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Iranian Privatization Organization (IPO)



“Block Offering of Shares & Properties”

By virtue of assignments envisioned in “The law of Enforcing of General Policies of Article 44 of the Constitution”, its relevant rules and regulations, authority of law of attorney and approvals of the Divesture Board, hereinafter the Board, the Iranian Privatization Organization, hereinafter the Organization, intends to transfer stocks of the following enterprises with the terms and conditions as mentioned in this advertisement. Tender documents and other transferring conditions are accessible via the official website of the Organization at the following address: www.ipso.ir The applicants are highly requested to consider the conditions mentioned in the bid proposal form, transferring contract and announcements of the Organization.

A) Shares																				
No.	Name of Enterprise	Capital (Million IRR)	Field of Activity	Major Shareholders	Size of Enterprise	Stock Transferring Method	No. of Shares (Properties) Presentable			Block Size %	Base Value of Transferrable Shares		Warranty Amount (IRR)	Sales Conditions			Incentives of private & cooperative sectors	Exclusive conditions	Deadline for settling cash deposit and delivery bid envelopes	Tender opening session
							Block	Employees	Total		Each Stock (IRR)	Total (IRR)		Cash down payment percentage	Installation duration (year)	Deadline for cash payment (business day)				
1	Esfarayan Industrial Complex (EICO)	1,358,000	Manufacturing steel products	IDRO (100%)	Very Large	Tender	1,290,100,000	67,900,000	1,358,000,000	100	5,315	7,217,770,000,000	216,533,100,000	10	8	20	✓	Envisioned at bid proposal form	2018/01/21	2018/01/22
2	Luleh Gostar Esfarayan Co.	1,808,592	Production, completing & repairing any kinds of pipes, tubes & joints	IDRO (100%)	Very Large	Tender	1,718,162,400	90,429,600	1,808,592,000	100	1,060	1,917,107,520,000	57,513,325,600	10	8	20	✓	Envisioned at bid proposal form		
3	Manjil Green Electricity Power Generation Co.	300,000	Producing & generating electricity	TAVANIR (100%)	Very Large	Tender	285,000,000	15,000,000	300,000,000	100	10,349	3,104,700,000,000	93,141,000,000	10	8	20	✓	Envisioned at bid proposal form		
4	Industrial Renovation of Iran Co.	91,630	Managing factories and industrial units & participation in reconstruction	Bam Development Food Industries (96/038%), Others (3/962%)	--	Tender	87,999,602	--	87,999,602	96/038	2,291	201,615,505,430	6,048,465,163	10	5	20	--	On behalf of Bam Development Food Industries		
5	Hamedan Ibn Sina Petrochemical Co.	400,000	Performing activities in the field of production, trade & services in petrochemical industries	NPC (20%) - Hami Foulad Iranian Co. (77%) - Others (3%)	--	Tender	7,600,000	400,000	8,000,000	20	19,446	155,568,000,000	4,667,040,000	10	6	20	--	--		

6	Water & Wastewater Consulting Engineers Co	52,000	Technical & engineering consulting related to water networks & wastewater refining systems	Isfahan Governorship (32%), Astan Qods Razavi (38%), Isfahan Water & Wastewater (30%)	--	Tender	1,580,800	83,200	1,664,000	32	46,677	77,670,528,000	2,330,115,840	20	3	20	--	--
7	Yazd Meat Co.	752	Increasing meat production & animal products	Agricultural Jihad (24/7%), Hamras Institution (11/6%), Others (63/7%)	--	Tender	17,623	927	18,550	24/7	1,239,013	22,983,691,150	689,510,735	15	5	20	✓	On behalf of Ban Development Food Industries
8	Lorestan Polyester industries Co	31,894/8	Production of any kinds of polyester	Mr. Sohrab Rezaee Poor (89%), Others (11%)	--	Tender	15,628,452	--	15,628,452	49	439/9	6,874,565,324	206,236,960	20	4	20	--	On behalf of Mr. Sohrab Rezaee Poor
9	Milad Gostar Damghan Parsian Co.	50,000	Construction of fuel bio ethanol unit, livestock feed, plant polymers & dissoluble tableware	Milad Khorasan Agro-industry Complex (50%), Hossein Nasrollah zadeh (45%), Hasan Nasrollah zadeh (5%)	--	Tender	10,036,320	--	10,036,320	20	537/6	5,395,561,147	161,866,835	50	1	20	--	On behalf of Mr. Hossein Nasrollah zadeh
10	Idro Landra Industrial Group	21,000	Production of Ambulance & installation of relevant equipment	Mr. Babran (40%), Mr. Landra (30%), Mr. Javadi (30%)	--	Tender	7,805,651	--	7,805,651	37/17	312/9	2,442,491,737	73,274,753	In cash		20	--	On behalf of Mr. Babran

2018/01/21

2018/01/22

B) Properties

Name of Property	Transferring Method	Owner	Address/Details	Land area (m ²)	Usage	Total Base Value (IRR)	Warranty Amount (IRR)	Sales Conditions			Deadline for settling cash deposit and delivery bid envelopes	Tender opening session
								Cash down payment percentage	Installments duration (year)	Deadline for cash payment (business day)		
Ali Abad Store	Tender	State Livestock Affairs Logistic Inc.	Total land, building, equipment, installations & concession right	887/20	Residential/commercial	57,250,000,000	1,717,500,000	50	2	20	2018/01/21	2018/01/22

