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

High-Priority Investment opportunities in Maku Free Zone

- Construction of an e-commerce tower Project
- Petrochemical Downstream Industries Complex pipe and fittings production unit Project
- Food Production Plan (Pasta, Biscuit …) Project
- Aras Water And Beach Recreation Center Project
- Construction Of A Hydroponic Greenhouse Project
- Coldwater Fish breeding Project
- Lobster Breeding Farm Project
- Heavy Vehicle Parking lot-Maku Project
- Bitumen heating site Project
- Export terminal 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.

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

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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.

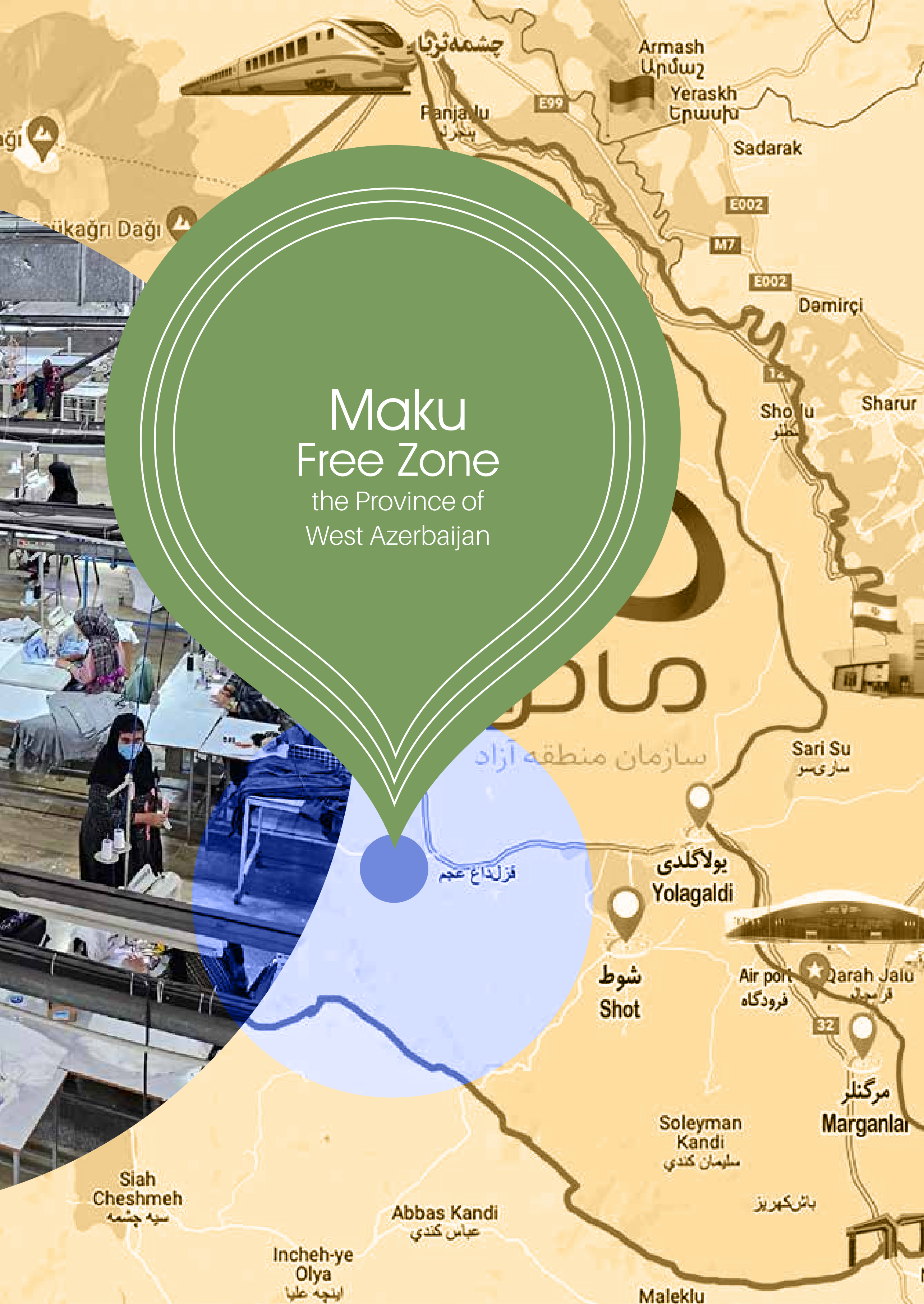
- Access to Commercialization Support:
  - Referral for financial and credit support from the Technology Development Fund.
  - Referral for financial support from venture capital funds (requiring coordination with the Innovation and Prosperity Fund for license and accreditation).
  - Promotion of technology-based 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.

