

PROJECT PROFILE – SUMMARY SHEET

Project Introduction

Project Title: EPS Insulating Concrete Forms (ICF)

2. Sector: Construction

Sub sector: Construction materials

3. Products/Services: Can be used in construction, building block

4. Location: Dehgolan -Kurdistan

Free zone ☐

Economic special zone ☐

Industrial Estate ☒

Main Land ☐

5. Project description:

This system is designed and manufactured worldwide in a variety of ways, including two layers of insulating foam, which is typically made of E.P.S, they are aligned at different intervals, and after concrete they become part of the wall. These two layers are interconnected by the arming elements that are installed between these two layers. Plastic fasteners are made of galvanized sheet belts. The ingredients of such materials are expanded polystyrene and there is also some pentane and fireproof material. Pentane is an agent for the expansion of materials during the production of these blocks and by blowing air and steam it, polystyrene, form of the corresponding machinery takes the shape of the desired form. Expanded polystyrene used in this system is slow-burning and self-extinguishing.

The IFC molds are one of the technologies known as persistent polystyrene molds and they should not be confused with foam, these templates replace old metal molds and increase the speed of work significantly.

Given the high IRR, the Payback Period set to 2.81 years and breakeven point set to 33.66% for this project, it is a good investment justification.

The production plan of the permanent insulating form work system (ICF) made of expanded polystyrene is used for the construction and mass building of buildings, taking into account the target market of the construction industry inside the country and Iraq. The construction and implementation site for this project is Degoran, Kurdistan. The main raw material of this product is domestic granular polystyrene. The break-even point in production is 59.78% and the payback period is his 4.1 years. The main This design's main raw material is polystyrene, produced in Iran. Amongpanies that operate in this field are Snowva EPS Polystyrene Company, EPS Petromel Polystyrene Company, Baniar Polymer Polystyrene Company, Poly Tabriz EPS styrene pointed out. According to the studies, the desired plan is economical and a relatively good market in the country, and its export can be imagined.

There are many investment incentives for investors. For example, “Preparation of land for the implementation of industrial plans and completed plans following technical and engineering principles and modern settlement methods”, “Availability of infrastructure facilities in industrial areas”, “Allotment of industrial land with suitable conditions”, “Remission of 40 to 45 percent of the land price in industrial towns, especially for units that are put into operation faster than the schedule and have continuous production”.

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6. Annual capacity: 100,000 Cubic meters

Project Status

7. Local/internal raw material access 100 %

8. Sale:

- Anticipated export market 0 %

9. Construction Period 1 year, 9 months

10. Project Status:

Is- Feasibility study available?	Yes ☒	No ☐
- Required land provided?	Yes ☒	No ☐
- Legal permissions (establishment license, foreign currency quota, environment, etc) taken?	Yes ☒	No ☐
- Partnership agreement concluded with local/foreign investor?	Yes ☐	No ☒
- Financing agreement concluded?	Yes ☐	No ☒
- Agreement with local/foreign contractor(s) concluded?	Yes ☐	No ☒
- Infrastructural utilities (electricity, water supply, telecommunication, fuel, road, etc) procured?	Yes ☒	No ☐
- List of know-how, machinery, equipment, as well as seseller/builderompanies defined?	Yes ☒	No ☐
- Purchase agreement for machinery, equipments and know- how concluded?	Yes ☐	No ☒

Financial Structure

11. Financial Table

Description	Local Currency Required			Foreign Currency Required Euro	Total Euro
	Million Rials	Rate	Equivalent in Euro		
Fix Capital	639,091	378000	1,690,716	0	1,690,716
Working Capital	44,737	378000	118,352	0	118,352
Total Investment	683,828	378000	1,809,069	0	1,809,069

- Value of foreign equipment/machinery	0	euro
- Value of local equipment/machinery	740,741	euro
- Value of foreign technical know- how	0	euro
- Value of local technical know- how	0	euro
- Net Present Value (NPV):	3,626,570	euro for 5 Year
- Internal Rate of Return (IRR)	31.91%	
-Return on Investment (ROI)	19%	
- Payback Period (PP)	4.1	Year

General Information

12. Project Type: Establishment ☒ Expansion and completion ☐

13. Company Profile:

-Name (legal /natural persons) :

-Company Name :

-Address :

-Tel: Fax:

-E-mail: Web site:

-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
www.iio.ir