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Iranian Privatization Organization (IPO)



### “Block Offering of Shares & Enterprise”

By virtue of assignments envisioned in “The law of Enforcing of General Policies of Article 44 of the Constitution”, its relevant rules and regulations 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.ipo.ir](http://www.ipo.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 of enterprise	Major Shareholders	Size of Enterprise	Stock Transferring Method	No. of Shares (Properties) Presentable - in million			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	Stallment duration (year)	Deadline for cash payment (business day)				
1	<b>Alborz Insurance</b>	4,000,000	Direct insurance services in different fields	Government of Islamic Republic of Iran (17/34), Mehr Ayandegan Financial Development Group (18/75), Saba Tamir Investment Co. (15/77), Social Insurance Fund of Rural & Nomads (13/02), Moeen Mellat Investment Co. (10/50), Kheradmandan Saber Asr Cooperative (9/50), others (15/12)	--	Tehran Stock Exchange	693,666,777	--	693,666,777	17/34	Closing price prior trade day plus 20% provided that Minimum price is 1,275 IRR.	884,425,140,675	26,532,754,221	30	4	20	✓	--	--	2018/02/05

2	<b>Asia Insurance</b>	2,300,000	Direct insurance services in different fields	Government of Islamic Republic of Iran (18/84), Pooya Faraz Kish Co. (19/60), Kish EFGH Investment Co. (18/34), Pension Fund Investment Corporation (16/81) Kheradmandan Saber Asr Cooperative (9/50), Moeen Mellat Investment Co. (7/48), others (9/43)	--	Tehran Stock Exchange	433,397,841	--	433,397,841	18/84	Closing price prior trade day plus 20% provided that Minimum price is 1,920 IRR.	832,123,854,720	24,963,715,642	30	4	20	✓	--	--	2018/02/06
3	<b>Amin Reinsurance</b>	2,500,000	Reinsurance services in different fields inside the country & abroad	Iran Foreign Investment Co. (11/44), Iran Insurance (17/95) Asia Insurance (15/28), Saba Investment Co. (9/98), Saba Tamin Investment Co. (9/89), Moeen Iran Insurance (8/06), Alborz Insurance (6/21), Dana Insurance (9/83), Others (11/36)	--	Iran Farabourse	271,697,029	14,299,843	285,996,872	11/44	Closing price prior trade day plus 20% provided that Minimum price is 1,432 IRR.	409,547,520,704	12,286,425,622	30	4	20	✓	--	--	2018/02/07
4	<b>Moghan Agro Industrial and Animal Husbandry Co.</b>	3,182,307	Performing agricultural and livestock operations and making agricultural and livestock industries and products	Agri-Park Company (100%)	Large	Tender	3,023,191,650	159,115,350	3,182,307,000	100	6,976	22,199,799,566,000	665,993,986,980	10	8	20	✓	Envisioned at bid proposal form	2018/02/04	2018/02/05
5	<b>Pars Melli Agro Industrial &amp; Livestock Co.</b>	325,340	Performing agricultural and livestock operations and making agricultural and livestock industries and products	Moghan Agro Industrial & Animal Husbandry Co. (40%) - Melli group development investment (40%) - Ayandeh pooya development & plan management Co. (20%)	--	Tender	123,629,200	6,506,800	130,136,000	40	16,875	2,196,045,000,000	65,881,350,000	10	6	20	✓	Envisioned at bid proposal form		

B) Enterprise																	
Name of Enterprise	Transferring Method	Owner	Details	Land area (m <sup>2</sup> )		Usage	No. of Staffs		Total Base Value (IRR)	Deposit Amount (IRR)	Sales Conditions			Incentives of private & cooperative sectors	Exclusive conditions	Deadline for settling ca	Tender opening session
				Land	Building		Permanent	Contracting			Cash down payment percentage	Installment duration (year)	Deadline for cash payment (business day)				
Saeed Abad Livestock Factory	Tender	State Livestock Affairs Logistic Inc.	Total land, building, equipment, installations & concession right	39,488	12,100	Commercial	29	28	612,051,200,000	18,361,536,000	15	6	20	✓	Envisioned at bid proposal form	2018/02/04	2018/02/05
Shahid Kormi Chilling Room			Total land, building, equipment, installations, wells & industrial concession right	20,608	5,091/82	Slaughterhouse	11	3									