Maku
Free Zone
the Province of
West Azerbaijan



MAKU

FREE ZONE ORGANIZATION

INTRODUCING MAKU FREE ZONE

Located in the northwest of Iran and covering nearly 400,000 hectares, the Maku Free Trade-Industrial Zone is the country's seventh designated free zone. With its considerable economic potential, well-developed infrastructure, and a legal framework that includes special protective regulations, the zone offers substantial opportunities for both domestic and international investors.

Maku and Bazargan customs have long played a vital role as Iran's key commercial gateway to Europe. The expansion of trade relations between Iran and European countries, along with the high volume of goods exchanged, has made the Bazargan border one of the most active land crossings in the country. This strategic position—combined with other advantages such as proximity to Tabriz, one of Iran's major industrial hubs, and close access to the Caucasus region—sparked the idea of establishing the Maku Free Zone in the early 2000s.

Project Introduction

Project title

Construction of an e-commerce tower

Sector: Commerce

Sub sector: Trade

Products/Services: Establishment of commercial-scientific centers, economic enterprises, insurance agencies, knowledge-based companies

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

Project description:

The E-Commerce Tower, as a large and symbolic project in the field of e-commerce and information technology, was designed with the aim of providing a suitable space for trade and innovation in this field. Some of its possible uses include: hosting scientific business centers, hosting economic enterprises, insurance agencies, and hosting knowledge-based companies.

Area of the land required 26792 m2

Area Under Construction: 70000 m2

Employment: 1000 people

Project Status

Local / internal raw material access: 100 %

Sale :

- Anticipated domestic market: 20 %

Construction Period: 60 Month

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 ●
-Infrastructuralutilities(electricity,watersupply,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
	Millyard Rials	Rate (Rials)	Equivalent in Million Euro		
Fix Capital	11340				
Working Capital	0				
Total Investment	11340				

- **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)**: .... million Euro for .... Year
- **Internal Rate of Return (IRR):** 30 %
- **Payback Period (PP):** 5 Year

General Information

- **Project Type :** **Establishment** ● **Expansion and completion** ○
- **Company Profile:**
- **Name (legal /natural persons):** Mr. Hossein Groosi, CEO of Maku Free Zone Organization
- **Company Name:** Maku Free Zone Organization
- **Address:** Maku-Bazergan Road – Maku Free Zone – West Azerbaijan Postal Code: 5867113115.
- **Tel:** 0443100 **Fax:** 04434377979
- **E-mail:** PR@makufz.org **Web site:** www.makufz.org
- **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

Petrochemical Downstream Industries Complex pipe and fittings production unit

○ **Sector:** Petrochemical Industries ○ **Sub sector:** Complementary & downstream

○ **Products/Services:** Pipes and fittings

○ **Location:** Maku Free zone ● Economic special zone ○ Industrial Estate ○ Main Land ○

○ **Project description:**

As one of the country's strategic industries, downstream petrochemical industries have a great impact on economic development and job creation.

