Ministry of Economic Affairs & Finance
The Supreme Council of Free
Trade Industrial & Special Economic Zones

High-Priority Investment opportunities in Chabahar Free Zone

- Construction of 3 Iconic Commercial-Administrative-Residential Towers (Joint Venture) at Warehouse D Location with Views of Chabahar Bay and the Indian Ocean Project
- Establishment of an International Data Center Project
- Establishment of a Livestock Town (Livestock Import, Breeding, and Slaughterhouse Construction on 300 Hectares) Project
- Establishment of a 5,000-Hectare Marine Aquaculture Town for Cage Farming and Modern Systems (3 Phases) Project
- Establishment of the Makoran Renewable Energy Complex in Three Phases to Supply 1,500 MW of Stable Electricity by 2035 on 2,000 Hectares Project
- Establishment of a Monoethylene Glycol Complex (Completion of Petrochemical Value Chains) Project
- Establishment of a Logistics and Export Cold Storage Center Project
- Establishment of a Smart and Luxury Residential Zone on Tis Coast (500 Modern Villas) Project
- Establishment of an 800 MW Combined Cycle Power Plant for Heavy Industries with a Technological Approach and Capital Market Financing Project
- Chabahar International Re-export Hub Project

in the Name
of God

Incentives for Investment Development, Innovation, and ExportInvestment Development and Improvement of the Business Environment

- Provision of all investment services through the Integrated Investment System of the Zones.
- The zones shall take action to create and develop competitive advantages and increase the scale-efficient investment volume (in sectors such as industry, agriculture, fisheries, tourism, services, etc.) and to develop value chains and supply chains by preparing a comprehensive regional investment plan. This plan should identify key investment priorities and driving and leading projects for regional development.
- The zones must prepare feasibility studies for leading projects – priority investment plans (including national priorities, export-oriented, and knowledge-based projects) that have been approved by the board of directors – and upload them to the system. For these leading projects, the zone shall offer the following incentives:
- Priority review and acceptance of uploaded investment proposals in the investment system.
- Priority participation of zone organizations in said investment plans.
- Incentives in the payment of approved levies to the zone organization, in accordance with the executive procedure guidelines of the Free Trade-Industrial Zones levy collection regulation, as follows:
    - Levies set by the board of directors for such projects may be up to 50% less than those of other projects, including import duties for raw materials, production machinery and equipment, construction permits, activity licenses, operating licenses, and others.
    - Support in financing, including referral to domestic and international banks and financial institutions, and access to other financing tools.
    - Minimum advance payment requirement (maximum 20%) and an extended grace period for land installment payments until project operation, as per the contract.
    - Facilitation and acceleration of administrative processes by the zone organization (after the investor submits complete documentation). Allocation of funds for the preparation of prefeasibility studies for priority investment projects.
- Support for the establishment and expansion of professional investment consulting firms (for preparing feasibility studies, obtaining necessary licenses, securing resources from financial markets, and other needed services such as knowledge-based permits, international marketing services, logistics, etc.) to support the domestic and international marketing of investment opportunities.
- The organization may assist investors in providing necessary collateral for receiving loans

from agent banks by allowing the project site to be mortgaged within the framework of tripartite agreements.

- Zones are authorized, within the framework of applicable laws and regulations, to establish various types of investment funds with necessary licenses to finance investment projects and diversify and facilitate access to various financial instruments.
- The zone is authorized to allocate funds to promote domestic and international investment marketing through specialized events, exhibitions, workshops, etc., held both domestically and abroad.

Incentives for Investment Development, Innovation, and ExportInvestment Development and Improvement of the Business Environment

- Provision of all investment services through the Integrated Investment System of the Zones.
- The zones shall take action to create and develop competitive advantages and increase the scale-efficient investment volume (in sectors such as industry, agriculture, fisheries, tourism, services, etc.) and to develop value chains and supply chains by preparing a comprehensive regional investment plan. This plan should identify key investment priorities and driving and leading projects for regional development.
- The zones must prepare feasibility studies for leading projects – priority investment plans (including national priorities, export-oriented, and knowledge-based projects) that have been approved by the board of directors – and upload them to the system. For these leading projects, the zone shall offer the following incentives:
- Priority review and acceptance of uploaded investment proposals in the investment system.
- Priority participation of zone organizations in said investment plans.
- Incentives in the payment of approved levies to the zone organization, in accordance with the executive procedure guidelines of the Free Trade-Industrial Zones levy collection regulation, as follows:

• Levies set by the board of directors for such projects may be up to 50% less than those of other projects, including import duties for raw materials, production machinery and equipment, construction permits, activity licenses, operating licenses, and others.