C) Fuel Station									
Province	Name of Station	Transferring Method	Total Base 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)		
Fars	Khorram Bid	Tender	37,180,000,000	1,115,400,00	30	3	20	2018/02/04	2018/02/05
Mazandaran	Savad Kooh (Alasht)		11,451,911,625	343,557,349	30	4	20		

### For the attention of applicants interested in buying following enterprises:

- 1- **Pars Melli Agro Industrial & Livestock Co:** **A.** The purchaser is obliged, within the authority, to eliminate “National” phrase from the name of the company. **B.** Buying & selling Padar lands and under pressure irrigation plans in an area of 3,086 hectares have been financed from the source of paragraph A of Note 4 of 2017-2018 State Budget Law and based on this, the company, to perform irrigation plans, has signed 4 contracts with Ardebil Agricultural Sector Development Fund to the value of IRR 806 billion and in case of performing the above mentioned plans, created assets & buildings will be belonged to the company. **C.** Based on financial statements ending in March 2017, Moghan Agro-industrial and Animal Husbandry Co. has delivered about half of shares of Pars Melli Agro Industrial & Livestock Co. as collateral for receiving IRR 19 billion facilities to the Melli Bank. **D.** Other shareholders intend to transfer their shares as conditions mentioned in the advertisement and its detail will be mentioned in the bid proposal form.
- 2- **Moghan Agro-industrial and Animal Husbandry Co:** **A.** Shares & value of Pars Melli Agro Industrial & Livestock Company has been deducted from the base value of Moghan Agro-industrial and Animal Husbandry Company and will not be transferred to the purchaser of the company. **B.** About 4,843 hectares lands to the value of IRR 2,412 billion and and about 2/1 hectares of buildings & landscaping to the value of IRR 13 billion have been deducted from the base value of the company.
- 3- **Saeed Abad livestock Factory and Shahid Kormi Chilling Room** **A.** There will be held one bid coincidentally for Saeed Abad livestock Factory and Shahid Kormi Chilling Room. **B.** The ownership document of building is as joint to the area of 60,096 m<sup>2</sup>, 39,488 m<sup>2</sup> of it belong to Saeed Abad Livestock Factory and the remaining 20,608 m<sup>2</sup> belong to Shahid Korm Chilling Room. **C.** According to the minutes of meeting between Baghestan Municipality and State Livestock Affairs Logistic Inc. it was supposed to transfer 559/6 m<sup>2</sup> of the factory for Tehran-Shahriar Road widening plan to Shahriar and its transferring costs to Municipality will be borne by the purchaser. **C.** The building of factory has no Finish Certificate. **D.** Shahid Kormi Chilling Room is inactive.

**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 &amp; other general &amp; exclusive conditions are accessible by referring to website of the Organization at the following address: <a href="http://www.ipo.ir">www.ipo.ir</a>- the transferring enterprises &amp; 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><b><u>In case of Tehran Stock Exchange:</u></b></p> <p>Settling the cash deposit or presenting unconditional bank guarantee to the account/to the name of Central Securities Depository of Iran case by case through buyer broker according to relevant regulations.</p> <p><b><u>In case of Tender:</u></b></p> <p><b>Settling Cash basis:</b> Settling into SHABA. No. IR170100004001001506374577 to the Central Bank of Iran in the name of IPO- 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><b>Presenting Bank Guarantee:</b> Presenting unconditional bank guarantee issued by one of authorized banks with 4 months authority by accepting all rules &amp; 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><b>Including:</b> 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><b>Some Conditions:</b> 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>