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

High-Priority Investment opportunities in Kish Free Zone

- Science and Technology Park Project
- Health Care City Project
- Olympic Village Project
- Exhibition City Project
- International Financial Center Project
- Ghoroub Kish Residential and Tourism Complex Project
- Farabi Residential and Tourism Complex Project
- Resort Hotel WVC-30 Project
- Resort Hotel RG-180a Project
- TS-242 Residential, Office, Hotel, and Commercial Complex Project

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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.

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• 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.

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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.

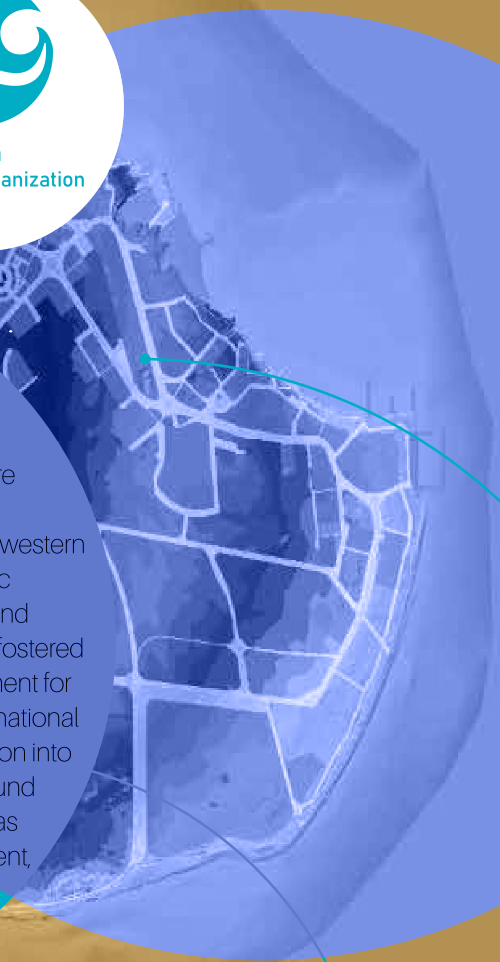
Article 6: Export Development

- 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.

KISH
Free Zone
the Province of Hormozgan

Kish
Free zone Organization



INTRODUCING KISH FREE ZONE

Kish Island, as the first and most leading free trade zone in Iran, is located with an area of about 92 square kilometers in the azure waters of the Persian Gulf, 18 kilometers from the southern coast of the country in the western part of Hormozgan Province. With its strategic geographic location, well-developed infrastructure, and exceptional and unique tourism attractions and amenities, Kish Island has fostered a favorable economic climate and a conducive environment for business and investment. It plays a significant role in the national economy and possesses valuable potential for integration into the global economy. With a resident population of around 41,000 and hosting 2 million tourists annually, Kish has become one of the main hubs of tourism, investment, and economic activities in Iran.

Project Introduction

Project title Science and Technology Park

Sector: Non-industrial

Sub sector: Administrative, Educational, Commercial, Service, Residential, and Hotel

Products/Services: R&D centers, incubators, tech offices, exhibition spaces, accommodation, investor services, training centers, retail, recreational facilities, and smart infrastructure.

Location: Kish Island Free zone ● Economic special zone ○ Industrial Estate ○ Main Land ○

Project description:

Kish Science and Technology Park has been planned as one of the most significant large-scale, forward-looking development projects of Kish Island, with the aim of enhancing the island's scientific, technological, and economic position at the national and international levels. Located in the southern part of Kish Island, the project spans a land area of 90 hectares and an approximate built-up area of 450,000 square meters, encompassing 36 defined sub-projects. By adhering to international standards in design, construction, and operation, this project will provide a unique platform for technology development, innovation, entrepreneurship, and the attraction of investors and knowledge-based companies. As a comprehensive technological ecosystem, Kish Science and Technology Park will include diverse specialized infrastructure such as R&D units, incubators and accelerators, offices for tech companies, exhibition spaces, accommodation, service and welfare facilities, and well-designed green areas.