• Support in financing, including referral to domestic and international banks and financial institutions, and access to other financing tools.

• Minimum advance payment requirement (maximum 20%) and an extended grace period for land installment payments until project operation, as per the contract.

• Facilitation and acceleration of administrative processes by the zone organization (after the investor submits complete documentation). Allocation of funds for the preparation of prefeasibility studies for priority investment projects.

- Support for the establishment and expansion of professional investment consulting firms (for preparing feasibility studies, obtaining necessary licenses, securing resources from financial markets, and other needed services such as knowledge-based permits, international marketing services, logistics, etc.) to support the domestic and international marketing of investment opportunities.

- The organization may assist investors in providing necessary collateral for receiving loans from agent banks by allowing the project site to be mortgaged within the framework of tripartite agreements.
- Zones are authorized, within the framework of applicable laws and regulations, to establish various types of investment funds with necessary licenses to finance investment projects and diversify and facilitate access to various financial instruments.
- The zone is authorized to allocate funds to promote domestic and international investment marketing through specialized events, exhibitions, workshops, etc., held both domestically and abroad.

Article 5: Enhancing the Penetration of Innovation and Technology and Support for Accelerators

- Establishment in Various Support Centers with Different Infrastructure and Uses: • Allocation of office space for developing innovative ideas into industrial or service-oriented projects in innovation incubators. • Allocation of workshops for launching pilot production lines in technology development centers. • Allocation of land for establishing industrial/service units in high-tech industrial parks.
- Financial Support for Providing Operational Spaces:

• Special support incentives for establishment in innovation incubators for a maximum of 18 months.

• Provision of warehouses/offices for establishment in technology development workshops for a maximum of 24 months.

• Support incentives for land leasing in high-tech industrial parks for a maximum of 36 months.

• The maximum duration for benefiting from the incentives under paragraph 5-2 is a total of 36 months.

- Subsidies for Participation in Domestic and International Exhibitions:

• Free booth allocation to the above-mentioned units in relevant exhibitions held within the zone.

• The Free Zone Organization will cover 30% to 50% of related costs (booth rental, travel, and accommodation) for participation in relevant domestic and international exhibitions.

• Presentation of achievements of selected tech and knowledge-based companies in the free zones' booths at domestic and international exhibitions.

- Special Incentives for Knowledge-Based Companies (as Recognized by the Vice-Presidency for

Science and Technology):Up to 50% reduction in the following costs and fees:

• Company registration fees, issuance, and renewal costs of activity and operation licenses.

• Special incentives on import duties for machinery, equipment, and raw materials.

• Two-year exemption from payment of fees related to renewal of economic activity licenses.

• Permission for clearance of work vehicles with Free Zone license plates.

- Access to Commercialization Support:

  • Referral for financial and credit support from the Technology Development Fund.

  • Referral for financial support from venture capital funds (requiring coordination with the Innovation and Prosperity Fund for license and accreditation).

  • Promotion of technology-based and knowledge-based projects as investment opportunities to attract capital.

  • Organizing specialized commercialization events tailored to the key business sectors of each zone.

- Access to Free and Special Economic Zones' Value Chain and Supply Chain Services:

  • Inclusion in the Free Zones' database of tech and knowledge-based companies to showcase capabilities.

  • Hosting value chain meetings in specialized industrial and service fields.

  • Referral for integration into the supply chain of relevant production-industrial companies located in the zones.

Article 6: Export Development

- Subsidies for Exhibition Booth Rentals (local, national, international).
- Subsidies of up to 30% for organizing and dispatching trade and marketing delegations.
- Subsidies of up to 30% for fees and insurance premiums related to the issuance of export credit guarantees and insurance policies.
- Financial support for the establishment, development, and equipping of infrastructure and logistics for export-oriented production units.
- Support and subsidies for educational and promotional activities in export-related fields.
- Subsidies for air, land, and sea transport costs of priority export goods for exporting enterprises.
- Support for consulting and facilitation of product and service standardization processes in line with international market requirements.
- Payment of export advertising costs in reputable media outlets in target markets.
- Partial coverage of costs for educational and promotional activities related to branding.
- Support for the export of technical and engineering services.
- Engagement with commercial attachés and embassies in target countries to develop export markets.