Benefits of the plan:

- Creating added value for the complex's products and raw materials and preventing raw sales
- Lack of similar and competing complexes near this complex and even in the country (the Polystal unit has no similar one)
- Availability of Bazargan border capacity near this complex and Lower-cost access to export markets
- Establishment in the Maku Free Zone area and use of the free zone's capacities

Area of the land required300000 m2 Area Under Construction: 10000 m2

Employment: 15 people

○ **Annual capacity:** 32000 Tons

Project Status

○ **Local / internal raw material access:** 100 %

○ **Sale :**

- Anticipated domestic market: 20 %

○ **Construction Period:** 18 Month

○ **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	3600				
Working Capital	625				
Total Investment	4225				

- **Value of foreign equipment/machinery:** .... million euro
- **Value of local equipment/machinery:** 2.96 million euro
- **Value of foreign technical know- how:** .... million euro
- **Value of local technical knows- how:** 0.226 million euro
- **Net Present Value (NPV)**: .... million Euro for .... Year
- **Internal Rate of Return (IRR):** 38 %
- **Payback Period (PP):** 2.5 Year

General Information

- **Project Type :** **Establishment** ■ **Expansion and completion** □
- **Company Profile:**
- **Name (legal /natural persons):** Mr. Milad Sorori, Industries and Mines Manager of the Organization
- **Company Name:** Maku Free Zone Organization
- **Address:** Maku-Bazergan Road – Maku Free Zone – West Azerbaijan Postal Code: 5867113115.
- **Tel:** 0443100 **Fax:** 04434377979
- **E-mail:** PR@makufz.org **Web site:** www.makufz.org
- **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 Food Production Plan (Pasta, Biscuit ...)

○ **Sector:** Industries ○ **Sub sector:** Food Industry

○ **Products/Services:** Various types of pasta and Noodles (1400 tons per year), Various types of Bread (500 tons per year), Various types of chocolate and toffee (600 tons per year), Various types of biscuits and crackers (500 tons per year)

○ **Location:** Maku Free zone ● Economic special zone ○ Industrial Estate ○ Main Land ○

○ **Project description:**

The food industry is considered a very attractive investment area, and many investors are willing to achieve maximum returns and profits by investing their capital in these projects.

Space and infrastructure required:

Flour building: 8000 square meters

Production hall (pasta, noodles, bread, chocolate, biscuits): 11200 square meters

Office building, guest house and prayer room: 200 square meters

Laboratory hall: 400 square meters

Warehouse (raw materials, production storage): 800 square meters

Loading hall: 400 square meters Guard and caretaker: 100 square meters

○ **Annual capacity:** 3000 Tons

Project Status

○ **Local / internal raw material access:** 100 %

○ **Sale :**

- Anticipated domestic market: 20 %

○ **Construction Period:** 24 Month

○ **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 ●
-Infrastructuralutilities(electricity,watersupply,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
	Millyard Rials	Rate (Rials)	Equivalent in Million Euro		
Fix Capital	1,850		1.479		
Working Capital	442				
Total Investment	2,292				

- **Value of foreign equipment/machinery:** .... million euro
- **Value of local equipment/machinery:** 0.08 million euro
- **Value of foreign technical know- how:** .... million euro
- **Value of local technical knows- how:** .... million euro
- **Net Present Value (NPV)**: .... million Euro for .... Year
- **Internal Rate of Return (IRR):** 33 %
- **Payback Period (PP):** 3 Year

General Information

- **Project Type :** **Establishment** ■ **Expansion and completion** ▢
- **Company Profile:**
- **Name (legal /natural persons):** Mr. Milad Sorori, Industries and Mines Manager of the Organization
- **Company Name:** Maku Free Zone Organization
- **Address:** Maku-Bazergan Road – Maku Free Zone – West Azerbaijan Postal Code: 5867113115.
- **Tel:** 0443100 **Fax:** 04434377979
- **E-mail:** PR@makufz.org **Web site:** www.makufz.org
- **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

Aras Water And Beach Recreation Center

Sector: Tourism

Sub sector: Residence - Recreational

Products/Services: Motel and Forest Cabin Complex(5940 people per year), Water and Beach Recreation Site(194188 people per year), Restaurant and reception(118000 people per year)

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

Project description:

Aras Water and Beach Recreation Center refers to the recreational complexes located in the Aras Zone, including the Aras Water Park and the Aras Dam Beach Resort. These centers provide a variety of facilities for tourists, including swimming pools, water slides, boating, and other water activities.

