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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		Deposit 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	Installment duration (year)	Deadline for cash payment (business day)				
1	Sefid Rood Livestock and Agricultural Company	3,017,236	Changing thicket to agricultural lands for cultivation of animal feed, breeding of live stocks, poultry, fish, ...	Agri Park Co. 100%	Very Large	Tender	2,866,375	150,861	3,017,236	100	5,140,771	15,510,920,326,132	465,327,609,784	20	7	20	✓	Envisioned at bid proposal form	2018/01/07	2018/01/08
2	Iran Silkworm Rearing Co.	325,125	Developing, production and offering silk worm eggs	Agri Park Co. 100%	Very Large	Tender	308,869	16,256	325,125	100	7,258,023	2,359,764,808,205	70,792,944,247	10	6	20	✓	Envisioned at bid proposal form		
3	Dehloran Sephr Petrochemical Industries Complex	10,000	Production of petrochemical products	Pension Fund of Oil Industry. (89/97%), NPC (10%), Others (0/03%)	--	Tender	950,000	50,000	1,000,000	10	29,993	29,993,000,000	899,790,000	20	3	20	--	Envisioned at bid proposal form		
4	Golestan Urban Development & Housing Co.	1,000	Management & preparation of urban development projects, renovation of urban old textures	Iran Urban Development & Revitalization Org. (16/15%), East Urban Development & Housing Co. (32%), Others, Pasargad Lizing Co. (17%), Cooperation Organization of Golestan Municipalities (17%) - East Urban & Participation Co. (17%), Employees shares (0/85%)	--	Tender	161,500	--	161,500	16/15	68,791	11,109,746,500	333,292,395	20	2	20	--	--		

B) Properties

No.	Name of Property	Transferring Method	Owner	Address/Details	Area (m ²)		Usage	Total Base Value (IRR)	Deposit amount (IRR)	Sales Conditions			Deadline for settling cash deposit and delivery bid envelopes	Tender opening session
					land	building				Cash down payment percentage	Installments duration (year)	Deadline for cash payment (business day)		
1	Komeil Store	Tender	State Livestock Affairs Logistic Inc.	Total land & building	1,144/62	543	Residential	57,774,000,000	1,733,220,000	50	2	20	2018/01/07	2018/01/08
2	Galoobandak Store		State Livestock Affairs Logistic Inc.	Total land & building, machinery & equipments	677	515	Store	45,131,600,000	1,353,948,000	50	2	20		
3	The land located at Koohdasht, Lorestan		State Livestock Affairs Logistic Inc.	Total land & building, machinery & equipments	25,600	--	Agricultural products store	28,605,000,000	858,150,000	In cash		20		
4	2 plots of lands located at Sari		State Livestock Affairs Logistic Inc.	Next to Agricultural Development Fund, Pasdar Ave., Pasdaran Blve., Sari, Mazandaran	588	--	Residential with services	19,110,000,000	573,300,000	In cash		20		
5	The land located at Khoramshahr Ahvaz road		State Livestock Affairs Logistic Inc.	10 km of Ahvaz-Andimeshk Khoozestan	185,000	--	Agricultural	6,475,000,000	194,250,000	In cash		20		
6	Abbas Abad fuel station land		NIOPC	Next to mosque, in front of Abbas Abad village, Semnar	776	--	--	523,000,000	15,690,000	In cash		20		

C) Fuel Stations

No.	Province	Name of the Station	Transferring Method	Total Value (IRR)	Deposit amount (IRR)	Sales Conditions			Deadline for settling cash deposit and delivery bid envelopes	Tender opening session	No.	Province	Name of the Station	Transferring Method	Total Value (IRR)	Deposit 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)									Cash down payment percentage	Installments duration (year)	Deadline for cash payment (business day)		
1	Isfahan	Isfahan No.4	Tender	117,522,365,440	3,525,670,964	30	4	20	2018/01/07	2018/01/08	8	Tehran	No.14	Tender	235,537,079,968	7,066,1124,400	30	4	20	2018/01/07	2018/01/08
2	Isfahan	Isfahan No.1		121,623,810,674	3,648,714,321	30	4	20			9	Khuzestan	Masjid Suleiman		24,733,280,000	741,998,400	30	3	20		
3	Isfahan	Arisman		5,765,962,500	172,978,875	30	4	20			10	Fars	Khorram bid		38,180,000,000	1,145,400,000	30	3	20		
4	Alborz	Karaj cooperative		165,287,558,712	4,958,626,762	30	4	20			11	Qazvin	Avaj		27,369,664,262	821,089,928	30	2	20		
5	Alborz	Nesa		58,779,000,000	1,763,370,000	30	3	20			12	Mazandaran	Behshahr		32,519,596,000	975,587,880	30	4	20		
6	West Azerbaijan	Khoy		81,613,688,896	2,448,410,667	30	4	20			13	Hormozghan	Lavan		6,168,500,000	185,055,000	30	2	20		
7	West Azerbaijan	Macoo No.1		33,043,428,982	991,302,870	30	4	20			14	Hormozghan	Bandar Khamir		27,290,750,000	818,722,500	30	3	20		

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.ipa.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><u>In case of Tender:</u> Settling in cash basis 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>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/negotiated on 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 Edallat) and Employee Shares for the retired. The shares are totally installments during 10 years base on the above base price.</p>	<p>13%</p> <p>Time interval of installments</p> <p>6 months</p>