- Participation in the establishment of export depots/logistics hubs.
- Design and implementation of a virtual exhibition platform to showcase the products and capabilities of production and service units.
- Payment of export awards to top exporters.
- Creation of incentives to attract export consignments from outside the Free Zones.
- Provision of land and workshop facilities to set up assembly lines within customs areas of the zones for importing components, adding value, and re-exporting.

Chabahar
Free Zone
the Province of
Sistan and Baluchistan

C . F . Z
Chabahar Free Zone

INTRODUCING CHABAHAR FREE ZONE

Positioned in the southeast of Iran, Chabahar is the solitary Iranian port city with direct oceanic access. It owes its strategic importance to various factors. Among them, the natural indentations along its Makoran coast, its gateway to the Oman Sea and the Indian Ocean, its road connectivity with the country›s eastern neighbors, its agreeable climate, and the twin ports of Shahid Beheshti and Shahid Kalantari with their eleven berths and overall capacity of 8.5 million tons. These attributes make Chabahar a critical transit hub within the nation. Chabahar finds itself at the intersection of two major global transit routes—the North-South and East-West Corridors. The city›s rich natural and ecological resources have made it a magnet for tourists and established it as a popular destination within the country. Chabahar Free Zone (CFZ), a transit corridor along the country›s eastern axis and a bridge to the landlocked nations of Central Asia and Afghanistan, spans 820 square kilometers in the Chabahar region. The primary objectives of this region include serving as a transit route for Central Asia and Afghanistan, functioning as the eastern commercial hub of the country, the energy center, the third petrochemical and automobile industry hub, and more. This city also aims to emerge as the country›s fourth logistics city, a strategic goods storage site, a food industry cluster, and a hub for maritime economy-based products and technology services.

Project Introduction

Project title

Construction of 3 Iconic Commercial-Administrative-Residential Towers (Joint Venture) at Warehouse D Location with Views of Chabahar Bay and the Indian Ocean project

- **Sector:** Tourism
- **Sub sector:** Non-Industrial
- **Products/Services:**
- **Location:** Chabahar, Sistan and Baluchistan, Iran

Free Zone – Special Economic Zone – Industrial Town – Mainland

- **Project description:**

The project includes administrative floors for head offices of logistics, fisheries, oil, fintech, and regional banking companies. It features an International Trade Center with negotiation halls, conference rooms, offices, and spaces for accountants and business consultants. Dedicated floors will support startups and technology accelerators. A regional summit hall and an exhibition center for export-oriented Iranian brands will be established. A media hub for free economy activities is planned. The top floor will have a VIP platform for hosting economic delegations and high-level conferences. The complex will include a large lobby with an international bank, a coffee shop, an art gallery, and high-end concierge services. Additional administrative floors and offices will cater to various companies. A hall will be available for conferences and exhibitions, along with other services.

- **Annual capacity:** Not applicable

Project Status

- **Access to Raw Materials Required from Domestic Sources:** 100 %
- **Sale :**

- Projected Foreign Market: ...... %

- **Construction Period:** 60 months
- **Project Status :**

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

Financial Structure

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Millyard Rials	Rate (Rials)	Equivalent in Million Euro		
Fix Capital				0	
Working Capital				0	
Total Investment			330	0	

- **Value of foreign equipment/machinery:**...................... million euro
- **Value of local equipment/machinery:**.........................million euro
- **Value of foreign technical know- how:** .... million euro
- **Value of local technical knows- how:** .... million euro
- **Net Present Value (NPV)**: --- Euros over --- years
- **Internal Rate of Return (IRR):** .... %
- **Payback Period (PP):** 60 months

General Information

- **Project Type :** **Establishment** ● **Expansion and completion** ▢
- **Company Profile:**
- **Name (legal /natural persons) :**
- **Company Name :**
- **Address :**
- **Tel:**
- **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) ▢

Project Introduction

Project title

Establishment of an International Data Center Project

- **Sector:** Services
- **Sub sector:** Non-Industrial
- **Products/Services:** Issuance of IT-Linked Participation Bonds
- **Location:** Chabahar, Sistan and Baluchistan, Iran

Free Zone – Special Economic Zone – Industrial Town – Mainland

- **Project description:**

The project involves constructing a coastal data center in the Chabahar Free Zone. It aims to develop digital infrastructure in the region. The project will enhance existing infrastructure. It will create digital infrastructure for commerce, security, and other services.

