



Omran Techlar Construction Co.



Iranian Privatization Organization (IPO)  
Marketing & SOEs Divesting Office

## Omran Techlar Construction Company



*Base Value for 33/93% shares:* US\$ 27,094,679

*(Exchange Rate:* 29,563 IRR)

*Assessment Date:* December 2015

*Assessment Method:* Net Assets Market Value

*Transferring Method:* Farabourse Iran

### **Part I: General Information**

Omran Techlar Construction Company was established in 1974 as private joint-stock company and was registered at Tehran. The main activities of the company according to the constitution of the company include: management and preparation of urban plans, architecture, separable maps, preparation and other administrative actions of constructing residential, administrative & trade buildings, technical real states, preparation and implementation of urban development plans, operations of land purchasing, integration & separation, preparation and construction of building in new and old regions.

Currently the company has 6 construction projects (in Tehran) with total evaluated market value of about 1,925 billion IRR. The major income of the company is gained from constructing and selling real states. The amount of selling real states in March 2015 was about 269 billion IRR that in comparison with net profit of the company to the amount of 173 billion IRR reflects 64% turnover. The company with a history of 40 - year – old in the field of construction is considered as one of the biggest construction companies in Iran and up to now, has gained high grades from Ministry of Transportation & Urban Development and Society of Housing Builders. According to recent policies of the government for creating prosperity in the economy and prediction of withdrawal the building and housing sector from current unprecedentedly recession, a desired future for this company is imaginable.

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## **Part II: Main Information**

**Parent Company:** Urban Development & Revitalization Organization

**Shareholders:** Housing Foundation of Islamic Revolution. (43/93%) - Urban Development & Revitalization Org. (33/93%) - - Iran Civil & House Builders Co. (22%) - Others (0/14%)

**Capital:** US\$ 507

**Chief Executive Officer:** Mr. Ali Mohammadi Fallah

**Registration Date:** 1974

**Registration Place:** Tehran

**Total Assets (evaluated):** US\$ 100,632,547 (Current projects: US\$ 65,115,178)

**Total Liabilities (evaluated):** US\$ 29,158,069 (Liabilities to shareholders: US\$ 21,986,943)

**Net Profit (Loss):** US\$ 5,862,057

**Retained Profit (Loss):** US\$ 778,000

**Location:** Hormozan Street, Phase 2, Shahrake-Qods, Tehran

**Field of Activity:** Preparation and implementation of civil urban projects, management and preparation of urban plans, architecture and separable maps

**Number of Staff in 2013-2014:** 62

## **Part III: Financial Information**

### **3-1-Main Items of Assets in US\$**

(Exchange Rate: 29,563 IRR)

Title	Details	Book value (March 2015)	Evaluated by Independent Expert (December 2015)
Assets	Current Projects (3-1-1)	22,189,900	65,115,178
	Intangible Assets	0	5,818,083
	Land (4,295 m <sup>2</sup> located at Shahrake-Qods)	3,383	16,946,859
	Inventories	676,521	3,382,607
	Trade accounts & notes receivable	3,044,346	3,044,346
	Other accounts receivable	3,044,346	3,044,346
	Buildings	609	1,420,695
	Other assets	774,617	1,860,434
Total assets		29,733,721	100,632,547

### 3-1-1- Current Projects in US\$

Title	Book Value (March 2015)	Evaluated by Independent Expert (December 2015)	Comments
Hormozan plan phase 3Project ( tower 21)	7,577,039	30,443,460	Residential complex with area of 51,632 m <sup>2</sup> in 34 floors
Sport complex Project	7,001,996	25,369,550	Having building license from municipality of region 2 and with the whole under construction area of 28,275 m <sup>2</sup>
Chitgar Project	3,145,824	2,503,129	3,724 m <sup>2</sup>
The shops next to Al- Zahra mosque	4,431,215	1,725,129	- the shop plate (1) with the area of 174 m <sup>2</sup> - the shop on the right side of the mosque with the area of 29 m <sup>2</sup> - 3 business units which are sold already
Business-administrative Project next to Nastaran tower	0	5,073,910	Including 2 plots that plot No.1 has been transferred to shareholders for dues and plot No.2 including 3 sub-plots with the total area of 531 m <sup>2</sup> which a 2-floors building is constructed there.
Shafagh Project	33,826	0	The dormitory is located at Dadman St, with the area of 4,295 m <sup>2</sup> . The market value of the project has been assessed at heading of land and buildings of the company.
<b>Total</b>	<b>22,189,900</b>	<b>65,115,178</b>	---

### 3-2- Main Items of Liabilities & Capital in US\$

Title	Details	Book value (March 2015)	Evaluated by Independent Expert (December 2015)
Liabilities	Liabilities to shareholders	15,289,382	21,986,943
	Other accounts & notes payable	4,972,432	5,276,866
	Other liabilities	1,758,955	1,894,260
<b>Total liabilities</b>		<b>22,020,769</b>	<b>29,158,069</b>
<b>Profit (loss) from 20 March 2015 to 21 December 2015</b>		<b>0</b>	<b>8,388,864</b>
<b>Retained earnings</b>		<b>7,712,343</b>	<b>778,000</b>
<b>Capital</b>		<b>507,391</b>	<b>507,391</b>
<b>Owner's equity</b>		<b>7,712,343</b>	<b>79,863,343</b>

### *3-3- Main Items of Income Statement in US\$*

Title	March 2015	March 2014
Revenues of real estate construction	9,099,212	12,414,166
Cost of real estate construction	(2,739,911)	(1,386,869)
<b>Gross profit (loss)</b>	<b>6,359,300</b>	<b>11,027,298</b>
Sales, administrative & general expenses	(710,347)	(744,173)
Net other operating revenues & expenses	10,148	54,122
<b>Operating profit (loss)</b>	<b>5,659,101</b>	<b>10,337,246</b>
Net other non-operating revenues & expenses	236,782	169,130
Income tax	(33,826)	(13,530)
<b>Net profit (loss)</b>	<b>5,862,057</b>	<b>10,492,846</b>