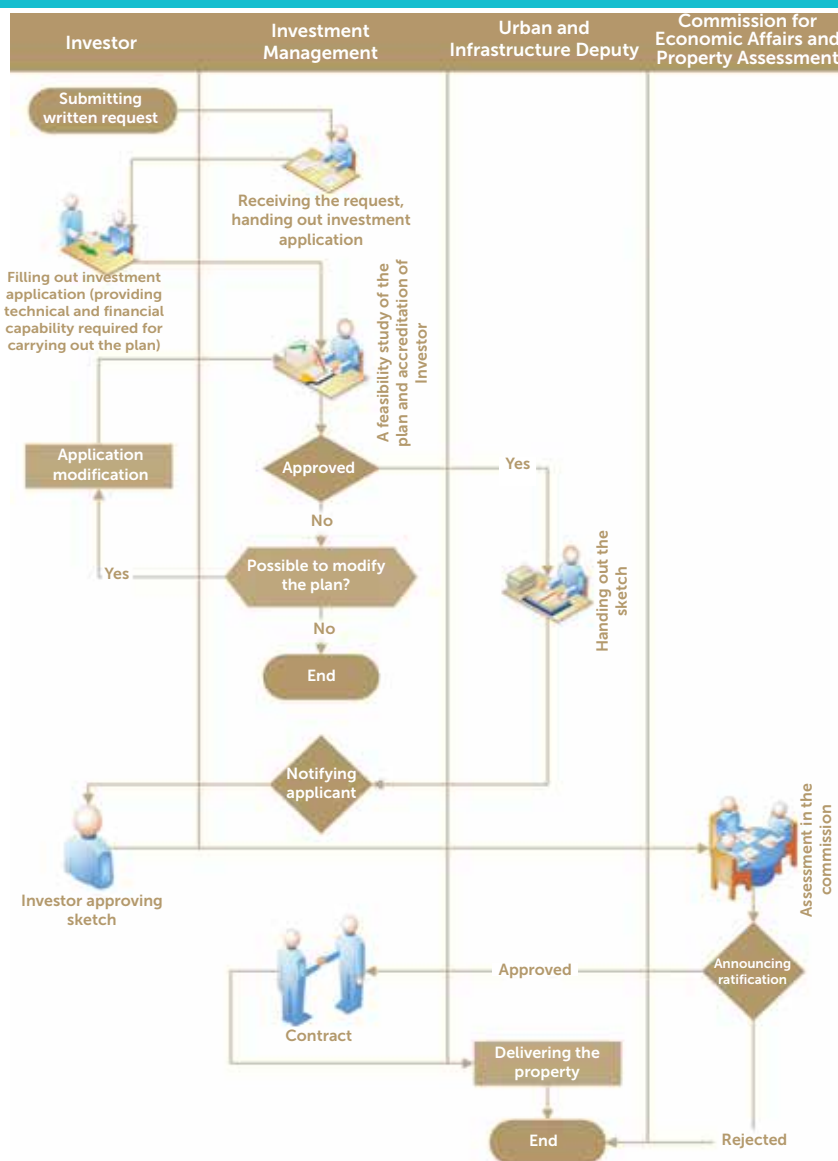
Investment and economic activity procedures in Kish free zone

Investment procedure in non-industrial fields

To inform the investors of the procedure of admission and processing of investment plans in non-industrial fields (such as residential, tourism, service, and other fields), one can refer to diagram No. 3 as a guide for the investors in their referral, making an application, and other procedures. Making an application for investment in non-industrial fields includes the following steps:

- 1) Submitting a written application to KFZO (Investment Management in Economic and Investment Deputy Office)
- 2) Filling out an investment application form and providing technical and financial capability required for carrying out the plan
- 3) A feasibility study of the plan and accreditation at Investment Management
- 4) Applying for a sketch from Urban and Infrastructure Deputy of Free Zone Organization by Investment Management
- 5) Putting forward the issue of investment in the Commission for Economic Affairs and Property Assessment
- 6) Notifying ratification of Commission for Economic Affairs and Property Assessment to the investor after the approval of the board of directors of KFZO
- 7) Making a contract with the investor in case of approval of the commission
- 8) Delivering the property to the investor

Diagram No. 3: Investment procedure in non-industrial fields



Island at a Glance



Table No. 1: Kish Free Zone Organization public costs

Daily wage of workers:

One cubic meter of fresh water:

A liter of gas oil:

A cubic meter of concrete:

The cost of carrying 22 tons of steel from Tehran:

Water tariff

Water Allocation Branches	Fee(EUR) Allocation				Other Expenses (Total)
	Per square meter (Residential)		Per square meter (Non-residential)		
	Area	* Building	Area	* Building	
Branch	0.35	0.84	0.43	1.05	180
Branch	0.52	1.26	0.65	1.57	94.49
Branch	0.70	1.68	0.87	2.10	110
Branch	1.05	2.52	1.31	3.15	159
Branch	1.40	3.37	1.75	4.21	206.46
Branch	2.10	5.05	2.63	6.31	406.15

*Others: Includes commercial, servicing, industrials, and public sector users.

*Conventional water rate per cubic meter equals

Sewerage Tariff (EUR)

Residential

Residential Complex Building Area	Building Area for Each Unit	The ECM	For each residential unit
Up to 2000 meters		1	41.66
2000 to 10.000 meters		1.25	52.08
10000 to 20.000 meters		1.5	62.5
20000 to 40.000 meters		1.75	72.91
40000 to 60.000 meters		2	83.33
60000 to 80.000 meters		2.5	104.16
80.000 and beyond		3	125

Restaurant and services

Building Area for Each Unit	Restaurant Allocation Branches fee	Services Allocation Branches fee
Less than 50sqm	104.16	20.83
50sqm to 100sqm	187.5	37.5
100sqm to 150sqm	291.6	58.33
150sqm to 200sqm	375	75
200sqm and beyond	Same as other functions	

Other Functions

Water Allocation Branches	Cost per Meter		Expert Inspection Cost
	Area	Building	
Branches	0.10	0.26	4.16
Branches	0.16	0.39	6.25
Branches	0.21	0.52	8.33
Branches	0.32	0.78	12.5
Branches	0.43	1.05	16.66
Branches	0.65	1.57	20.83

* هزینه تمام شده انشعاب برق = هزینه نیرو رسانی + هزینه عمومی انشعاب + هزینه کارشناسی + هزینه لوازم اندازه گیری

Power Tariff

Power Distribution cost	Requested Power	Cost
	Power split up to 250 kw	95.16
More than 250 kw	118.33	

* هزینه تمام شده انشعاب برق = هزینه نیرو رسانی + هزینه عمومی انشعاب + هزینه کارشناسی + هزینه لوازم اندازه گیری
** در صورتی که توان مورد نیاز متقاضی بیش از ۲۵۰ کیلو وات باشد، متقاضی ملزم به احداث و تجهیز پست برق نیز می باشد.

Commercial procedure

The commercial procedure consists of the procedures of obtaining the economic activity permit, commercial card issuance. Registering the company at the Companies Registration Office at Economic and Investment Deputy of Kish Free Zone for legal individuals is required to obtain an economic activity permit.