- **Annual capacity:** Not applicable

Project Status

- **Access to Raw Materials Required from Domestic Sources:** 100 %
- **Sale :**

- Projected Foreign Market: 50 %

- **Construction Period:** 36 months
- **Project Status :**

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

Financial Structure

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Millyard Rials	Rate (Rials)	Equivalent in Million Euro		
Fix Capital				0	
Working Capital				0	
Total Investment	1،400			0	

- **Value of foreign equipment/machinery:**...................... million euro
- **Value of local equipment/machinery:**.........................million euro
- **Value of foreign technical know- how:** .... million euro
- **Value of local technical knows- how:** .... million euro
- **Net Present Value (NPV)**: --- Euros over --- years
- **Internal Rate of Return (IRR):** .... %
- **Payback Period (PP):** 36 months

General Information

- **Project Type :** **Establishment** ● **Expansion and completion** ▢
- **Company Profile:**
- **Name (legal /natural persons) :**
- **Company Name :**
- **Address :**
- **Tel:**
- **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) ▢

Project Introduction

Project title

Establishment of a Livestock Town (Livestock Import, Breeding, and Slaughterhouse Construction on 300 Hectares) Project

- **Sector:** Agriculture and Livestock
- **Sub sector:** Non-Industrial
- **Products/Services:** Livestock import, breeding, and meat processing
- **Location:** Chabahar, Sistan and Baluchistan, Iran

Free Zone – Special Economic Zone – Industrial Town – Mainland

- **Project description:**

Creating a complete chain of livestock farming, breeding, industrial slaughterhouse, packaging, export
Advantages of this livestock town: Increasing added value and preventing the raw sale of livestock products.
Target markets for livestock exports are Pakistan, Afghanistan, India, Oman and the United Arab Emirates.

- **Annual capacity:**

Project Status

- **Access to Raw Materials Required from Domestic Sources:** 100 %
- **Sale :**

- Projected Foreign Market: 50 %

- **Construction Period:** 48 months
- **Project Status :**

	Yes	No
- Feasibility study available?	●	○
- Required land provided?	●	○
- Legal permissions (establishment license, foreign currency quota, environment, etc) taken?	○	●
- Partnership agreement concluded with local/foreign investor?	●	○
- Financing agreement concluded?	○	●
- Agreement with local / foreign contractor(s) concluded?	○	●
-Infrastructuralutilities(electricity,watersupply,telecommunication,fuel,road,etc)procured?	●	○
- List of know-how, machinery, equipment, as well as seller / builder companies defined?	○	●
- Purchase agreement for machinery, equipments and know- how concluded?	○	●

Financial Structure

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Millyard Rials	Rate (Rials)	Equivalent in Million Euro		
Fix Capital				0	
Working Capital				0	
Total Investment	1,100			0	

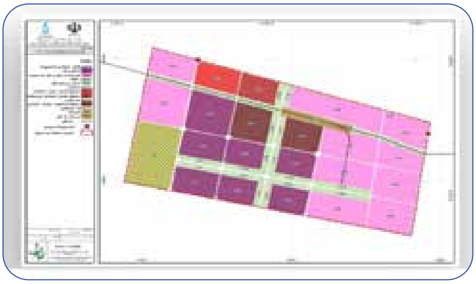
- **Value of foreign equipment/machinery:**...................... million euro
- **Value of local equipment/machinery:**.........................million euro
- **Value of foreign technical know- how:** .... million euro
- **Value of local technical knows- how:** .... million euro
- **Net Present Value (NPV)**: --- Euros over --- years
- **Internal Rate of Return (IRR):** .... %
- **Payback Period (PP):** 48 months

General Information

- **Project Type :** **Establishment** ● **Expansion and completion** ○
- **Company Profile:**
- **Name (legal /natural persons) :**
- **Company Name :**
- **Address :**
- **Tel:**
- **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) ○



Project Introduction

Project title

stablishment of a 5,000-Hectare Marine Aquaculture Town for Cage Farming and Modern Systems (3 Phases) Project

- **Sector:** Fisheries
- **Sub sector:** Non-Industrial
- **Products/Services:** Fish and seafood production, processing, and export
- **Location:** Chabahar, Sistan and Baluchistan, Iran

Free Zone – Special Economic Zone – Industrial Town – Mainland

- **Project description:** The project establishes a 5,000-hectare marine aquaculture town in the Chabahar Free Zone. It will deploy over 3,000 industrial marine cages in approved marine zones. These cages will produce over 150,000 tons of fish annually. The project includes 20 Recirculating Aquaculture System (RAS) units for juvenile fish production and initial rearing. These units will recycle 90% of water. A feed factory will produce 30,000 tons of aquafeed per year. An export-oriented processing center will handle filleting, IQF freezing, and packaging, with a capacity of 50,000 tons annually. Dedicated logistics infrastructure includes a light-duty wharf for product loading, water supply lines, electricity, internal roads, freshwater tanks, and a treatment plant. A research, quality control, and veterinary center will monitor fish health and genetics. Implemented in three phases, this project positions Chabahar as a leading hub for export-oriented aquaculture.