Features and benefits of the plan:

- Unique location of land with a beautiful view of the Nakhchivan Autonomous Republic
- Completely favorable and unique climate of the project implementation site
- More than 2 million passengers and tourists travel to Turkey and European countries from the Bazargan border

Area of the land required 60200 m2

Area Under Construction: 2000 m2

Employment: 100 people

Project Status

Local / internal raw material access: 100 %

Sale :

- Anticipated domestic market: 20 %

Construction Period: 24 Month

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	1420				
Working Capital	30				
Total Investment	1450				

- **Value of foreign equipment/machinery:** .... million euro
- **Value of local equipment/machinery:** 0.205 million euro
- **Value of foreign technical know- how:** .... million euro
- **Value of local technical knows- how:** .... million euro
- **Net Present Value (NPV)**: .... million Euro for .... Year
- **Internal Rate of Return (IRR):** 32.5 %
- **Payback Period (PP):** 3 Year

General Information

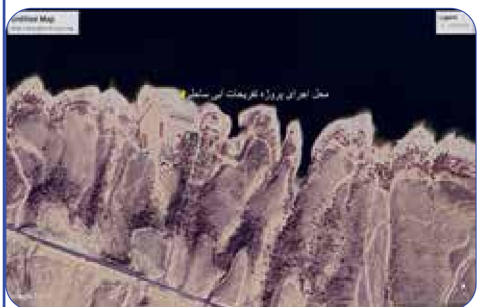
- **Project Type :** **Establishment** ● **Expansion and completion** ▢
- **Company Profile:**
- **Name (legal /natural persons):** Mr. Mohammad Reza Esfandiari, Vice President of Culture and Tourism of the Organization
- **Company Name:** Maku Free Zone Organization
- **Address:** Maku-Bazergan Road – Maku Free Zone – West Azerbaijan   Postal Code: 5867113115.
- **Tel:** 0443100   **Fax:** 04434377979
- **E-mail:** PR@makufz.org   **Web site:** www.makufz.org
- **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 Construction Of A Hydroponic Greenhouse

○ **Sector:** Agriculture ○ **Sub sector:** Greenhouse

○ **Products/Services:** Summer crops

○ **Location:** Maku Free zone ● Economic special zone ○ Industrial Estate ○ Main Land ○

○ **Project description:**

Benefits of hydroponic greenhouses Increased production per unit area, reduced water consumption, reduced need for toxins and pesticides, better control of environmental conditions, production of higher quality products, and reduced waste and losses. In this method, plants are grown in a water environment with nutrients instead of soil. This type of greenhouse offers several benefits, including increased productivity, reduced water consumption, and better control of environmental conditions.

In Poldasht County, considering the climatic and weather conditions of the region, constructing a hydroponic greenhouse with careful planning and the use of appropriate equipment can be very profitable

Area of the land required: 150 Hectare Area Under Construction:120 Hectare

Employment: 75 people

○ **Annual capacity:** 2500 Ton

Project Status

○ **Local / internal raw material access:** 100 %

○ **Sale :**

- Anticipated domestic market: 20 %

○ **Construction Period:** 36 Month

○ **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	21,240				
Working Capital	400				
Total Investment	21,640				