Procedure for obtaining economic activity permit

To start a kind of economic activity in Kish Free Zone, obtaining economic activity permit through Commercial Management of KFZO is essential according to article 11 of Rules and Regulations of free trade-industrial zones and special economic zones of the Islamic Republic of Iran. Any legal economic activity for real and legal individuals is possible only after the issuance of the economic activity permit.

An economic activity permit is issued based on the function and type of activity for one year and at most three years. The required documents for obtaining an economic activity permit are outlined below. Diagram No. 4 also depicts the procedure to be noticed by traders and investors.

General documents required for issuance of economic activity permit:

- A copy of partition document of location with related use
- A copy of the contract for purchasing or leasing place of activity or title deed
- Letter of the consent of civil partners indicating issuance of economic activity permit to the favor of one of them
- Copy of the applicant's ID Card (copy of the managing director's ID Card for legal individuals/ copy of passport

Kish Island at a Glance



for non-Iranian nationals)

- Copy of the applicant's National ID Card (Melli Card)
- Two pieces of applicant's identification photo (real individuals)
- Copy of establishment statement, changes and decisions of the company (for legal individuals)
- Work completion certificate or valid license (for under-construction units)
- Paid charges receipt
- Approval of Places Bureau of Disciplinary Police after conducted inquiry
- Credible fire insurance

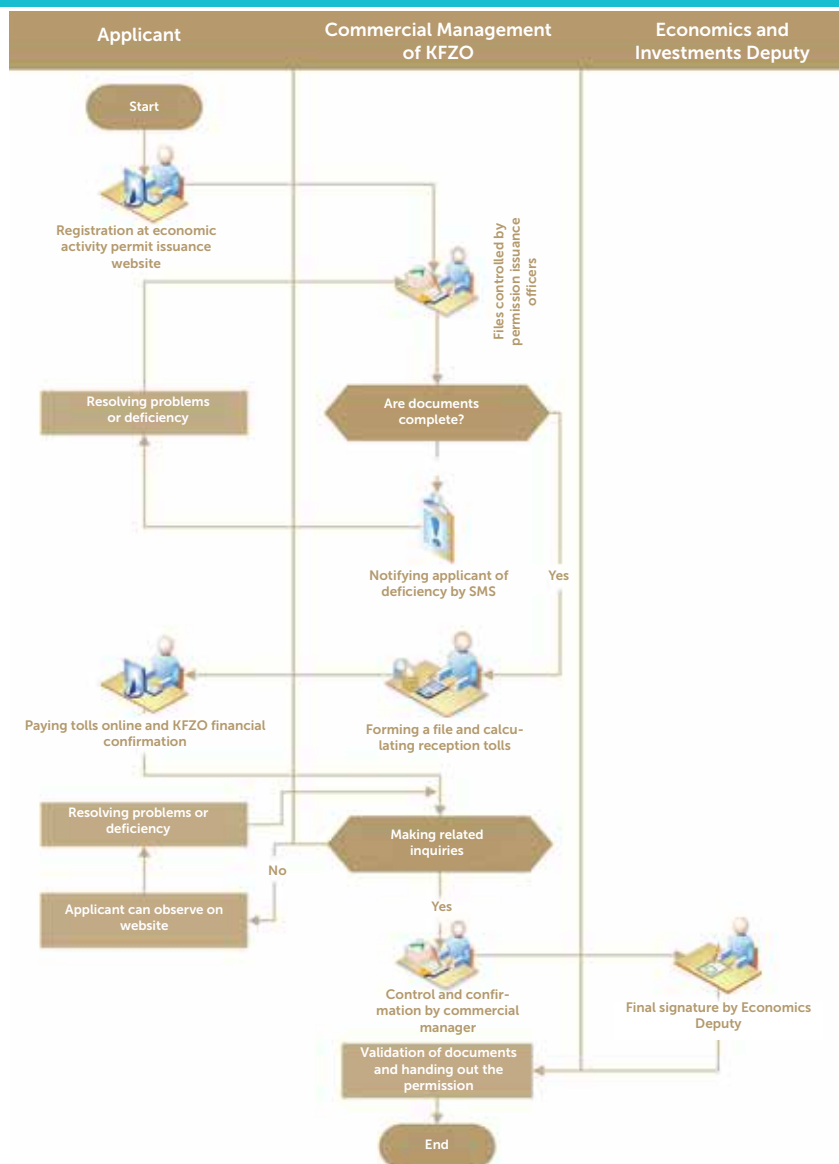
3.3.2 Procedures of commercial card issuance

Obtaining a commercial card is essential for imports and exports in the Kish free zone through the commercial management of KFZO. This card will be issued merely upon having a valid relevant economic activity permit for a year and once relevant charges are paid. It should be noted that this card is for importing products from the origin of other countries to the destination of Kish Island, and it is valid at the customs of free zone organization as it is at the customs of the mainland. Diagram No. 4 shows the procedure for the issuance of a commercial card for guiding traders and investors.

Documents required for commercial card issuance:

- Filling out and submitting an application form for commercial card
- A 4x3 photo (photo of managing director for legal individuals)
- Submission of a receipt from financial affairs of the organization indicating payment of card issuance charges

Diagram No. 4: The procedure of issuance of commercial card and economic activity permit



Kish Island at a Glance





Company registration procedures (for legal individuals)

Required documents for company registration in order of Ltd. company and private joint-stock company are provided in this part. Diagram No. 5 presents the company registration procedure schematically for guiding and informing the applicants.

Note that applicants for company registration or any changes in the company's statute can visit sherkat.kish.ir

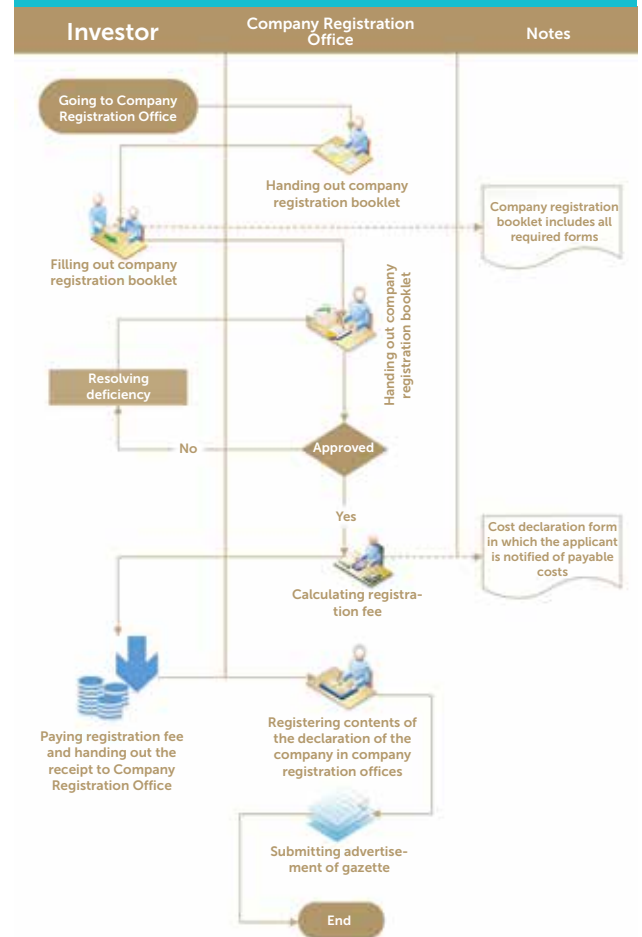
A. Limited liability companies

Filling out company registration booklet (for Ltd. companies), including:

- Two copies of the memorandum of association filled out and signed by all the partners
- Two copies of applications filled out and signed by all the partners
- Two copies of the articles of association filled out and signed by all the partners
- Two copies of minutes of the board of founders filled out and signed by all the partners and managers of the company
- Copy of the first page of ID cards of all the partners and managers of the company (in case such individuals have a legal entity, advertisement of gazette and agency action should be submitted instead of a copy of ID cards)
- In case the whole or a part of the company's capital is non-cash, the calendar for non-cash capital should be provided by the partners.
- Certified copy of economic activity permit to the favor of the company issued by the Commercial Management office, the section of economic activity card issuance
- Payment of all charges relevant to company registration and gazette advertisement
- Sealing trade books of the company (one ledger and one journal) after company registration

Important Notice: Applicants before filling out all the required documents should get the approval of KFZO – Office for Company Registration for the name of the company (which should be enquired from Tehran SSAA) and field of activity. Documents should be provided typed and, if they are handwritten, they should be clear and readable with no erasure or lacquered and written with the same pen.

Diagram No. 5: Company registration procedure



Kish Island at a Glance

B. Private joint stock company

Filling out company registration booklet (for private joint-stock companies), including:

- Two copies of statements filled out and signed by all the shareholders
- Two copies of the articles of association filled out and signed by all the shareholders
- Two copies of minutes of the board of founders signed by all the shareholders and inspectors
- Two copies of minutes of the first meeting of the board of directors, signed by all the managers of the company
- Copy of the first page of ID cards of all the managers, shareholders and inspectors of the company (in case such individuals have a legal entity, advertisement of gazette and agency action should be submitted instead of a copy of ID cards)
- A certificate of one of the banks in Kish Island indicating a deposit of at least %35 of the capital
- In case the whole or a part of the company's capital is non-cash, calendar for non-cash capital by an official judicial expert
- A copy of the economic activity permit to the favor of the company issued by the commercial management of the organization
- Payment of all charges relevant to company registration and gazette advertisement after completing all the documents
- Sealing trade books of the company (one ledger and one journal) after company registration

Diagram No. 5: Company registration procedure

Customs and clearance process

Carrying out customs formalities in Kish free zone takes place by two institutions, namely, Customs of the Islamic Republic of Iran and Kish Free Zone Trade Development Management. Exports of products to the mainland will be carried out by Kish Customs (Islamic Republic of Iran Customs). Importing customs and clearance process for all goods to Kish Island will be carried out by Trade Development Management of Kish Free Zone. Required documents and procedures for customs and clearances are explained below.

To import goods to Kish Island, applicants, after registering their goods online at the portal of Trade Management and Development and receiving a tracking code, should present the following documents to the Trade Development Management:

1. Credible Kish Free Zone commercial card
2. Goods manifest
3. Bill of lading stamped by the transportation company
4. Clearance document from the transportation company
5. Warehouse bill
6. Certificate of origin
7. Invoice
8. Packing list for goods having a variety of items and cannot be evaluated visually
9. Item-specific declaration of health and standard
10. Official power of attorney if the representative is not the owner of the goods

The steps of the clearance of goods to the mainland through the customs of the Islamic Republic of Iran include the following:

- Receiving the electronic warehouse receipt after receiving the clearance receipt
- Remote declaration at epl.irica.ir
- Paying the costumes duties
- Evaluation of goods
- Checking the declaration by a virtual expert (if necessary sent the Iran Custom Value Office)
- Issuance of the electronic license
- Issuance of electronic loading permit
- Execution of the weighing process
- Receiving warehouse bill from the Warehouse Complex of the Free Zones
- Exit door evaluation and assessment
- Issuance of the electronic permit to exit the goods



Residential Investment Opportunities



*Kish Investment &
Development Co.*



*Kish Free Zone
Organization*

 Project Location: Kish Island, Region 5



Floating Hotel

Function: Tourism-Residential

Land Area: 6,000 m²

Floor Area: 5,500 m²

 Access to Infrastructures (Water, Electricity, Telecommunication, Main Road, Airport, Port):

No.	Infrastructure	Distance to Project
1	Water	Provided at Project Location
2	Electricity	Provided at Project Location
3	Telecommunication	Provided at Project Location
4	Main Road	Jahan Road
5	Airport	5.4 km
6	Port	13.5 km

 Financial Analysis:

Costs and Project Revenues:

Capital Investment: 3,130,433 EUR

Operating Cost: 851,508 EUR

Working Capital: 31,408 EUR

Operating Revenue: 2,985,091 EUR

Financial Indicators of the Project

Net Benefit: 2,133,583 EUR

Benefit-Cost Ratio (B/C): 2.23

Payback Period (Year): 6 Years and 2 Months

Net Present Value (NPV): 3,586,025 EUR

Internal Rate of Return (IRR): 36.79 Percent

 Purpose:

The growing trend of tourist attraction in Kish Island and the need for establishing unique hotels with special features to increase the satisfaction of tourists as the principles of tourism industry development are the main goals for the establishment of floating residential and tourism complex in Kish Island. The hotel on the water is projected to be on a natural ecosystem and pristine area near the "Kolbe Hoor" region.

 Market Studies:

Annual Capacity:

Residential Units:

50 Suites (with the capacity of 12,775 nights of accommodation annually)

Catering Units:

restaurant with a capacity of 36,500 people in a year, and coffee shop with a capacity of 36,500 people a year

Recreational Units:

Gym salon with a capacity of 10,950 people in a year, children's playground and video games center with a capacity of 10,950 people in a year

Job Creation:

68 people

 Technical Details:

Required Licenses:

- Land assignment license from KFZO
- Building approval certificate from KFZO
- Economic activity permits from KFZO

Investment Method:

- Joint venture Contracting agreement
 Definitive land sale BOT

Construction Period:

four years

Period of Operation (to calculate economic indicators):

10 years

Floating Hotel



 **Project Location: South-east of the island, 6 economic region**



Iranian Ethnicities Hotel

Function: Tourism-Residential

Land Area: 8,000 m²

Floor Area: 12,000 m² 6 floors

Access to Infrastructures (Water, Electricity, Telecommunication, Main Road, Airport, Port):

No.	Infrastructure	Distance to Project
1	Water	Provided at Project Location
2	Electricity	Provided at Project Location
3	Telecommunication	Provided at Project Location
4	Main Road	Didar Loop
5	Airport	12 km
6	Port	4.4 km

Financial Analysis:

Costs and Project Revenues:

Capital Investment: 6,071,450 EUR

Operating Cost: 2,022,416 EUR

Working Capital: 79,266 EUR

Operating Revenue: 4,626,691 EUR

Financial Indicators of the Project

Net Benefit: 2,240,266 EUR

Benefit-Cost Ratio (B/C): 1.23

Payback Period (Year): 7 Years and 6 Months

Discount Rate: 18 Percent

Net Present Value (NPV): 1,849,925 EUR

Internal Rate of Return (IRR): 24.17 Percent

Purpose:

The purpose of this project is to offer residential, catering, recreational, sports, and cultural services to tourists based on preferences and traditions of different ethnicities on Kish Island. Moreover, the project aims to familiarize tourists with the traditions of Iranian ethnicities. The hotel is a 5-star hotel, and the interior space of each room has been designed similar to one of the Iranian cities or regions. The possibility of conducting religious and traditional rituals and ceremonies is facilitated in the ethnicities' theatre center. Additionally, a restaurant and a traditional teahouse will serve ethnic Iranian food in this complex.