- **Annual capacity:** 150,000 tons per year

Project Status

- **Access to Raw Materials Required from Domestic Sources:** 100 %
- **Sale :**

- Projected Foreign Market: 50 %

- **Construction Period:** 36 months
- **Project Status :**

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

Financial Structure

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Millyard Rials	Rate (Rials)	Equivalent in Million Euro		
Fix Capital				0	
Working Capital				0	
Total Investment			138	0	

- **Value of foreign equipment/machinery:**...................... million euro
- **Value of local equipment/machinery:**.........................million euro
- **Value of foreign technical know- how:** .... million euro
- **Value of local technical knows- how:** .... million euro
- **Net Present Value (NPV)**: --- Euros over --- years
- **Internal Rate of Return (IRR):** .... %
- **Payback Period (PP):** 48 months

General Information

- **Project Type :** **Establishment** ● **Expansion and completion** ▢
- **Company Profile:**
- **Name (legal /natural persons) :**
- **Company Name :**
- **Address :**
- **Tel:**
- **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) ▢


Project Introduction

Project title

Establishment of the Makoran Renewable Energy Complex in Three Phases to Supply 1,500 MW of Stable Electricity by 2035 on 2,000 Hectares project

- **Sector:** Industrial
- **Sub sector:** Electricity
- **Products/Services:**
- **Location:** Chabahar, Sistan and Baluchistan, Iran

Free Zone – Special Economic Zone – Industrial Town – Mainland

- **Project description:** The Makoran Renewable Energy Complex will transform Chabahar into Iran's clean energy hub along the Indian Ocean. Spanning 2,000 hectares, it will deliver 1,500 MW of stable, cost-effective electricity by 2035. The project supports heavy industries, fisheries, logistics, residential, and tourism sectors in the Free Zone. It is structured in three phases:

Phase 1 (Initial Infrastructure and Production, 200 MW): Includes 100 MW of third-generation perovskite solar panels, 50 MW of lightweight coastal wind turbines in Tis and Konarak, and 50 MW of industrial Battery Energy Storage Systems (BESS) for nighttime and backup use.

Phase 2 (Commercial Expansion and Industrial Integration, 500 MW): Features a 300 MW utility-scale solar farm, 120 MW of high-altitude Class 3 wind turbines, and 80 MW of energy storage connected to industrial and port networks.

Phase 3 (Regional Energy Export Hub, 800 MW): Comprises 500 MW of hybrid solar technologies (CPV, thermal storage, or solar-wind hybrid), 200 MW of wind turbines in the eastern zone with international connectivity, and 100 MW for export via regional transmission lines (Iran-Pakistan-Oman).

The project will power key initiatives, including aquaculture towns (Projects 11 and 12), a technology park (Project 26), a residential complex (Project 24), and a marine hospital (Project 25).

- **Annual capacity:** 1,500 MW of Electricity

Project Status

- **Access to Raw Materials Required from Domestic Sources:** 100 %
- **Sale :**

- Projected Foreign Market: 0 %

- **Construction Period:** 48 months
- **Project Status :**

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

Financial Structure

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Millyard Rials	Rate (Rials)	Equivalent in Million Euro		
Fix Capital			0		
Working Capital			0		
Total Investment			1.000		

- **Value of foreign equipment/machinery:**...................... million euro
- **Value of local equipment/machinery:**.........................million euro
- **Value of foreign technical know- how:** .... million euro
- **Value of local technical knows- how:** .... million euro
- **Net Present Value (NPV)**: --- Euros over --- years
- **Internal Rate of Return (IRR):** .... %
- **Payback Period (PP):** 48 months

General Information

Project Type : **Establishment** ● **Expansion and completion** ▢

Company Profile:

Name (legal /natural persons) :

Company Name :

Address :

Tel:

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) ▢

Project Introduction

Project title

Establishment of a Monoethylene Glycol Complex (Completion of Petrochemical Value Chains) project

- **Sector:** Industrial
- **Sub sector:** Petrochemical
- **Products/Services:**
- **Location:** Chabahar, Sistan and Baluchistan, Iran