Project Status

Local / internal raw material access: 90 %

Sale:

- Anticipated export market: 50 %

Construction Period: 7 years in 3 phases

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
	Billion Rials	Rate (Rials)	Equivalent in Million Euro		
Fix Capital	598,518	800,000	748/15	-	748/15
Working Capital	70,944	800,000	88/68	-	88/68
Total Investment	669,462	800,000	836/83	-	836/83

- **Value of foreign equipment/machinery:** -
- **Value of local equipment/machinery:** -
- **Value of foreign technical know- how:** -
- **Value of local technical knows- how:** -
- **Net Present Value (NPV)**: 531,227 Billion Rials
- **Internal Rate of Return (IRR):** 42/3 %
- **Payback Period (PP):** 7/6 Year

General Information

- **Project Type:** **Establishment** ● **Expansion and completion** ▢
- **Company Profile:**
- **Name (legal /natural persons):** Marketing Department, Economic and Investment Affairs Deputy
- **Company Name:** Kish Free Zone Organization
- **Address:** Central Bldg., KFZO, Sanaee St, Kish Island, I.R. Iran
- **Tel:** +98 76 44422141-42 **Fax:**
- **E-mail:** **Web site:** https://invest.kish.ir
- **Local entrepreneur:** private sector ▢ public sector ▢ other ▢

Proposed location (Input information: description / coordinates / aerial photo)

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

Project Introduction

Project title

Health Care City

Sector: Non-industrial

Sub sector: Medical and Healthcare, Administrative, Educational, Service, Recreational, Residential, Accommodation and Hospitality.

Products/Services: Hospital and Medical Services, Health Tourism, Accommodation and Hospitality Services, Educational and Research Services, Welfare and Support Services.

Location: Kish Island Free zone ● Economic special zone ○ Industrial Estate ○ Main Land ○

Project description:

The Kish Health Care City Mega Project is a flagship and catalytic development initiative aimed at transforming southern Kish Island into one of the leading international hubs for medical tourism and advanced healthcare services in the region. Spanning 90 hectares with a planned built-up area of 450,000 square meters, this integrated mega project comprises 25 distinct investment opportunities across a wide range of synergistic land uses, including hospital and medical services, healthcare facilities, accommodation and hospitality, education and research, service and recreational amenities, green and leisure spaces, and all necessary infrastructure. This comprehensive development is designed not only to meet the growing domestic demand for high-quality medical services but also to create an effective platform for attracting international patients, particularly from neighboring countries and the Persian Gulf region, thus playing a vital role in the growth of medical tourism and increasing the country's foreign currency revenues.

Project Status

Local / internal raw material access: 90 %

Sale:

- Anticipated export market: 50 %

Construction Period: 10 years in 3 phases

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
	Billion Rials	Rate (Rials)	Equivalent in Million Euro		
Fix Capital	344,452	800,000	430/56	-	430/56
Working Capital	36,332	800,000	45/42	-	45/42
Total Investment	380,784	800,000	475/98	-	475/98

- **Value of foreign equipment/machinery:** -
- **Value of local equipment/machinery:** -
- **Value of foreign technical know- how:** -
- **Value of local technical knows- how:** -
- **Net Present Value (NPV)**: 142,173/71 Billion Rials
- **Internal Rate of Return (IRR):** 38/3 %
- **Payback Period (PP):** 9/1 Year

General Information

- **Project Type:** **Establishment** ● **Expansion and completion** ▢
- **Company Profile:**
- **Name (legal /natural persons):** Marketing Department, Economic and Investment Affairs Deputy
- **Company Name:** Kish Free Zone Organization
- **Address:** Central Bldg., KFZO, Sanaee St, Kish Island, I.R. Iran
- **Tel:** +98 76 44422141-42 **Fax:**
- **E-mail:** **Web site:** https://invest.kish.ir
- **Local entrepreneur:** private sector ▢ public sector ▢ other ▢

Proposed location (Input information: description / coordinates / aerial photo)

Pre feasibility study ▢

Feasibility study ▢

Legal permissions (establishment license, foreign currency quota, environment, etc) ▢

Project Introduction

Project title Olympic Village

Sector: Non-industrial

Sub sector: Sports, Administrative, Service, Commercial, Recreational, Accommodation, and Hotel Facilities

Products/Services: Hosting sports events, athlete accommodation and hospitality, sports tourism, sports education and training, welfare and support services, and recreational and wellness facilities.