Market Studies:

Annual Capacity:

Residential Units:

25 twin rooms, 50 double twin rooms, 15 regular suites, 15 Maral suites, 15 VIP suites.

Catering Units:

three ethnicities' traditional teahouses each with the capacity of 360 people daily, three ethnicities' restaurants each with the capacity of 360 people daily, two ethnicities' herbal teahouses each with the capacity of 300 people daily, and a multifunctional hall in an area of 400 sq m

Sports Units:

pool, sauna, and Jacuzzi with a capacity of 90 people daily

Cultural Units:

Ethnicities' theatre center with an area of 1,000 sq m, rented to applicants annually

Commercial Units:

general services (barbershop, tourism office, and other units) totally in an area of 400 sq m, ethnicities' handicrafts, souvenirs, and garments in an area of 800 sq m

Job Creation: 205 people

Technical Details:

Required licenses:

- Land assignment license from KFZO
- Building approval certificate from KFZO
- Economic activity permits from KFZO

Investment Method:

Joint venture Contracting agreement
Definitive land sale BOT

Construction Period: four years

Period of Operation (to calculate economic indicators):

10 years

Iranian Ethnics Hotel



 Project Location: Kish Island, Bagho region



Iranian Ethnic Village

Function: Tourism-Residential

Land Area: 23,000 m²

Floor Area: 14,500 m²

Access to Infrastructures (Water, Electricity, Telecommunication, Main Road, Airport, Port):

No.	Infrastructure	Distance to Project
1	Water	Provided at Project Location
2	Electricity	Provided at Project Location
3	Telecommunication	Provided at Project Location
4	Main Road	Ghorub Ave.
5	Airport	5.4 km
6	Port	13.5 km

Financial Analysis:

Costs and Project Revenues:

Capital Investment: 5,895,825 EUR

Operating Cost: 1,987,141 EUR

Working Capital: 82,925 EUR

Operating Revenue: 4,012,233 EUR

Financial Indicators of the Project

Net Benefit: 1,711,616 EUR

Benefit-Cost Ratio (B/C): 1.18

Payback Period (Year): 6 Years and 9 Months

Net Present Value (NPV): 1,685,366 EUR

Internal Rate of Return (IRR): 23.13 Percent

Purpose:

Iranian Ethnic Village is an opportunity for tourists to be acquainted with the traditions of different Iranian cities. In this village, there will be programs to familiarize tourists with the traditions of each city. In the current plan, different functions have been projected. For instance, catering units will make different foods associated with each city, and clothes shops, as well as exhibitions, will show Iranian ethnics garments. Moreover, folkloric music and plays will be performed for tourists.

Market Studies:

Residential Units:

50 suites with a capacity of 14,600 nights annually

Catering Units:

There are three ethnics restaurants (designed based on measures of three Iranian ethnics) with a capacity of 91,980 people, three traditional teahouses with a capacity of 91,980 people, center for food ceremony in an area of 800 sq m, which can be used free of charge. Moreover, two local caterings unit with a capacity of 51,100 dishes, and two herbal teahouses with a capacity of 76,650 people annually provide service.

Commercial Units:

ten stalls to present local handicrafts and ethnics' garment each in an area of 50 sq m, which will be rented out

Cultural Units:

center for theater, folkloric music, and plays in an area of 1,000 sq m, which will be rented out

Sports and Recreational Units:

center for games and entertainment with a capacity of 45,990 people, therapeutic ponds with a capacity of 30,660 people, pool and sauna with a capacity of 30,660 people, local sports hall with a capacity of 30,660 people annually

Job Creation: 208 people

Technical Details:

Required licenses:

- Land assignment license from KFZO
- Building approval certificate from KFZO
- Economic activity permits from KFZO

Investment Method:

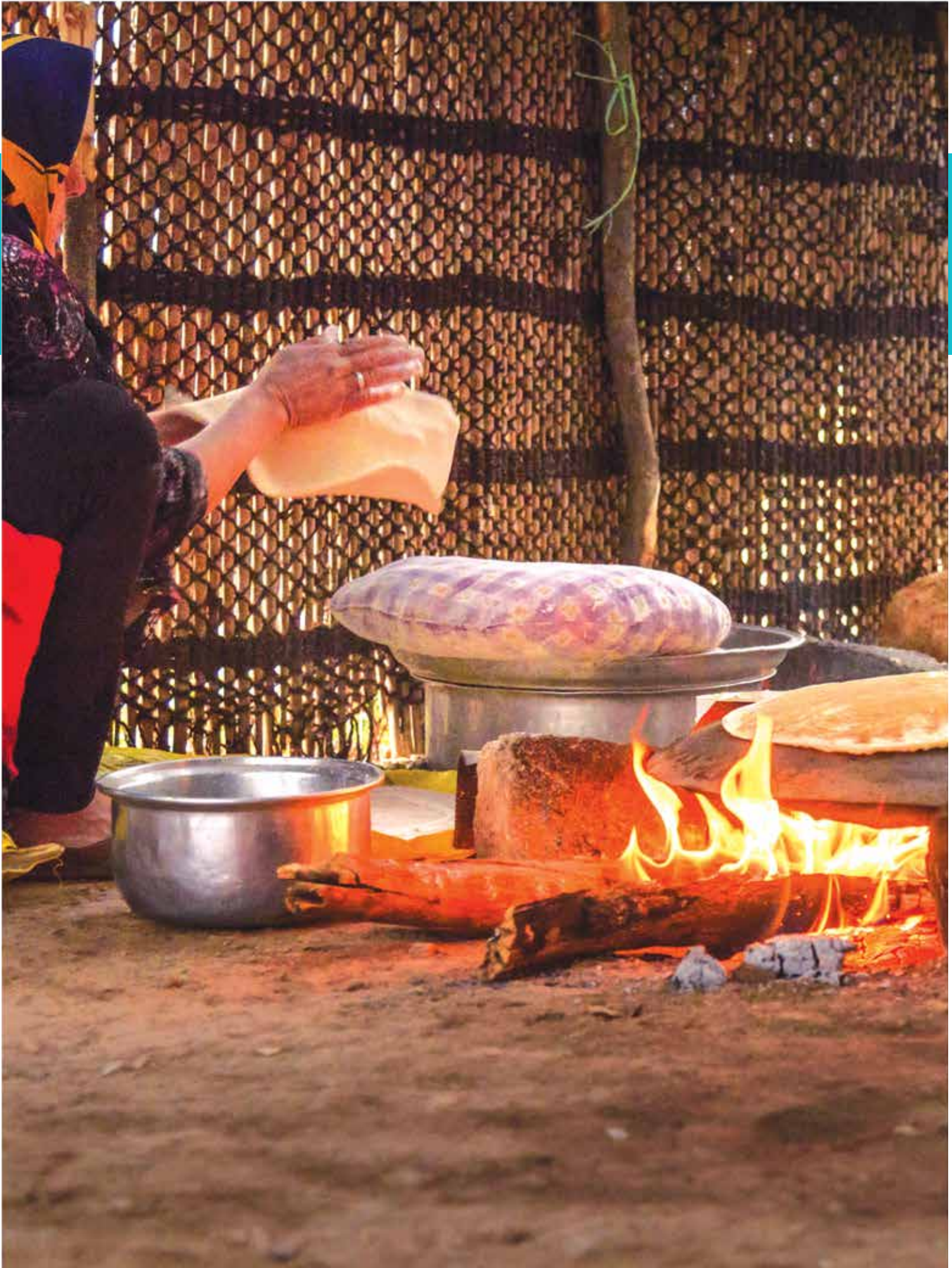
Joint venture Contracting agreement
 Definitive land sale BOT