Free Zone – Special Economic Zone – Industrial Town – Mainland

- **Project description:**

The project establishes a monoethylene glycol (MEG) production complex in the Chabahar Free Zone. It will produce 600,000 tons of MEG annually. The facility completes Iran's petrochemical value chain. Iran currently produces 1 million tons of ethylene glycol yearly through the Arak, Maroon, and Farsa petrochemical complexes. Key export markets include China, India, and Belgium, with secondary markets in the Netherlands, UAE, Pakistan, Turkey, Greece, Italy, and South Africa. The complex will primarily supply MEG for polyester fiber production, a high-demand sector in Iran. It targets the growing import needs of China and India, major global consumers. The project will generate significant foreign exchange earnings. It will create jobs and boost Chabahar's role as a petrochemical hub.

- **Annual capacity:** 600,000 tons of monoethylene glycol

Project Status

- **Access to Raw Materials Required from Domestic Sources:** 100 %
- **Sale :**

- Projected Foreign Market: 50 %

- **Construction Period:** 60 months
- **Project Status :**

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

Financial Structure

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Millyard Rials	Rate (Rials)	Equivalent in Million Euro		
Fix Capital			0		
Working Capital			0		
Total Investment	1,925		0		

- **Value of foreign equipment/machinery:**...................... million euro
- **Value of local equipment/machinery:**.........................million euro
- **Value of foreign technical know- how:** .... million euro
- **Value of local technical knows- how:** .... million euro
- **Net Present Value (NPV)**: --- Euros over --- years
- **Internal Rate of Return (IRR):** .... %
- **Payback Period (PP):** 48 months

General Information

- **Project Type :** **Establishment** ● **Expansion and completion** ▢
- **Company Profile:**
- **Name (legal /natural persons) :**
- **Company Name :**
- **Address :**
- **Tel:**
- **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) ▢

Project Introduction

Project title

Establishment of a Logistics and Export Cold Storage Center project

- **Sector:** Services
- **Sub sector:** Non-Industrial
- **Products/Services:**
- **Location:** Chabahar, Sistan and Baluchistan, Iran

Free Zone – Special Economic Zone – Industrial Town – Mainland

- **Project description:** The project establishes a state-of-the-art logistics and cold storage center in the Chabahar Free Zone. It will feature cold storage facilities with a capacity exceeding 30,000 tons, operating at -18°C and 0–5°C. The center includes IQF (Individual Quick Freezing) tunnels with a daily capacity of 120 tons. It will have automated vacuum packing, shrink-wrapping, and export labeling lines. A smart distribution system will optimize logistics operations. The facility connects directly to refrigerated container loading docks at Shahid Beheshti Port. It includes a sanitation and quality control station for veterinary, hygiene, and customs inspections. The center supports refrigerated sea and truck transport to Dubai, Karachi, and Mumbai. It will serve as an export hub for perishable goods, including shrimp, fish, vegetables, tropical fruits, and dairy products from southern Iran. The project strengthens the supply chain for regional and global markets. It will create jobs and generate significant foreign exchange earnings. The strategic location enhances Chabahar's position as a leading logistics hub for Asia and the Persian Gulf.

- **Annual capacity:** 200,000 tons of processed and stored perishable goods

Project Status

- **Access to Raw Materials Required from Domestic Sources:** 100 %
- **Sale :**

- Projected Foreign Market: ...... %

- **Construction Period:** 60 months
- **Project Status :**

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

Financial Structure

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Millyard Rials	Rate (Rials)	Equivalent in Million Euro		
Fix Capital				0	
Working Capital				0	
Total Investment			32	0	

- **Value of foreign equipment/machinery:**..................... million euro
- **Value of local equipment/machinery:**.........................million euro
- **Value of foreign technical know- how:** .... million euro
- **Value of local technical knows- how:** .... million euro
- **Net Present Value (NPV)**: --- Euros over --- years
- **Internal Rate of Return (IRR):** .... %
- **Payback Period (PP):** 48 months

General Information

- **Project Type :** **Establishment** ● **Expansion and completion** ▢
- **Company Profile:**
- **Name (legal /natural persons) :**
- **Company Name :**
- **Address :**
- **Tel:**
- **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) ▢

Project Introduction

Project title

Establishment of a Smart and Luxury Residential Zone on Tis Coast (500 Modern Villas) project

- **Sector:** Services
- **Sub sector:** Non-Industrial
- **Products/Services:** Luxury residential villas, smart infrastructure, and lifestyle amenities
- **Location:** Chabahar, Sistan and Baluchistan, Iran