Location: Kish Island   Free zone ●   Economic special zone ○   Industrial Estate ○   Main Land ○

Project description:

Kish Olympic Village, one of the largest and most comprehensive sports, hospitality, tourism, and service projects in the country, is being developed in the northern part of Kish Island. This complex is designed with the aim of becoming an international hub for hosting sports events, training champions, promoting sports tourism, and fostering sustainable urban development. The project adheres to the highest international standards in design, construction, and operation. It will be developed on a land area of approximately 866,000 square meters (about 86.6 hectares), with a total built-up area of around 365,500 square meters. The complex will include a wide range of facilities such as indoor and outdoor sports arenas and stadiums, accommodation units, 4-star and 5-star hotels, commercial and administrative buildings, service and support facilities, an internal road network, and extensive green spaces.

Project Status

Local / internal raw material access: 100 %

Sale:

- Anticipated export market: 50 %

Construction Period: 7 years in 2 phases

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
	Billion Rials	Rate (Rials)	Equivalent in Million Euro		
Fix Capital	228,311	800,000	285/39	-	285/39
Working Capital	16,120	800,000	20/15	-	20/15
Total Investment	244,431	800,000	305/54	-	305/54

- **Value of foreign equipment/machinery:** -
- **Value of local equipment/machinery:** -
- **Value of foreign technical know- how:** -
- **Value of local technical knows- how:** -
- **Net Present Value (NPV)**: 39,017 Billion Rials
- **Internal Rate of Return (IRR):** 32/7 %
- **Payback Period (PP):** 9/9 Year

General Information

- **Project Type:** **Establishment** ● **Expansion and completion** ▢
- **Company Profile:**
- **Name (legal /natural persons):** Marketing Department, Economic and Investment Affairs Deputy
- **Company Name:** Kish Free Zone Organization
- **Address:** Central Bldg., KFZO, Sanaee St, Kish Island, I.R. Iran
- **Tel:** +98 76 44422141-42 **Fax:**
- **E-mail:** **Web site:** https://invest.kish.ir
- **Local entrepreneur:** private sector ▢ public sector ▢ other ▢

Proposed location (Input information: description / coordinates / aerial photo)

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

Project Introduction

Project title

Exhibition City

Sector: Non-industrial

Sub sector: Infrastructure, exhibition, administrative, educational, commercial, service, recreational, accommodation, and hotel facilities

Products/Services: Hosting specialized and international exhibitions, conferences, and providing accommodation, support, welfare, and educational services.

Location: Kish Island Free zone ● Economic special zone ○ Industrial Estate ○ Main Land ○

Project description:

The "Kish International Exhibition City" is designed as a flagship and development-driving project, envisioned as one of the largest and most modern exhibition hubs in the region. It aims to advance the event-based economy, attract foreign investment, and strengthen the international position of Kish Island and the country. Located on a 27.2-hectare site with a built-up area of approximately 136,000 square meters, this exhibition city comprises 22 investment opportunities in the central part of Kish Island, adjacent to Kish International Airport. By adhering to the highest global standards, it provides an advanced platform for hosting specialized exhibitions and international conferences. From physical, functional, and economic perspectives, this project represents a pioneering model in the development of exhibition centers.

