# Investment proposal:
# Organization of hermetic (sealing) rubber gaskets for frames production

# Production of hermetic (sealing) rubber gaskets for frames

Economic impact:

- Import substitution of construction components
- Creation of local supply chain for window industry
- Export potential to Central Asia and CIS
- Reduction of construction costs (-6–9%)
- Development of polymer processing industry
- Increase in non-raw industrial output

Social impact:

- 140–160 direct jobs
- Training of polymer technologists
- Development of SME window manufacturers
- Localization of building materials sector
- Stable employment for local population

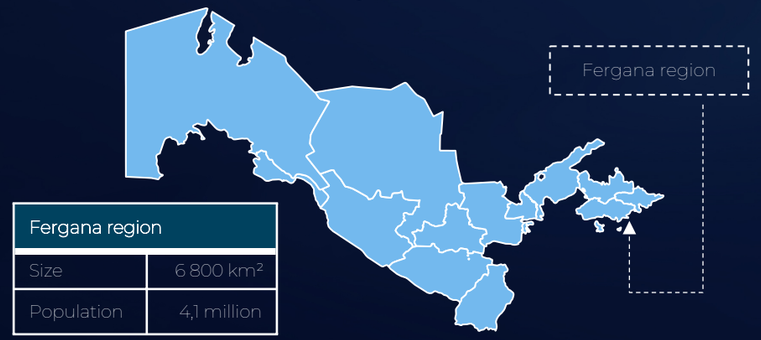
## Economic indicators:

- Financing: 6,8 million USD
- Area: 2,2 hectares
- Revenue: $10,8 million/year
- ROI: 28 %
- NPV: ~ $12,4 mln
- IRR: ~29%

## Production indicators:

- EPDM window gaskets: 32 mln metr
- Door sealing profiles: 17 mln metr
- Facade & industrial seals: 11 mln metr

## Location of the project




| Fergana region | |
|---|---|
| Size | 6 800 km² |
| Population | 4,1 million |

## Project description:

The project aims to establish a modern, fully equipped ceramic tableware manufacturing plant on a 1-hectare site. The facility will produce cups, plates, bowls, and pots for both domestic and international markets.

## Objective:

To establish a profitable, scalable, and modern ceramic tableware production facility that meets high-quality standards, satisfies growing domestic and export demand, and provides attractive returns for investors.

# Processing chain & product yield

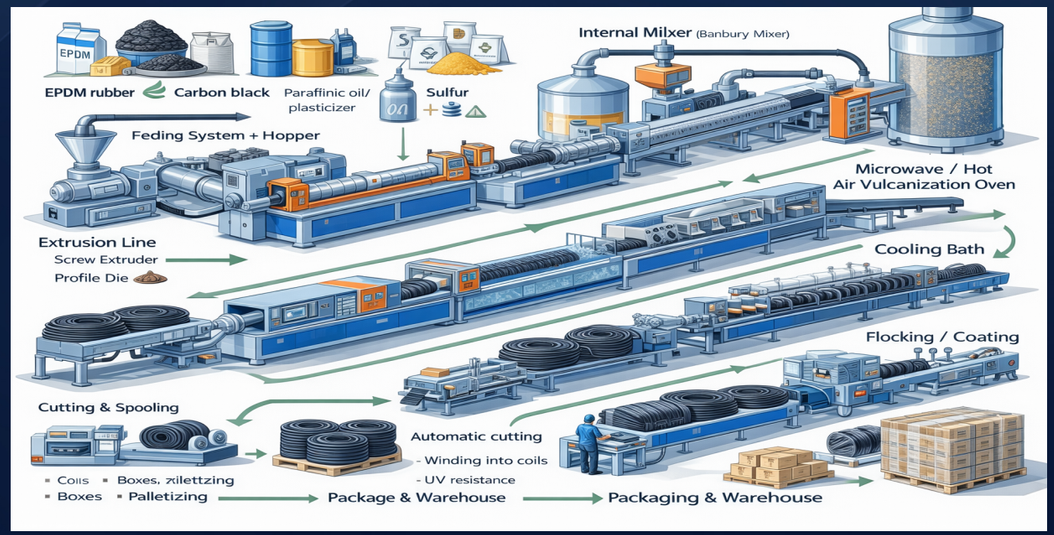
## Key production stages

1. Raw Material Procurement & Preparation
2. Internal mixer (Banbury mixer)
3. Two-roll mill (refining & sheet forming)
4. Feeding system + hopper
5. Extrusion line
6. Microwave / Hot air vulcanization oven
7. Cooling bath
8. Flocking / coating line
9. Quality Control & Inspection
   - ·Checking for cracks, glaze defects, color consistency
   - ·Dimensional control of shapes and sizes
   - ·Sampling for strength and durability tests
10. Packaging & Storage
    - ·Packing finished products in cartons or protective materials
    - ·Labeling for domestic or export distribution
    - ·Storage in warehouse before shipment
11. Logistics & Distribution