Free Zone – Special Economic Zone – Industrial Town – Mainland

- **Project description:** The project establishes a 60-hectare smart and luxury residential zone on the Tis Coast in the Chabahar Free Zone. It will feature 500 modern villas with Mediterranean and Oceanic designs. The villas, ranging from 300 to 600 square meters, include 3 to 5 bedrooms. They will be powered by clean energy (solar panels and battery storage). The zone integrates fiber-optic connectivity and Internet of Things (IoT) technology for smart living. The development allocates 35 hectares for villa complexes, 15 hectares for educational, cultural, health, and commercial infrastructure, and 10 hectares for coastal parks, wellness trails, a private marina, and dedicated security. Key amenities include an international school (IB or STEM curriculum), a health clinic, and a cultural club for investment events. The project offers a VIP lifestyle with high security and integrated hospitality services. It targets 500 elite families, including project managers, investors, and international professionals. The zone supports foreign investment through favorable Free Zone regulations. It will drive tourism, create jobs, and position Chabahar as a premier destination for luxury living and investment in the Makoran Coast.

- **Annual capacity:**

Project Status

- **Access to Raw Materials Required from Domestic Sources:** 100 %
- **Sale :**

- Projected Foreign Market: ...... %

- **Construction Period:** 60 months
- **Project Status :**

	Yes	No
- Feasibility study available?	●	○
- Required land provided?	●	○
- Legal permissions (establishment license, foreign currency quota, environment, etc) taken?	○	●
- Partnership agreement concluded with local/foreign investor?	○	●
- Financing agreement concluded?	○	●
- Agreement with local / foreign contractor(s) concluded?	○	●
-Infrastructuralutilities(electricity,watersupply,telecommunication,fuel,road,etc)procured?	○	●
- List of know-how, machinery, equipment, as well as seller / builder companies defined?	○	●
- Purchase agreement for machinery, equipments and know- how concluded?	○	●

Financial Structure

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Millyard Rials	Rate (Rials)	Equivalent in Million Euro		
Fix Capital				0	
Working Capital				0	
Total Investment	20,000			0	

- **Value of foreign equipment/machinery:**...................... million euro
- **Value of local equipment/machinery:**.........................million euro
- **Value of foreign technical know- how:** .... million euro
- **Value of local technical knows- how:** .... million euro
- **Net Present Value (NPV)**: --- Euros over --- years
- **Internal Rate of Return (IRR):** .... %
- **Payback Period (PP):** 48 months

General Information

- **Project Type :** **Establishment** ● **Expansion and completion** ○
- **Company Profile:**
- **Name (legal /natural persons) :**
- **Company Name :**
- **Address :**
- **Tel:**
- **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) ○

Project Introduction

Project title

Establishment of an 800 MW Combined Cycle Power Plant for Heavy Industries with a Technological Approach and Capital Market Financing project

- **Sector:** Industrial
- **Sub sector:** Electricity
- **Products/Services:** Electricity generation for heavy industries and export-oriented projects
- **Location:** Chabahar, Sistan and Baluchistan, Iran

Free Zone – Special Economic Zone – Industrial Town – Mainland

- **Project description:**

The project establishes an 800 MW combined cycle power plant (CCPP) in the Chabahar Free Zone, supporting the Makoran region's industrial growth. It features a 2+1 configuration with two gas turbines and one steam turbine. Phase 1 will deliver 400 MW, expandable to 800 MW. The plant uses natural gas as the primary fuel, with dual-fuel capability (diesel for emergencies). It employs a dry cooling system for water-scarce environments. A DeNOx system reduces nitrogen oxide emissions, with real-time environmental monitoring. The plant connects directly to industrial zones, cold storage docks, and coastal refineries, bypassing the national grid. It supports heavy industries with over 650 MW consumption

- **Annual capacity:** 800 MW of electricity

Project Status

- **Access to Raw Materials Required from Domestic Sources:** 100 %
- **Sale :**

- Projected Foreign Market: ...... %

- **Construction Period:** 60 months
- **Project Status :**

	Yes	No
- Feasibility study available?	●	○
- Required land provided?	●	○
- Legal permissions (establishment license, foreign currency quota, environment, etc) taken?	○	●
- Partnership agreement concluded with local/foreign investor?	○	●
- Financing agreement concluded?	○	●
- Agreement with local / foreign contractor(s) concluded?	○	●
-Infrastructuralutilities(electricity,watersupply,telecommunication,fuel,road,etc)procured?	○	●
- List of know-how, machinery, equipment, as well as seller / builder companies defined?	○	●
- Purchase agreement for machinery, equipments and know- how concluded?	○	●