Project Status

Local / internal raw material access: 100 %

Sale:

- Anticipated export market: 50 %

Construction Period: 5 years in 2 phases

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
	Billion Rials	Rate (Rials)	Equivalent in Million Euro		
Fix Capital	84,212	800,000	105/26	-	105/26
Working Capital	10,740	800,000	13/43	-	13/43
Total Investment	94,952	800,000	118/69	-	118/69

- **Value of foreign equipment/machinery:** -
- **Value of local equipment/machinery:** -
- **Value of foreign technical know- how:** -
- **Value of local technical knows- how:** -
- **Net Present Value (NPV)**: 70,681 Billion Rials
- **Internal Rate of Return (IRR):** 40/7 %
- **Payback Period (PP):** 6/9 Year

General Information

- **Project Type:** **Establishment** ● **Expansion and completion** ▢
- **Company Profile:**
- **Name (legal /natural persons):** Marketing Department, Economic and Investment Affairs Deputy
- **Company Name:** Kish Free Zone Organization
- **Address:** Central Bldg., KFZO, Sanaee St, Kish Island, I.R. Iran
- **Tel:** +98 76 44422141-42 **Fax:**
- **E-mail:** **Web site:** https://invest.kish.ir
- **Local entrepreneur:** private sector ▢ public sector ▢ other ▢

Proposed location (Input information: description / coordinates / aerial photo)

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

Project Introduction

Project title International Financial Center

Sector: Non-industrial

Sub sector: Administrative, Service, Commercial, Recreational, Residential, Accommodation, and Hotel

Products/Services: Provision of offshore financial and banking services including domestic and international bank offices, trade and stock exchange centers, fintech and cryptocurrency offices, consulting and legal firms, insurance services, investment funds, exchange bureaus, facilities for hosting international conferences, accommodation in a 5-star business hotel, commercial and recreational spaces, and advanced data and digital infrastructure.

Location: Kish Island Free zone ● Economic special zone ○ Industrial Estate ○ Main Land ○

Project description: The Kish International Offshore Financial and Banking Center is one of the strategic flagship projects located on the southern coastal strip of Kish Island. Situated on approximately 57,000 square meters of land, it is designed and developed with the aim of becoming a regional and international offshore financial and banking hub. This center is established by adhering to the highest global standards, aiming to elevate Iran's position in international financial markets and to develop offshore economic infrastructure within the Kish Free Zone. Covering an area of about 52,500 square meters, the project will include office and financial towers, trade and stock exchange centers, fintech and cryptocurrency offices, consulting and legal firms, insurance services, domestic and international banks, investment funds, exchange bureaus, an international conference hall, a 5-star business hotel, commercial and recreational spaces, data centers, and advanced digital infrastructure.

Project Status

Local / internal raw material access: 100 %

Sale:

- Anticipated export market: 50 %

Construction Period: 4 years

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
	Billion Rials	Rate (Rials)	Equivalent in Million Euro		
Fix Capital	40,456	800,000	50/57	-	50/57
Working Capital	2,554	800,000	3/19	-	3/19
Total Investment	43,010	800,000	53/76	-	53/76

- **Value of foreign equipment/machinery:** -
- **Value of local equipment/machinery:** -
- **Value of foreign technical know- how:** -
- **Value of local technical knows- how:** -
- **Net Present Value (NPV)**: 13,147 Billion Rials
- **Internal Rate of Return (IRR):** 41/9 %
- **Payback Period (PP):** 4/4 Year

General Information

- **Project Type:** **Establishment** ● **Expansion and completion** ▢
- **Company Profile:**
- **Name (legal /natural persons):** Marketing Department, Economic and Investment Affairs Deputy
- **Company Name:** Kish Free Zone Organization
- **Address:** Central Bldg., KFZO, Sanaee St, Kish Island, I.R. Iran
- **Tel:** +98 76 44422141-42 **Fax:**
- **E-mail:** **Web site:** https://invest.kish.ir
- **Local entrepreneur:** private sector ▢ public sector ▢ other ▢

Proposed location (Input information: description / coordinates / aerial photo)

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

Project Introduction

Project title Ghoroub Kish Residential and Tourism Complex

- **Sector:** Non-industrial
- **Sub sector:** Mixed-Use Complex (Residential, Hotel, and Service)
- **Products/Services:** Residential, Hotel Accommodation, Tourism, and Supporting Services.
- **Location:** Kish Island Free zone ● Economic special zone ○ Industrial Estate ○ Main Land ○
- **Project description:**

The Ghoroub Kish Complex is a modern, landmark project in the southwest of Kish Island, designed to create a luxurious accommodation, tourism, and residential center. This complex is ideally located (Jahan Boulevard, Ghoroub Kish Square), providing convenient access to tourist attractions and developed infrastructure.