## Product yield breakdown

*(from 1 ton input raw materials)*

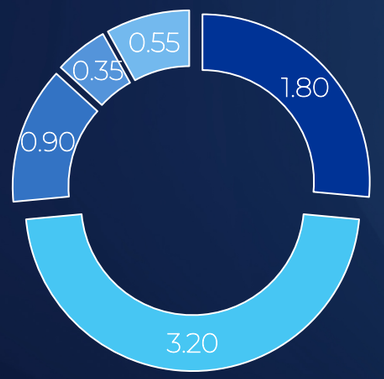
| Product | Yield | Key composition | Final product composition | Next process |
|---|---|---|---|---|
| Window sealing gaskets (PVC windows) | 4 800– 5 400 m | EPDM rubber, carbon black, paraffinic oil, ZnO, sulfur, accelerators | Vulcanized EPDM elastic profile | Extrusion → Vulcanization → Cooling → Cutting → Packing |
| Door sealing profiles | 2 700– 3 200 m | EPDM rubber reinforced compound, fillers, stabilizers | High-density EPDM sealing profile | Extrusion → Vulcanization → Cooling → Cutting → Packing |
| Facade glazing seals & special seals | 2 200– 2 600 m | EPDM UV-resistant compound, antioxidants, anti-ozone additives | Weather-resistant facade sealing profile | Extrusion → Vulcanization → Cooling → Cutting → Packing |
| Process losses & by-products | 40–70 kg | Trimming waste, start-up scrap | Re-grinded rubber (re-use up to 10%) | Reprocessing into compound |



# Project expenses

## Initial Investment (CAPEX) *(mln dollar)*

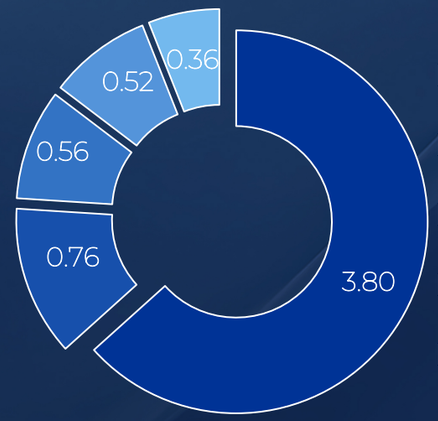
Total CAPEX: $6,8 mln




- Land & construction
- Machinery & equipment
- Utilities & infrastructure
- R&D laboratory & testing facility
- Other (licenses, project management, contingencies)

## Operating Costs (OPEX) *(mln dollar)*

Total OPEX: $6,0 mln




- Raw materials
- Labor
- Utilities
- Marketing, Logistics & maintenance
- Miscellaneous (R&D, admin, etc.))

This financial overview outlines a comprehensive cost structure and strong profitability of the proposed hermetic (sealing) rubber gaskets for frames products project. The breakdown includes both initial capital investment (CAPEX) and annual operating costs (OPEX), alongside projected revenue and profit estimates.

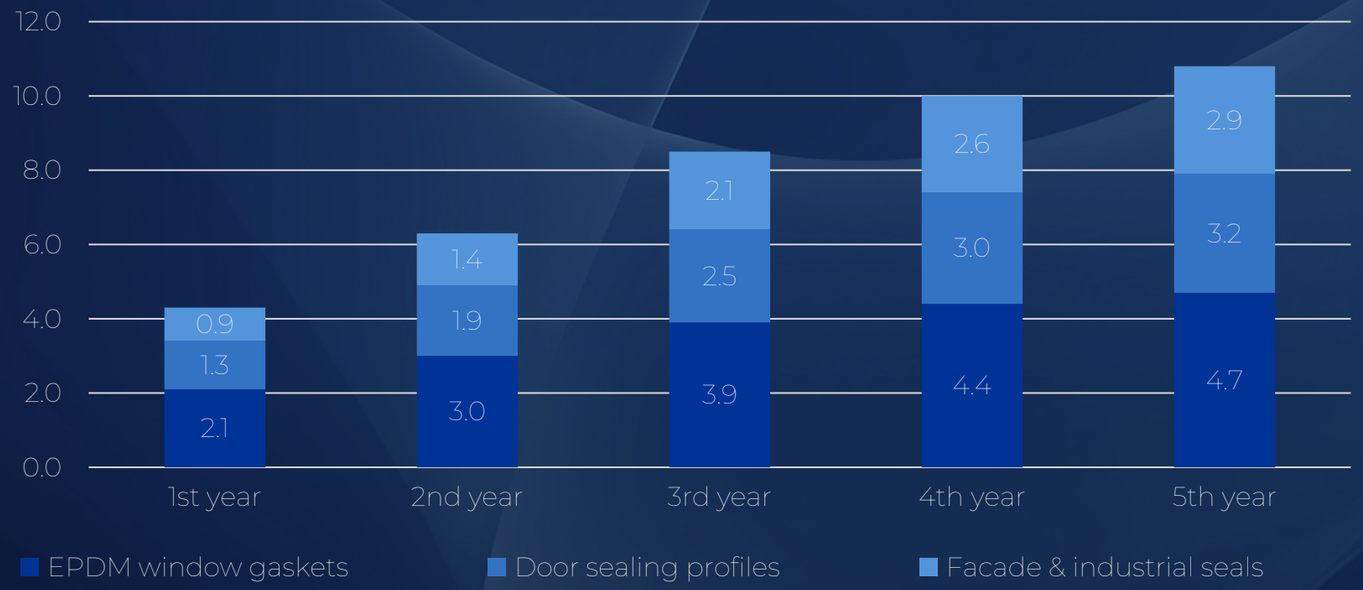
| Product | Capacity | Amount (mln USD) |
|---|---|---|
| EPDM window gaskets | 32 mln metr | 3,0 |
| Door sealing profiles | 17 mln metr | 1,9 |
| Facade & industrial seals | 11 mln metr | 1,4 |
| TOTAL | 60 mln metr | 6,3 |