Construction Period: four years

Period of Operation (to calculate economic indicators):

10 years

Iranian Ethnics Village



 Project Location: Kish Island, Next to Jahan road, West of the Island



Hotel Resort

Function: Tourism-Residential

Land Area: 23,000 m²

Floor Area: 14,500 m²

Access to Infrastructures (Water, Electricity, Telecommunication, Main Road, Airport, Port):

No.	Infrastructure	Distance to Project
1	Water	Provided at Project Location
2	Electricity	Provided at Project Location
3	Telecommunication	Provided at Project Location
4	Main Road	Ghorub Ave.
5	Airport	11 km
6	Port	14 km

Financial Analysis:

Costs and Project Revenues:

Capital Investment: 15,575,358 EUR

Operating Cost: 1,104,800 EUR

Working Capital: 276,200 EUR

Operating Revenue: 2,852,333 EUR

Financial Indicators of the Project

Net Benefit: 1,747,533 EUR

Rate of Return (ROR): 129.00 Percent

Payback Period (Year): 7 Years and 8 Months

Net Present Value (NPV): 10,327,850 EUR

Internal Rate of Return (IRR): 26.07 Percent

Purpose:

Number of tourists entering Kish Island is increasing everyday which paves the road for establishing a -5star hotel resort aiming at increasing high-level tourism, diversifying functions of hotel building industry and the goal of Kish Island becoming a tourism hub.

Market Studies:

Annual Capacity:

This hotel consists of 105 residential rooms. Based on the statistics of 2019, total number of operational Kish Island hotels is 50. Furthermore, counting the number of tourists entering Kish Island employment coefficient in Kish Island varies between 55 to 80 percent based on the hotel and seasons but based on Iran's -20year Vision Plan, Kish island needs 12,000 rooms.

Job Creation: 85 people

Technical Details:

Required licenses:

- Building approval certificate
- Certificate of completion of construction work based on municipality ratified maps

Investment Method:

Joint venture Contracting agreement
Definitive land sale BOT

Construction Period: 2 Years

Period of Operation (to calculate economic indicators): 20 years

HOTEL RESORT





Aviation industry investment opportunities



*Kish Investment &
Development Co.*



*Kish Free Zone
Organization*

 Project Location: Kish Island, Glider runway



Aviation Club and Air Taxi

Function: Tourism and Recreational
 Land Area: 9,000 m²
 Floor Area: 5,100 m²

Access to Infrastructures (Water, Electricity, Telecommunication, Main Road, Airport, Port):

No.	Infrastructure	Distance to Project
1	Water	Provided at Project Location
2	Electricity	Provided at Project Location
3	Telecommunication	Provided at Project Location
4	Main Road	Imam Khomeini Blvd.
5	Airport	10 km
6	Port	11 km

Financial Analysis:

Costs and Project Revenues:

Capital Investment: 5,275,083 EUR

Operating Cost: 2,130,516 EUR

Working Capital: 307,341 EUR

Operating Revenue: 3,351,833 EUR

Financial Indicators of the Project

Net Benefit: 1,221,316 EUR

Benefit-Cost Ratio (B/C): 1.2

Payback Period (Year): 5 Years

Net Present Value (NPV): 2,680,883 EUR

Internal Rate of Return (IRR): 26.65 Percent

Purpose:

Aviation Club is a center for aviation entertainment and education that presents educational and entertainment services to the tourists and those who enjoy flying. Some of these services are flight attendance educations, ticketing, airplane repair, piloting, paraglider, and paramotor. Based on demand, air transportation services with -6seat airplanes can be provided by this center. According to the glider runway of the island, the establishment of this center is possible.

Market Studies:

Annual Capacity:

Kish Aviation Club and Air Taxi has the capacity to offer services to 58,210 people, educational services to 1,395 people, and air transportation to 6,600 people annually.

Job Creation: 58 people

Technical Details:

Required licenses:

- Land assignment license from KFZO
- Building approval certificate from KFZO
- Economic activity permits from KFZO

Investment Method:

Joint venture Contracting agreement
 Definitive land sale BOT

Construction Period: one year

Period of Operation (to calculate economic indicators):

20 years

Aviation club and air taxi



 **Project Location: Kish Island, Kish International Airport**



Heavy & Light Aircrafts Maintenance Center

Function: Tourism-Residential

Land Area: 30,000 m²

Floor Area: 18,060 m²

Access to Infrastructures (Water, Electricity, Telecommunication, Main Road, Airport, Port):

No.	Infrastructure	Distance to Project
1	Water	Provided at Project Location
2	Electricity	Provided at Project Location
3	Telecommunication	Provided at Project Location
4	Main Road	Kish International Airport
5	Airport	Project Location
6	Port	6.7 km

Financial Analysis:

Costs and Project Revenues:

Capital Investment: 6,883,250 EUR

Operating Cost: 3,958,833 EUR

Working Capital: 859,066 EUR

Operating Revenue: 6,191,833 EUR

Financial Indicators of the Project

Net Benefit: 2,233,000 EUR

Benefit-Cost Ratio (B/C): 1.1

Payback Period (Year): 5.7 Years

Net Present Value (NPV): 5,145,691 EUR

Internal Rate of Return (IRR): 26.8 Percent

Purpose:

Kish Residents and also number of tourists entering the island from air and sea, specially air, is on a trend. Therefore, the ground has been paved for the increase in air transportation services (cargo and passengers). Considering the fact that Kish doesn't have a specialized center for light and heavy aircrafts, establishing this center would not only meet the demands of active airlines on Kish Island but also will provide the platform to absorb other airlines to receive services, maintenance and periodical inspections and also spare parts markets.