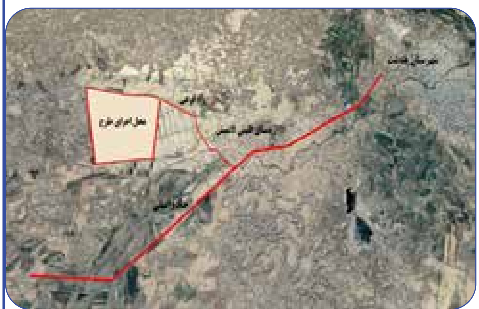
- **Value of foreign equipment/machinery:** .... million euro
- **Value of local equipment/machinery:** .... million euro
- **Value of foreign technical know- how:** .... million euro
- **Value of local technical knows- how:** .... million euro
- **Net Present Value (NPV)**: .... million Euro for .... Year
- **Internal Rate of Return (IRR):** 33 %
- **Payback Period (PP):** 3.5 Year

General Information

- **Project Type :** **Establishment** ● **Expansion and completion** ○
- **Company Profile:**
- **Name (legal /natural persons):** Mr. Hojjat Jabarzadeh, Agriculture Manager of the organization
- **Company Name:** Maku Free Zone Organization
- **Address:** Maku-Bazergan Road – Maku Free Zone – West Azerbaijan Postal Code: 5867113115.
- **Tel:** 0443100 **Fax:** 04434377979
- **E-mail:** PR@makufz.org **Web site:** www.makufz.org
- **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 Coldwater Fish breeding

○ **Sector:** Agriculture ○ **Sub sector:** Fishery

○ **Products/Services:** Coldwater Fish

○ **Location:** Maku Free zone ● Economic special zone ○ Industrial Estate ○ Main Land ○

○ **Project description:** Cold-water fish are fish that grow well at an average temperature of 7 to 17 degrees Celsius, and most salmon species are in the cold-water fish group. Given the current population growth, producing as much animal protein as possible is very important, so aquaculture is one of the most effective methods for producing protein and can be considered an investment-friendly project.

Features and benefits of the plan:

- Unique location of the project implementation site in terms of being located on the banks of the Aras River
- The presence of favorable conditions for exports
- The possibility of developing activities and implementing projects to complement the fish meat chain
- The possibility of transferring land under suitable conditions

Space and infrastructure required:

Area of the land required15000 m2 Area Under Construction: 2000 m2

Employment: 12 people

○ **Annual capacity:** 550 Ton

Project Status

○ **Local / internal raw material access:** 100 %

○ **Sale :**

- Anticipated domestic market: 20 %

○ **Construction Period:** 18 Month

○ **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	286				
Working Capital	125				
Total Investment	411				

- **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)**: .... million Euro for .... Year
- **Internal Rate of Return (IRR):** 37 %
- **Payback Period (PP):** 2.5 Year

General Information

- **Project Type :** **Establishment** ● **Expansion and completion** ▢
- **Company Profile:**
- **Name (legal /natural persons):** Mr. Hojjat Jabarzadeh, Agriculture Manager of the organization
- **Company Name:** Maku Free Zone Organization
- **Address:** Maku-Bazergan Road – Maku Free Zone – West Azerbaijan Postal Code: 5867113115.
- **Tel:** 0443100 **Fax:** 04434377979
- **E-mail:** PR@makufz.org **Web site:** www.makufz.org
- **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 Lobster Breeding Farm

- **Sector:** Agriculture
- **Sub sector:** Fishery
- **Products/Services:** Lobster
- **Location:** Maku Free zone ● Economic special zone ○ Industrial Estate ○ Main Land ○
- **Project description:**

Lobster breeding, especially freshwater Lobster breeding, can be an economic and employment-generating activity given the location of the Maku Free Zone. This activity is carried out in earthen ponds and using hand-fed food, with the aim of producing and increasing aquatic production as well as creating foreign exchange and employment.

