



Fars Urban Development & Housing Co.



Iranian Privatization Organization (IPO)
Marketing & SOEs Divesting Office

Fars Urban Development & Housing Co. (private joint-stock)



Base Value for 49/87% Shares: US\$ 5,459,527

(Exchange Rate: 29,563 IRR)

Assessment Date: March 2016

Assessment Method: Net Assets Market Value

Divesting Method: Tender

Part I: General Information

Fars Urban Development & Housing Company has been established on Sep. 14, 1991 as private joint-stock and on Sep. 15, 1991, has been registered at Shiraz State Organization for Registration of Deeds. The capital of the company equals to IRR 18 billion and the value of each share is IRR 1,000,000. The company is located at Shiraz and its activity is development & revitalization of urban old regions.

IPO Address: No. 15, Mahestan St., Iran Zamin Ave., Shahrak-e Ghods , Tehran, Iran

Post Code: 1465834581

Website: www.ipo.ir

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Part II: Main Information

Parent Company: Iranian Urban Development & Revitalization Corporation.

Shareholders: Iran Urban Development & Housing Co (49/87%), Shiraz Municipality. (49/99%), Others (0/14%)

Capital: US\$ 608,869

Chief Executive Officer: Mr. Taleban

Registration Place/Date: Shiraz/ Sep. 15, 1991

Total Assets (evaluated): US\$ 10,935,967 (Land, building & current projects: US\$ 9,505,125)

Total Liabilities (evaluated): US\$ 639,313 (Dividend payable: US\$ 270,609)

Net profit (loss): US\$ 575,043

Retained earnings (loss): US\$ 2,638,433

Location: In front of Bank Mellat, Nest to Dastgheib Communication, Ma'ali Abad St., Shiraz, Fars Province

Field of Activity: Development & revitalization of urban old regions

Number of Staff: 21 permanent

Part III: Financial Information

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

(Exchange Rate: 29,563 IRR)

Title	Book Value (March 2015)	Evaluated by Independent Expert (March 2016)
Land, building & current projects	2,469,303	9,505,125
Trade accounts & notes receivable	585,191	585,191
Long-term investment	101,478	169,130
Intangible assets	1,353	473,565
Other assets	191,456	202,956
Total	3,348,781	10,935,967

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

Title	Details	Book Value (March 2015)	Evaluated by Independent Expert (March 2016)
Liabilities	Dividend payable	148,835	270,609
	Participations	101,478	101,478
	Pre-received	101,478	101,478
	Other liabilities	189,426	165,748
Total liabilities		541,217	639,313
Profit(loss) from 20 March 2015 to 20 March 2016		0	652,843
Retained earnings(loss)		2,131,042	2,638,433
Capital		608,869	608,869
Owner's equity		2,807,564	10,949,498

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

Title	March 2015	March 2014
Net sales	541,217	121,774
Cost of goods sold & services	(33,826)	(6,765)
Gross profit(loss)	507,391	115,009
Sales, administrative & general expenses	(67,652)	(67,652)
Net other operating revenues & expenses	0	121,774
Operating profit (loss)	439,739	169,130
Net other non-operating revenues & expenses	169,130	202,956
Income tax	(33,826)	(67,652)
Net profit (loss)	575,043	304,435

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