Market Studies:

Annual Capacity:

9 light aircrafts, 1 heavy aircraft and 100,000 hours of periodical repairs annually and also selling different kind of aircraft spare parts to different Iranian and Regional Airlines.

Job Creation: 173 people

Technical Details:

Required licenses:

- Official approval of KFZO
- Approval of Kish Investment and Development Co.
- Approval of Kish Police Department
- Certificate for airplane and engine maintenance, repair and spare parts

Investment Method:

Joint venture Contracting agreement
 Definitive land sale BOT Rent

Construction Period: 2 years

Period of Operation (to calculate economic indicators):

20 years

Heavy and Light Aircrafts Maintenance Center





Tourism investment opportunities



*Kish Investment &
Development Co.*



*Kish Free Zone
Organization*

 **Project Location: Kish Island, West of the Island**



Museum and Symbol of Kish Food Court

Function: Recreational and Services
 Land Area: 3,500 m²
 Floor Area: 3,000 m²

 **Access to Infrastructures (Water, Electricity, Telecommunication, Main Road, Airport, Port):**

No.	Infrastructure	Distance to Project
1	Water	Provided at Project Location
2	Electricity	Provided at Project Location
3	Telecommunication	Possible to Provide at Location
4	Main Road	Jahan Ave.
5	Airport	5.5 km
6	Port	10 km

 **Financial Analysis:**

Costs and Project Revenues:

Capital Investment:	977,250 EUR
Operating Cost:	4,958,708 EUR
Working Capital:	1,744,575 EUR
Operating Revenue:	5,566,666 EUR

Financial Indicators of the Project

Net Benefit:	4,970,475 EUR
Benefit-Cost Ratio (B/C):	0.9
Payback Period (Year):	2 years & 5 months
Net Present Value (NPV):	406,116 EUR
Internal Rate of Return (IRR):	32 Percent

 **Purpose:**

The main purpose of establishing food courts is facilitation in serving food. Some of the food courts are even more equipped than big restaurants. Kish Island, with the possibility of attracting domestic and international tourists during the year, can develop recreational and service projects. A site with an area of 70 hectares is intended for Museum and Symbol of Kish Island, including investment opportunities such as restaurants, coffee shops, cultural shops, recreational camps, and carting and sports resorts, which are ready to be assigned to the private sector. For the first phase, the plans and technical details should be provided and handed to the investors. Therefore, the project will not face any changes based on every new investor's taste. It would also provide full details and transparency for both investors and KFZO. In the end, other spaces of this site can be kept active and usable simultaneously with advancements of Museum and Symbol of Kish project. Consulting engineers are trying to achieve the goals mentioned above by designing the first phase of the Museum and Symbol of Kish Food Court. Providing variety in the designs based on consumers' needs and requirements can have positive impacts on the efficiency of this project.

 **Market Studies:**

Annual Capacity:
 Considering the variety of services in the food court, it is predicted that 580 people will be served in two shifts daily. Thus, the annual capacity of this project is predicted to be two million people. It is predicted that with the growth in tourism and also the fact that the food court is located in a commercial-recreational building, the demand will increase.

Job Creation: 54 people

 **Technical Details:**

Required licenses:

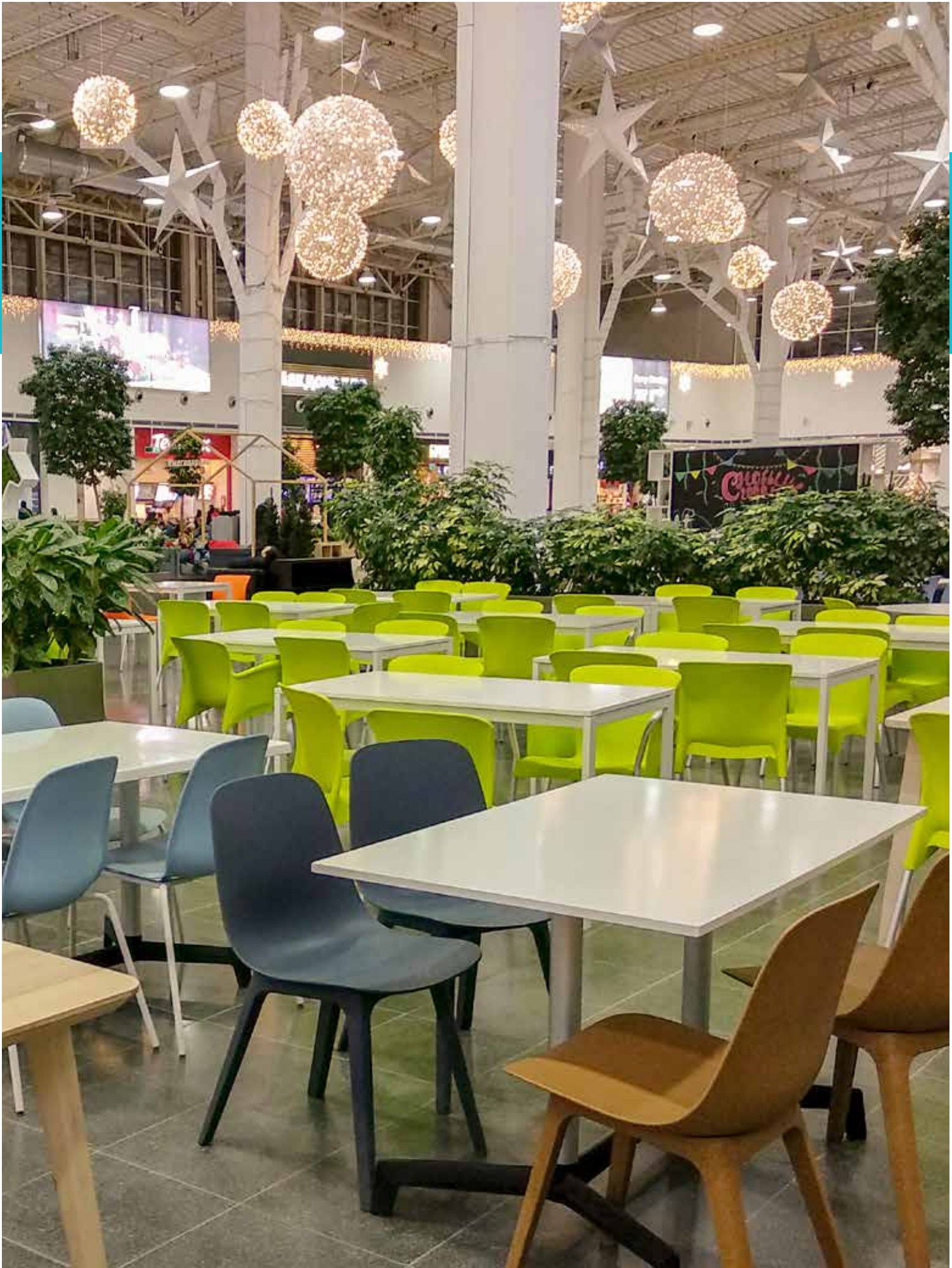
- Land assignment license from KFZO
- Building approval certificate from KFZO
- Economic activity permits from KFZO