Employment: 12 people

Area of the land required: 100،000 m2 Area of the pools: 80.000 m2 Floor area: 200 m2

Raw materials and intermediate parts: baby Lobster, food supplement, vitamin and medicine, Chemical fertilizer, animal manure, Disinfectants

- **Annual capacity:** 4 Ton

Project Status

- **Local / internal raw material access:** 100 %
- **Sale :**

- Anticipated domestic market: 30 %

- **Construction Period:** 12 Month
- **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	34				
Working Capital	1.4				
Total Investment	35.4				

- **Value of foreign equipment/machinery:** .... million euro
- **Value of local equipment/machinery:** 0.012 million euro
- **Value of foreign technical know- how:** .... million euro
- **Value of local technical knows- how:** .... million euro
- **Net Present Value (NPV)**: .... million Euro for .... Year
- **Internal Rate of Return (IRR):** 26 %
- **Payback Period (PP):** 3.8 Year

General Information

○ **Project Type :** **Establishment** ■ **Expansion and completion** □
○ **Company Profile:**
○ **Name (legal /natural persons):** Mr. Hojjat Jabarzadeh, Agriculture Manager of the organization
○ **Company Name:** Maku Free Zone Organization
○ **Address:** Maku-Bazergan Road – Maku Free Zone – West Azerbaijan Postal Code: 5867113115.
○ **Tel:** 0443100 **Fax:** 04434377979
○ **E-mail:** PR@makufz.org **Web site:** www.makufz.org
○ **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 Heavy Vehicle Parking lot-Maku

Sector: Logistics and transportation **Sub sector:** Logistics and transportation service centers

Products/Services: Parking services(196005 truck per year),Welfare services (restaurants and resorts)(49001 person per year), Technical services and repair shop(49001 truck per year)

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

Project description: Truck parks are places where trucks stop and park on intercity roads that have their own standards and, in addition to car parking services, they also provide other welfare services to users, including: gas stations, restrooms, prayer rooms, restaurants, fast food, rest areas, guesthouses, hotels, tea-houses, coffee shops, technical services and repair shops, etc.

Features and benefits of the plan:

• Reducing traffic problems and accidents on the Maku-Bazargan axis by not parking on the side of the roads

• Preventing the destruction of facilities and infrastructure by not allowing heavy fleets to enter residential and urban areas

• Improving the security level of the fleet and transported cargo by deploying it in a centralized and standard safe complex

• Reducing noise and environmental pollution caused by heavy truck traffic in urban settlements in the region

Space and infrastructure required:

Area of the land required 62686 m2 Area Under Construction: 9167 m2

Employment: 20 people

Project Status

Local / internal raw material access: 100 %

Sale :

- Anticipated domestic market: 30 %

Construction Period: 36 Month

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	2015				
Working Capital	21				
Total Investment	2036				

- **Value of foreign equipment/machinery:** .... million euro
- **Value of local equipment/machinery:** 0.012 million euro
- **Value of foreign technical know- how:** .... million euro
- **Value of local technical knows- how:** .... million euro
- **Net Present Value (NPV)**: .... million Euro for .... Year
- **Internal Rate of Return (IRR):** 27 %
- **Payback Period (PP):** 5 Year

General Information

Project Type : **Establishment** ■ **Expansion and completion** □

Company Profile:

Name (legal /natural persons): Mr. Khayyam Akbari, Logistics Manager of the organization

-Company Name : Maku Free Zone Organization

Company Name: Maku Free Zone Organization

Address: Maku-Bazergan Road – Maku Free Zone – West Azerbaijan Postal Code: 5867113115.

Tel: 0443100 **Fax:** 04434377979

E-mail: PR@makufz.org **Web site:** www.makufz.org

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 Bitumen heating site

- **Sector:** Logistics and transportation
- **Sub sector:** Logistics and transportation service centers
- **Products/Services:** Bitumen tanker heating(7300 tankers per year)
- **Location:** Maku Free zone ● Economic special zone ○ Industrial Estate ○ Main Land ○
- **Project description:**

Bitumen production is an important milestone in the construction materials industry. Bitumen is used as a basic material in buildings, roads, bridges and other infrastructure. Given the increasing growth of the construction industry, providing quality bitumen at a reasonable price is vital.