Financial Structure

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Millyard Rials	Rate (Rials)	Equivalent in Million Euro		
Fix Capital				0	
Working Capital				0	
Total Investment			450	0	

- **Value of foreign equipment/machinery:**...................... million euro
- **Value of local equipment/machinery:**.........................million euro
- **Value of foreign technical know- how:** .... million euro
- **Value of local technical knows- how:** .... million euro
- **Net Present Value (NPV)**: --- Euros over --- years
- **Internal Rate of Return (IRR):** .... %
- **Payback Period (PP):** 60 months

General Information

- **Project Type :** **Establishment** ● **Expansion and completion** ▢
- **Company Profile:**
- **Name (legal /natural persons) :**
- **Company Name :**
- **Address :**
- **Tel:**
- **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) ▢

Project Introduction

Project title

Chabahar International Re-export Hub project

- **Sector:** Services
- **Sub sector:** Non-Industrial
- **Products/Services:** Duty-free retail, export trade, and tourism services
- **Location:** Chabahar, Sistan and Baluchistan, Iran

Free Zone – Special Economic Zone – Industrial Town – Mainland

- **Project description:** The Chabahar International Re-export Hub establishes a premier retail and trade complex in the Chabahar Free Zone. It will serve as a duty-free retail and export mall, supporting maritime trade, non-oil exports, regional transit, and tourism. The hub includes:

Duty-Free Zone: Features international brand stores for clothing, electronics, cosmetics, home goods, and watches. It offers a tax- and customs-exempt shopping area with purchase limits for domestic and foreign tourists. An electronic shopping card system integrates with Free Zone customs for seamless goods export.

Iranian Export Center: Hosts permanent showrooms for export-oriented Iranian goods, including carpets, handicrafts, dried fruits, home appliances, clothing, shoes, sweets, and beverages. A dedicated "Made in Makoran" section promotes products from Chabahar Free Zone and Sistan and Baluchistan Province. It provides bulk purchasing, export packaging, and customs clearance services for foreign buyers.

- **Annual capacity:**

Project Status

- **Access to Raw Materials Required from Domestic Sources:** 100 %
- **Sale :**

- Projected Foreign Market: ...... %

- **Construction Period:** 36 months
- **Project Status :**

	Yes	No
- Feasibility study available?	●	○
- Required land provided?	●	○
- Legal permissions (establishment license, foreign currency quota, environment, etc) taken?	●	○
- Partnership agreement concluded with local/foreign investor?	○	●
- Financing agreement concluded?	○	●
- Agreement with local / foreign contractor(s) concluded?	○	●
-Infrastructuralutilities(electricity,watersupply,telecommunication,fuel,road,etc)procured?	○	●
- List of know-how, machinery, equipment, as well as seller / builder companies defined?	○	●
- Purchase agreement for machinery, equipments and know- how concluded?	○	●

Financial Structure

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Millyard Rials	Rate (Rials)	Equivalent in Million Euro		
Fix Capital				0	
Working Capital				0	
Total Investment			200	0	

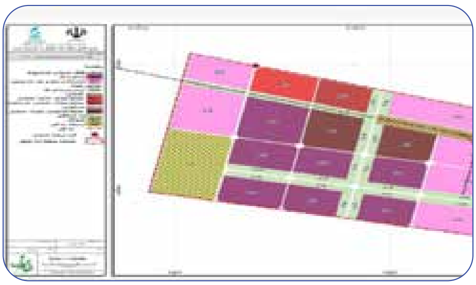
- **Value of foreign equipment/machinery:**...................... million euro
- **Value of local equipment/machinery:**..........................million euro
- **Value of foreign technical know- how:** .... million euro
- **Value of local technical knows- how:** .... million euro
- **Net Present Value (NPV)**: --- Euros over --- years
- **Internal Rate of Return (IRR):** .... %
- **Payback Period (PP):** ....

General Information

- **Project Type :** **Establishment** ● **Expansion and completion** ▢
- **Company Profile:**
- **Name (legal /natural persons) :**
- **Company Name :**
- **Address :**
- **Tel:**
- **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) ▢



Chabahar
Free Zone
the Province of Sistan and Baluchistan


Chabahar
Free Zone
the Province of
Sistan and Baluchistan

high-Priority
Investment
Opportunities
in Chabahar Free Zone