Annual EBITDA:
= $6,3mln - $6,0mln = $0,3 mln

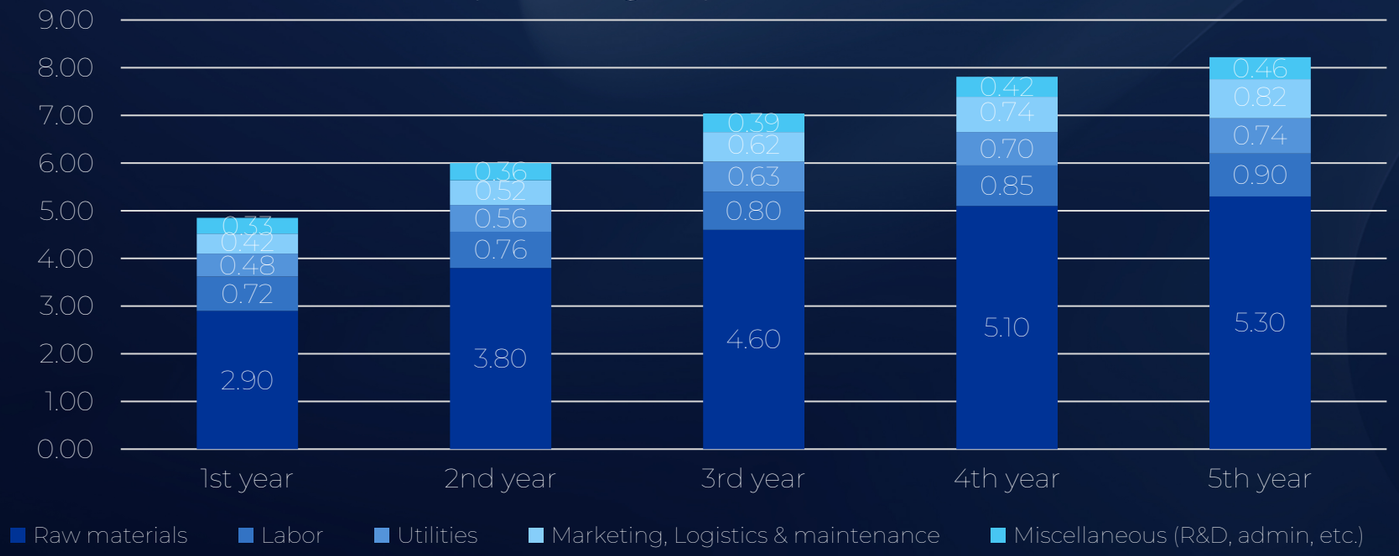
The project's strong profitability forecast is underpinned by efficient operations and high market demand, positioning it as a highly attractive investment.

# Financial indicators
*(5-year projection)*

## Revenues *(mln dollars)*




## Operating expenses *(mln dollars)*




Total 10-year cash flow:
$31 million after full CAPEX recovery

EBITDA growth:
18% CAGR, reaching $3,4 mln by Year 5.

NPV (12% discount rate):
NPV= $12,4 mln *(Highly favorable!)*

IRR (Internal rate of return): ≈ 29%

Payback period (PP):
= 3,6 years

Profitability index (PI):
=(NPV+CAPEX)/CAPEX=($12,4M+$6,8M)/$6,8M= 2,8