Investment Method:
 Joint venture Contracting agreement
 Definitive land sale BOT

Construction Period: two years

Period of Operation (to calculate economic indicators):
 10 years

Museum and Symbol of Kish Food Court



 Project Location: Kish Island, West of MirMohana Region



Themed Restaurant

Function: Tourism
 Land Area: 2,000 m²
 Floor Area: 2,400 m²

Access to Infrastructures (Water, Electricity, Telecommunication, Main Road, Airport, Port):

No.	Infrastructure	Distance to Project
1	Water	Provided at Project Location
2	Electricity	Provided at Project Location
3	Telecommunication	Provided at Project Location
4	Main Road	MirMohana
5	Airport	6 km
6	Port	13 km

Financial Analysis:

Costs and Project Revenues:

Capital Investment: 1,960,475 EUR

Operating Cost: 1,190,758 EUR

Working Capital: 36,141 EUR

Operating Revenue: 1,883,750 EUR

Financial Indicators of the Project

Net Benefit: 692,991 EUR

Benefit-Cost Ratio (B/C): 1.11

Payback Period (Year): 5 years & 11 months

Net Present Value (NPV): 617,358 EUR

Internal Rate of Return (IRR): 24.04 Percent

Purpose:

The unique position of Kish island among other free zones and increasing rates of population and tourists of the island have provided the opportunity to meet their demands through delivering different services. Thus, along with comprehensive plans of the Kish Island Free Zone Organization to develop west and north-west regions of the island, establishing "Theme restaurants" in «MirMohanna region» has been considered as a new investment opportunity.

Market Studies:

Residential Units:

According to the number of Kish island tourists in recent years, it is estimated that 2,231,000 people will travel to Kish island by 2023. The population of the island is expected to reach 59,809 people by this time. If we assume that %10 and %15 of residents and tourists demand such restaurants, respectively, the number of people demanding theme restaurants will be around 340631 people by 2023.

Reception unit:

Tehran Historic Green Palace restaurant with the capacity to serve 137000 people per year.

Greek Ship restaurant with the capacity to serve 137000 people per year.

Job Creation: 208 people

Technical Details:

Required licenses:

- Land assignment license from KFZO
- Building approval certificate from KFZO
- Economic activity permits from KFZO

Investment Method:

Joint venture Contracting agreement
 Definitive land sale BOT

Construction Period: 2

Period of Operation (to calculate economic indicators):

10 years

???





Tourism Investment Opportunities



*Kish Investment &
Development Co.*



*Kish Free Zone
Organization*

 **Project Location: Kish Island, South, (Kish Health Town)**



Specialized Ophthalmology Clinic

Function: Health & Medical

Land Area: 750 m²

Floor Area: 500 m²

Access to Infrastructures (Water, Electricity, Telecommunication, Main Road, Airport, Port):

No.	Infrastructure	Distance to Project
1	Water	Provided at Project Location
2	Electricity	Provided at Project Location
3	Telecommunication	Provided at Project Location
4	Main Road	Jahan Rd.
5	Airport	10.4 km
6	Port	14.9 km

Financial Analysis:

Costs and Project Revenues:

Capital Investment: 1,012,691 EUR

Operating Cost: 268,183 EUR

Working Capital: 21,766 EUR

Operating Revenue: 525,000 EUR

Financial Indicators of the Project

Net Benefit: 256,816 EUR

Benefit-Cost Ratio (B/C): 1.19

Payback Period (Year): 4 years & 8 months

Net Present Value (NPV): 331,700 EUR

Internal Rate of Return (IRR): 25.95 Percent

Purpose:

Ophthalmology is a branch of medical sciences associated with anatomy, physiology, and diseases of eyes. The human eye can face different diseases and accidents such as myopia (nearsightedness), eye floaters, color blindness, conjunctivitis (pink eye), retinal detachment. Due to the lack of specialized ophthalmology clinics on Kish Island, the establishment of this clinic will cover the needs of people in this area. Also, with the recruitment of professional experts, for the first time, it would be unnecessary for Kish residents to travel to the mainland to treat eye diseases.

Therefore, a specialized ophthalmology clinic will be established to diagnose, treat, and do laser operations and PRK in the Kish health village.

Market Studies:

Annual Capacity:

The annual capacity of the treatment centers is based on the facilities and admission capabilities. The number of admissions for diagnosis and treatment is estimated to be %40 of the Kish population (about 18,000 people), and the number of admissions for laser operations, PRK, and relevant services is estimated to be %5 (about 900 people).

Job Creation: 18 people

Technical Details:

Required licenses:

- Land assignment license from KFZO
- Building approval certificate from KFZO
- Economic activity permits from KFZO

Investment Method:

Joint venture Contracting agreement
 Definitive land sale BOT

Construction Period: one year

Period of Operation (to calculate economic indicators):

10 years

Specialized ophthalmology clinic



 Project Location: Kish Island, South, (Kish Health Town)



Infertility Center

Function: Health & Medical

Land Area: 4,000 m²

Floor Area: 2,500 m²

Access to Infrastructures (Water, Electricity, Telecommunication, Main Road, Airport, Port):

No.	Infrastructure	Distance to Project
1	Water	Provided at Project Location
2	Electricity	Provided at Project Location
3	Telecommunication	Provided at Project Location
4	Main Road	Jahan Rd.
5	Airport	10.4 km
6	Port	14.9 km

Financial Analysis:

Costs and Project Revenues:

Capital Investment: 1,847,983 EUR

Operating Cost: 629,458 EUR

Working Capital: 55,091 EUR

Operating Revenue: 1,430,000 EUR

Financial Indicators of the Project

Net Benefit: 800,533 EUR

Benefit-Cost Ratio (B/C): 1.39

Payback Period (Year): 4 years & 8 months

Net Present Value (NPV): 1,368,316 EUR

Internal Rate of Return (IRR): 33.32 Percent

Purpose:

Nowadays, infertility treatment is presented as a specialized treatment at infertility centers with unique facilities and equipment. Undoubtedly, having a healthy child is the wish of every couple. Today, despite having high-quality medical services and affordable prices in Iran, health tourism has not been settled and is paving its first roads due to the lack of suitable advertisement. Most of the tourists who choose Iran as the health tourism destination is looking for infertility centers, gynecology, obstetrics, or cosmetic surgeries. Therefore, to attract health tourists, the infertility center (IVF) will be established in Kish health village. The purpose of this center is to present services in all steps, from diagnosis to advanced treatment stages with professional staff and suitable facilities, to all foreign or domestic patients.

Market Studies:

Annual Capacity:

The number of domestic patients for diagnosis is estimated to be 28,000 people, and the corresponding number for treatments related to infertility is estimated to be 280 people. Kish infertility center is projected to provide services for Kish residents, mainland residents, and Persian Gulf countries.