Key features include:
Four 15-story residential towers: With approximately 526 luxurious units and full amenities (pool, sauna, gym).
An 11-story 5-star resort hotel: Featuring 270 rooms and suites built to international standards.
A 14-story apartment hotel: With 243 well-equipped residential suites.
A service and welfare center: Including a hypermarket, shops, restaurants, and entertainment/sports facilities.

This project, with its sea views and serene environment, represents a unique opportunity for investment and sustainable development in Kish.

Project Status

- **Local / internal raw material access:** 100 %
- **Sale:**
  - Anticipated export market: 20 %
- **Construction Period:** 3 years
- **Project Status:**

- 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 seller / builder companies defined?	Yes ●	No ○
- Purchase agreement for machinery, equipments and know- how concluded?	Yes ○	No ●

Financial Structure

Description	Local Currency Required			Foreign Currency Required Million Euro	Total Million Euro
	Billion Rials	Rate (Rials)	Equivalent in Million Euro		
Fix Capital	166,356/85	800,000	207/95	-	207/95
Working Capital	734/55	800,000	0/92	-	0/92
Total Investment	167,091/4	800,000	208/86	-	208/86

- **Value of foreign equipment/machinery:** -
- **Value of local equipment/machinery:** -
- **Value of foreign technical know- how:** -
- **Value of local technical knows- how:** -
- **Net Present Value (NPV)**: 67,593/53 Billion Rials
- **Internal Rate of Return (IRR):** 39/79 %
- **Payback Period (PP):** 3/56 Year

General Information

- **Project Type:** **Establishment** ● **Expansion and completion** ▢
- **Company Profile:**
- **Name (legal /natural persons):** Kish Investment and Development Company
- **Company Name:** Kish Investment and Development Company
- **Address:** Kish Island, Didar Loop, Sadaf Tower Street, Sadaf Tower, Third to Fifth Floor
- **Tel:** +98 76 44453371-2 **Fax:**
- **E-mail:** **Web site:** idc.kish.ir
- **Local entrepreneur:** private sector ▢ public sector ▢ other ▢

Proposed location (Input information: description / coordinates / aerial photo)

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

Project Introduction

Project title Farabi Residential and Tourism Complex

- **Sector:** Non-industrial
- **Sub sector:** Mixed-Use Complex (Residential, Hotel, and Service)
- **Products/Services:** Residential, Hotel Accommodation, Tourism, and Supporting Services.
- **Location:** Kish Island Free zone ● Economic special zone ○ Industrial Estate ○ Main Land ○
- **Project description:**

The Farabi Kish Complex is a modern, landmark project designed in one of Kish Island's prime areas, aiming to provide a luxurious space for tourists, investors, and residents. This complex includes a 19-story luxury residential tower with approximately 152 diverse units and full amenities such as a swimming pool, sauna, gym, and event hall. Additionally, a 15-story 5-star resort hotel with 190 rooms and suites, built to international standards and featuring all hospitality, service, and support areas, is part of this complex. Furthermore, a service and recreation center – comprising a hypermarket, shops, restaurants, coffee shops, and entertainment/sports facilities – is planned for the convenience of residents and tourists. The project is strategically located in an excellent spot, offering easy access to beaches, recreational and tourist centers, and urban amenities, making it a unique investment opportunity in Kish.