This plan not only assures managers and investors that they have invested their capital in a profitable and sustainable project, but also provides banks and financial institutions with assurance of a return on investment. This plan can help develop the construction industry, create jobs, and develop the region's economy, and serve as a legal document and benchmark for evaluating project performance over time.

Forecasted domestic market: Cargo fleet moving from Maku Free Zone to international destinations

Space and infrastructure required:

Area of the land required 10000 m2

Area Under Construction: 550 m2

Employment: 9 people

Project Status

- **Local / internal raw material access:** 100 %
- **Sale :**

- Anticipated domestic market: 0 %

- **Construction Period:** 12 Month
- **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	276.55				
Working Capital	3.08				
Total Investment	279.62				

- **Value of foreign equipment/machinery:** .... million euro
- **Value of local equipment/machinery:** 0.007 million euro
- **Value of foreign technical know- how:** .... million euro
- **Value of local technical knows- how:** .... million euro
- **Net Present Value (NPV)**: .... million Euro for .... Year
- **Internal Rate of Return (IRR):** 17 %
- **Payback Period (PP):** 6 Year

General Information

- **Project Type :** **Establishment** ■ **Expansion and completion** □
- **Company Profile:**
- **Name (legal /natural persons):** Mr. Khayyam Akbari, Logistics Manager of the organization

-Company Name : Maku Free Zone Organization

- **Company Name:** Maku Free Zone Organization
- **Address:** Maku-Bazergan Road – Maku Free Zone – West Azerbaijan Postal Code: 5867113115.
- **Tel:** 0443100 **Fax:** 04434377979
- **E-mail:** PR@makufz.org **Web site:** www.makufz.org
- **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 Export terminal

Sector: Logistics and transportation **Sub sector:** Logistics service centers

Products/Services: Warehousing(14826 tons per year), Fridge(3465 tons per year), Container swap and dock(134026 tons per year)

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

Project description:

The establishment of export terminals is a vital tool in developing exports and promoting the country's economy. The purpose of establishing export terminals is to reduce the hidden costs of the export process and to centralize export-related services in order to create a competitive advantage for domestic products. These terminals improve the export process by creating coordination and communication between production, distribution, and export systems.

It should be noted that export terminals have no involvement in the production of goods. These terminals merely provide the basis for the development of the country's exports by supervising export production and creating an appropriate marketing mechanism.

Space and infrastructure required:

Area of the land required 26407 m2

Area Under Construction: 103420 m2

Employment: 18 people

Project Status

Local / internal raw material access: 100 %

Sale :

- Anticipated domestic market: 0 %

Construction Period: 36 Month

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	4,904				
Working Capital	10				
Total Investment	4,914				

- **Value of foreign equipment/machinery:** 0.129 million euro
- **Value of local equipment/machinery:** 0.011 million euro
- **Value of foreign technical know- how:** .... million euro
- **Value of local technical knows- how:** .... million euro
- **Net Present Value (NPV)**: .... million Euro for .... Year
- **Internal Rate of Return (IRR):** 26 %
- **Payback Period (PP):** 4.7 Year

General Information

- **Project Type :** **Establishment** ■ **Expansion and completion** □
- **Company Profile:**
- **Name (legal /natural persons):** Mr. Khayyam Akbari, Logistics Manager of the organization

-Company Name : Maku Free Zone Organization

- **Company Name:** Maku Free Zone Organization
- **Address:** Maku-Bazergan Road – Maku Free Zone – West Azerbaijan Postal Code: 5867113115.
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- **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) □

Maku
Free Zone
the Province of
West Azerbaijan


Maku
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high-Priority
Investment
Opportunities
in Maku Free Zone