Job Creation: 52 people

Technical Details:

Required licenses:

- Land assignment license from KFZO
- Building approval certificate from KFZO
- Economic activity permits from KFZO

Investment Method:

Joint venture Contracting agreement
Definitive land sale BOT

Construction Period: one year

Period of Operation (to calculate economic indicators):

10 years

Infertility Center



 Project Location: Kish Island, South, (Kish Health Town)



Hair and Skin Care Center

Function: Health & Medical
 Land Area: 450 m²
 Floor Area: 300 m²

Access to Infrastructures (Water, Electricity, Telecommunication, Main Road, Airport, Port):

No.	Infrastructure	Distance to Project
1	Water	Provided at Project Location
2	Electricity	Provided at Project Location
3	Telecommunication	Provided at Project Location
4	Main Road	Jahan Rd.
5	Airport	10.4 km
6	Port	14.9 km

Financial Analysis:

Costs and Project Revenues:

Capital Investment: 225,525 EUR

Operating Cost: 121,958 EUR

Working Capital: 8,608 EUR

Operating Revenue: 197,441 EUR

Financial Indicators of the Project

Net Benefit: 77,116 EUR

Benefit-Cost Ratio (B/C): 1.24

Payback Period (Year): 4 years and 1 months

Net Present Value (NPV): 153,216 EUR

Internal Rate of Return (IRR): 35.64 Percent

Purpose:

Hair and skin are major parts of each person's appearance. According to the increase in people's tendency to get skin and hair care services and the high demand of people for these centers, the establishment of this center in Kish health village is planned for the welfare of Kish residents and the promotion of health tourism.

Market Studies:

Annual Capacity:

The annual capacity of the treatment centers is based on the facilities and admission capabilities. The number of admissions in the skin and hair center is predicted to be %20 of the Kish population above 20 years of age. Assuming that every person attends six times a year to this center, the capacity is set for 33,726 people/sessions annually.

Job Creation: 11 people

Technical Details:

Required licenses:

- Land assignment license from KFZO
- Building approval certificate from KFZO
- Economic activity permits from KFZO

Investment Method:

Joint venture Contracting agreement
 Definitive land sale BOT

Construction Period: one year

Period of Operation (to calculate economic indicators):

10 years

Hair and Skin Care Center



 Project Location: Kish Island, South, (Kish Health Town)



Cancer Diagnosis and Cure Center

Function: Health & Medical

Land Area: 4,000 m²

Floor Area: 5,000 m²

Access to Infrastructures (Water, Electricity, Telecommunication, Main Road, Airport, Port):

No.	Infrastructure	Distance to Project
1	Water	Provided at Project Location
2	Electricity	Provided at Project Location
3	Telecommunication	Provided at Project Location
4	Main Road	Jahan Rd.
5	Airport	10.4 km
6	Port	14.9 km

Financial Analysis:

Costs and Project Revenues:

Capital Investment: 7,824,891 EUR

Operating Cost: 1,776,491 EUR

Working Capital: 126,791 EUR

Operating Revenue: 3,711,316 EUR

Financial Indicators of the Project

Net Benefit: 1,934,825 EUR

Benefit-Cost Ratio (B/C): 1.12

Payback Period (Year): 5 years and 9 months

Discount Rate: ??? Percent

Net Present Value (NPV): 1,399,233 EUR

Internal Rate of Return (IRR): 22.21 Percent

Purpose:

Due to the people's nutrition style and mechanical lifestyle, many families are unfortunately facing and fighting cancer as one of the most major health problems. Cancer is ranked as the second reason for death all around the world. In developed countries via early-stage diagnosis and also technologies and advanced medical methods, the rate of cancer recovery is about 55 to %66.

Kish Cancer Diagnosis and Cure Center, as a reference for supplying domestic and international cancer patients, is projected in Kish Health Village. This center, with access to the latest facilities and specialists, will present diagnosis, treatment, and preventive services.

In this center, equipment and specialists of biological or immune therapy, surgery methods, chemotherapy, and radiotherapy, which are common cancer treatment methods, are intended.

Market Studies:

Annual Capacity:

The annual capacity of this center is based on the population of Hormozgan province and the average number of cancer patients. About %0.5 of the population of Hormozgan province (7,724 people) is considered for diagnosis actions and %40 of the average number of cancer patients in this province (618 people) for treatment via surgery, radiotherapy, and chemotherapy.

Job Creation: 85 people

Technical Details:

Required licenses:

- Land assignment license from KFZO
- Building approval certificate from KFZO
- Economic activity permits from KFZO

Investment Method:

Joint venture Contracting agreement
 Definitive land sale BOT

Construction Period: two years

Period of Operation (to calculate economic indicators):

10 years

Cancer Diagnosis and Cure Center



 Project Location: Kish Island, South, (Kish Health Town)



Cosmetic Surgery Center

Function: Health & Medical
 Land Area: 1,000 m²
 Floor Area: 1,100 m²

Access to Infrastructures (Water, Electricity, Telecommunication, Main Road, Airport, Port):

No.	Infrastructure	Distance to Project
1	Water	Provided at Project Location
2	Electricity	Provided at Project Location
3	Telecommunication	Provided at Project Location
4	Main Road	Jahan Rd.
5	Airport	10.4 km
6	Port	14.9 km

Financial Analysis:

Costs and Project Revenues:

Capital Investment: 1,146,316 EUR

Operating Cost: 378,366 EUR

Working Capital: 21,575 EUR

Operating Revenue: 700,000 EUR

Financial Indicators of the Project

Net Benefit: 321,633 EUR

Benefit-Cost Ratio (B/C): 1.18

Payback Period (Year): 4 years and 8 months

Discount Rate: ??? Percent

Net Present Value (NPV): 502,441 EUR

Internal Rate of Return (IRR): 27.54 Percent

Purpose:

Tending to beauty is an instinct of humans. Based on the report of the International Society of Aesthetic Plastic Surgery, more than 23 million plastic surgeries were done in 2016, showing a %9 increase compared with that of 2015. Regarding the development of health tourism in Iran and the admission of patients, especially Persian Gulf countries, to Iran for receiving different medical services, KFZO has projected to establish Kish Cosmetic Surgery Center in Kish Health Village. This specialized center, using professional surgeons and advanced equipment, will operate rhinoplasty, blepharoplasty, and different eye, face, eyebrow, and forehead surgeries. Also, this center will operate reconstructive surgery (as one of the most important branches of plastic surgery) for reconstructing the unnatural structure of the body or maim caused by injury or diseases like cancer or burn.

Market Studies:

Annual Capacity:

The annual capacity of this medical center is set based on the capacity of admission and facilities of this center. The number of surgeries at this center is set to be 2,100. The target market of this center consists of Kish residents and domestic and international tourists.

Job Creation: 25 people

Technical Details:

Required licenses:

- Land assignment license from KFZO
- Building approval certificate from KFZO
- Economic activity permits from KFZO

Investment Method:

Joint venture Contracting agreement
 Definitive land sale BOT

Construction Period: one years

Period of Operation (to calculate economic indicators):

10 years