Project Status

- **Local / internal raw material access:** 100 %
- **Sale:**
  - Anticipated export market: 20 %
- **Construction Period:** 3 years
- **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
	Billion Rials	Rate (Rials)	Equivalent in Million Euro		
Fix Capital	53,698/97	800,000	67/12	-	67/12
Working Capital	333/29	800,000	0/42	-	0/42
Total Investment	54,032/26	800,000	67/54	-	67/54

- **Value of foreign equipment/machinery:** -
- **Value of local equipment/machinery:** -
- **Value of foreign technical know- how:** -
- **Value of local technical knows- how:** -
- **Net Present Value (NPV)**: 26,291/55 Billion Rials
- **Internal Rate of Return (IRR):** 42/6 %
- **Payback Period (PP):** 3/4 Year

General Information

- **Project Type:** **Establishment** ● **Expansion and completion** ▢
- **Company Profile:**
- **Name (legal /natural persons):** Kish Investment and Development Company
- **Company Name:** Kish Investment and Development Company
- **Address:** Kish Island, Didar Loop, Sadaf Tower Street, Sadaf Tower, Third to Fifth Floor
- **Tel:** +98 76 44453371-2 **Fax:**
- **E-mail:** **Web site:** idc.kish.ir
- **Local entrepreneur:** private sector ▢ public sector ▢ other ▢

Proposed location (Input information: description / coordinates / aerial photo)

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

Project Introduction

Project title Resort Hotel WVC-30

- **Sector:** Non-industrial
- **Sub sector:** Hotel and Tourism
- **Products/Services:** Hotel Accommodation and Tourism Lodging
- **Location:** Kish Island Free zone ● Economic special zone ○ Industrial Estate ○ Main Land ○
- **Project description:**

This project features a luxurious and eco-friendly resort, comprising an 11-story five-star hotel with 105 rooms and suites, an artificial lake, and a golf course. The development has been planned in accordance with the island's strategic needs, upper-level master plans, and consultant studies. This elegant, distinctive, green, and tranquil resort is located in the western part of Kish Island, near the coastline, within the newly designated tourism and resort zone. It offers a unique and exclusive range of amenities designed to meet the evolving demands of tourists and align with the island's overarching development strategies.

Project Status

- **Local / internal raw material access:** 100 %
- **Sale:**
  - Anticipated export market: 30 %
- **Construction Period:** 3 years
- **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
	Billion Rials	Rate (Rials)	Equivalent in Million Euro		
Fix Capital	9,317/78	800,000	11/65	-	11/65
Working Capital	160/9	800,000	0/2	-	0/2
Total Investment	9,478/68	800,000	11/85	-	11/85

- **Value of foreign equipment/machinery:** -
- **Value of local equipment/machinery:** -
- **Value of foreign technical know- how:** -
- **Value of local technical knows- how:** -
- **Net Present Value (NPV)**: 3,413/57 Billion Rials
- **Internal Rate of Return (IRR):** 35.66 %
- **Payback Period (PP):** 7/3 Year

General Information

- **Project Type:** **Establishment** ● **Expansion and completion** ▢
- **Company Profile:**
- **Name (legal /natural persons):** Marketing Department, Economic and Investment Affairs Deputy
- **Company Name:** Kish Free Zone Organization
- **Address:** Central Bldg., KFZO, Sanaee St, Kish Island, I.R. Iran
- **Tel:** +98 76 44422141-42 **Fax:**
- **E-mail:** **Web site:** https://invest.kish.ir
- **Local entrepreneur:** private sector ▢ public sector ▢ other ▢

Proposed location (Input information: description / coordinates / aerial photo)

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

Project Introduction

Project title Resort Hotel RG-180a

Sector: Non-industrial **Sub sector:** Hotel and Tourism

Products/Services: Hotel Accommodation and Tourism Lodging

Location: Kish Island Free zone ● Economic special zone ○ Industrial Estate ○ Main Land ○

Project description:

This project is a luxury resort hotel, comprising a 5-star hotel and supporting facilities, located on the eastern shoreline of Kish Island, within the island's main coastal tourism strip. The hotel features 135 rooms and suites along with various service spaces across six floors. It offers unique and diverse amenities tailored to the needs of tourists and aligned with the island's broader strategic objectives. The complex is situated on a 6,000-square-meter plot with a total built-up area of 10,800 square meters. It has been designed and planned in accordance with the island's requirements, upper-level development plans, and consultant studies. Complementary resort facilities include a swimming pool, tennis court, beach sports club, café-restaurant, children's play area, and more.