C) Fuel Station

Province	Name of Station	Transferring Method	Total Base Value (IRR)	Warranty Amount (IRR)	Sales Conditions			Deadline for settling cash deposit and delivery bid envelopes	Tender opening session
					Cash down payment percentage	Installments duration (year)	Deadline for cash payment (business day)		
Sistan & Baloochestan	Zahedan No.2	Tender	71,895,679,945	2,156,870,399	30	4	20	2018/01/21	2018/01/22

For the attention of applicants interested in buying following enterprises:

- 1- **Esfaraven Industrial Complex: A.** According to paragraph (16) of report of Independent Auditor & Legal Inspector in the financial year ending in March 20, 2017, the major ownership documents of the lands & buildings & 111 vehicles of the company are nominated to IDRO and to the plan to set up casting & forging heavy parts factory & about transferring ownership documents to the company no action has been done. **B.** According to financial statements ending in March 20, 2017, all 4,400,000 joint shares of 6,212,750 shares of national transferred lands has been pledged for banking loan. **C.** The purchaser is obliged to pay the debts of the parent company with similar conditions to IPO. **D.** According to the request of Parent Company it was supposed to transfer 5,014,559 m² lands to IDRO and its value will be deducted from the base value.

- 2- **Luleh Gostar Esfarayen Co:** Based on announcement of IDRO, lands, buildings, constructed and concession rights of the factory has been pledged for IDRO.
- 3- **Manjil Green Electricity Power Generation Co; A.** Ministry of Energy has declared to purchase the electricity generated by the company will be bought for a period of 20 years at base price of 3,400 IRR per KWH. B. the lands located at Harzevil, Roodbar, Siahpoosh & Manjil are Natural Sources lands and are occupied by the company and partly have opponents and judicature official expert has evaluated its right of exploitation and the purchaser shall have not any right to lodge his/her complaint about the mentioned lands.
- 4- **Yazd Meat Co. A.** By excluding 60 hectares of Harat animal husbandry lands that, as renting from Yazd agricultural Jihad, are in use of the company the all ownership documents are nominated to the company. B. The land back side of old slaughterhouse has been pledged for banking loan and in spite of settlement of loans, Saderat Bank has not released the land.
- 5- **Ali Abad Store:** A. The store in in rent as the contract by State Livestock Affairs Logistic Inc. from Apr. 29, 2017 to Apr. 20, 2018. B. End of work certificate has not been presented to the Expert.

D) Other Transferring Conditions: By emphasizing that the Organization is reserved the right to accept or reject any or all of the bid proposals, participating in the tender is meant that applicants have accepted all rules and regulations and transferring contract wholeheartedly

How to Receive Tender Documents and Get Information of Other Transferring Conditions	How to Visit the Enterprises	How to Settling the Amount of Tender/Competition Deposits	How to Present Tender Envelopes and the Place of Delivery	Tender Opening Session & Conditions of Presence in the Tender Session	Guarantee Documents	How to Transfer Stock Ownership	Transferring Priority	General Conditions of Allocating Employees Shares	Interest rate of installment
<p>Tender documents & other general & exclusive conditions are accessible by referring to website of the Organization at the following address: www.ipo.ir- the transferring enterprises & properties section.</p> <p>1- Bid proposal form, sample of contract, power of attorney registered at Notary Public Office.</p> <p>2- Financial statements and other relevant documents.</p> <p>3- The Instruction of “How to Exert Financial and Nonfinancial Incentives”</p> <p>4- The Instruction of “ How to Receive Commitments, and Granting Discounts”</p> <p>5-The regulation of allocating Employees shares.</p> <p>6- The Instruction of the How to review and proposal of granting discounts to the shares purchasers (in installments-based transactions)</p> <p>7- The instruction of encouraging private sector to participate in privatization.</p> <p>8- The instruction of monitoring after transferring</p>	<p>Interested applicants can send the visiting request via the following fax number: +98 21 880 85622 to the Marketing Office. The office will issue visiting letter.</p>	<p>In case of Tender:</p> <p>1- Settling Cash basis: Settling into SIBA Acc. No. 2170159008002 with Bank Melli Iran (BMI), Jame’ Mosque Branch of Shahrak-e Ghods (Coded 1458)- by emphasizing on disallowance of presenting any kind of check and recommendation to ensure of transferring deposit fund into the set account in due date.</p> <p>2- Presenting Bank Guarantee: Presenting unconditional bank guarantee issued by one of authorized banks with 4 months authority by accepting all rules & regulations related to guarantee issuing.</p>	<p>Putting up the original bank deposit receipt and completed bid proposal form in the form of two separate envelopes inside a sealed envelope and delivering it up by the end of business hour of aforementioned date to Guard Management Office, 7th Floor, No. 15, Mahestan St., Iran Zamin Ave., Phase 1, Shahrak-e Ghods, Tehran – IRAN</p>	<p>Envelopes of participating in the bid notice will be opened at 14:00 O’clock with presence of bidders or their legal representatives in the session with owning identification documents and representation letter</p>	<p>Keeping shares equivalent of remaining amount of installments until full payments of the installments + receiving guarantee documents on minimum 50% of the remaining total installments.</p>	<p>Through share register book / stock market transaction system/notary public/(in case of properties), within mutual framework</p>	<p>Priority of Cooperative Sector in equal conditions in offering shares/properties via bid/negotiation notice</p>	<p>Including: Managers and employed staff and assignee personnel in enterprise subject to stock transfer and also those who assignee to other enterprises that more than 50 percent of their capital belong to the transferable company and also the retirements</p> <p>Some Conditions: having minimum one-year experience and paying insurance, not allowing simultaneous use of advantages of voucher privatization plan (Saham Edalat) and Employee Shares for the retired. The shares are totally installments during 10 years base on the above base price.</p>	13%
									Time interval of installments
									6 months