Project Status

Local / internal raw material access: 100 %

Sale:

- Anticipated export market: 30 %

Construction Period: 3 years

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
	Billion Rials	Rate (Rials)	Equivalent in Million Euro		
Fix Capital	8,314/76	800,000	10/39	-	10/39
Working Capital	333/69	800,000	0/42	-	0/42
Total Investment	8,648/45	800,000	10/81	-	10/81

- **Value of foreign equipment/machinery:** -
- **Value of local equipment/machinery:** -
- **Value of foreign technical know- how:** -
- **Value of local technical knows- how:** -
- **Net Present Value (NPV)**: 6,577/51 Billion Rials
- **Internal Rate of Return (IRR):** 40/22 %
- **Payback Period (PP):** 6/37 Year

General Information

- **Project Type:** **Establishment** ● **Expansion and completion** ▢
- **Company Profile:**
- **Name (legal /natural persons):** Marketing Department, Economic and Investment Affairs Deputy
- **Company Name:** Kish Free Zone Organization
- **Address:** Central Bldg., KFZO, Sanaee St, Kish Island, I.R. Iran
- **Tel:** +98 76 44422141-42 **Fax:**
- **E-mail:** **Web site:** https://invest.kish.ir
- **Local entrepreneur:** private sector ▢ public sector ▢ other ▢

Proposed location (Input information: description / coordinates / aerial photo)

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

Project Introduction

Project title

TS-242 Residential, Office, Hotel, and Commercial Complex

- **Sector:** Non-industrial
- **Sub sector:** (Commercial, Tourism, Residential, and Hotel)
- **Products/Services:** Residential Units, Retail Space and Hotel
- **Location:** Kish Island   Free zone ● Economic special zone ○ Industrial Estate ○ Main Land ○
- **Project description:**

This project involves the construction of a luxurious and modern residential, tourism, commercial, and service complex in the northeast of Kish Island, within the eastern coastal development strip of the island, with the aim of establishing a modern multi-purpose complex in the center of Kish Island.

The aforementioned complex is planned on a land area of 60,000 square meters with an approximate built-up area of 120,000 square meters. It includes diverse and luxurious residential units with complementary welfare and service facilities, as well as luxurious commercial units and a five-star hotel. The project benefits from an excellent geographical location, easy access to the beach and recreational centers, and suitable urban amenities.

Project Status

- **Local / internal raw material access:** 100 %
- **Sale:**
  - Anticipated export market: 0 %
- **Construction Period:** 3 years
- **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
	Billion Rials	Rate (Rials)	Equivalent in Million Euro		
Fix Capital	142,500	800,000	178/13	-	178/13
Working Capital	0	800,000	0	-	0
Total Investment	142,500	800,000	178/13	-	178/13

- **Value of foreign equipment/machinery:** -
- **Value of local equipment/machinery:** -
- **Value of foreign technical know- how:** -
- **Value of local technical knows- how:** -
- **Net Present Value (NPV)**: 13,731 Billion Rials
- **Internal Rate of Return (IRR):** 42/7 %
- **Payback Period (PP):** 2/8 Year

General Information

- **Project Type:** **Establishment** ● **Expansion and completion** ▢
- **Company Profile:**
- **Name (legal /natural persons):** Kish Investment and Development Company
- **Company Name:** Kish Investment and Development Company
- **Address:** Kish Island, Didar Loop, Sadaf Tower Street, Sadaf Tower, Third to Fifth Floor
- **Tel:** +98 76 44453371-2 **Fax:**
- **E-mail:** **Web site:** idc.kish.ir
- **Local entrepreneur:** private sector ▢ public sector ▢ other ▢

Proposed location (Input information: description / coordinates / aerial photo)

Pre feasibility study ▢

Feasibility study ▢

Legal permissions (establishment license, foreign currency quota, environment, etc) ▢

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