



INVESTMENT PRESENTATION

Bandixon Birlashma Industrial and Logistics Cluster

Presentation in pitch deck style.

Bandihan Factory

Kumkurgan Base

Export

Director: Saidmuzaffar Allanov
Surkhandarya region, Uzbekistan
www.surxonbm.uz

17 + years

Work experience

100,000 m³/year

Expanded clay power

40–50 hours/day

Строительный гипс

\$1.0 million

Attracted investments

2–5 years

Payback period

The essence and cost of the project for the investor

The project plans to create a single industrial cluster that will integrate existing production bases, raw materials and logistics capabilities.

What do we offer?

- Expansion of the Bandikhan Expanded Clay and Construction Gypsum Plant
- Development of logistics and technical base in Kumkurgan
- Phased commissioning of expanded clay block, concrete and gypsum directions

Why now?

- Demand for energy-saving materials is growing in the domestic market.
- Border markets are a ready-made destination for export.
- Existing assets reduce investment risk.

What does the investor get?

- Access to the finished field and current assets
- Short start-up period
- Combination of production + logistics

Brief investment thesis

- Total project cost: \$2.2 million
- Originator's funds: \$1.2 million
- Required investment: \$1.0 million
- Current profit: \$220-\$350k/year
- After modernization: 500-700 thousand dollars / year

Strategic advantage

- Bandikhan: proximity to production and raw materials
- Kumkurgan: storage, equipment and distribution base
- Surkhandarya: Proximity to Afghanistan, Tajikistan and Turkmenistan
- Possibility of rail and road transportation

Bandixon Birlashma: Operating Assets and Experience

Company Profile

- More than 17 years of experience: collection, processing and delivery of scrap metal
- Building materials: expanded clay and construction gypsum
- Regional activities: Bandikhan, Kumkurgan and Surkhandarya logistics chain

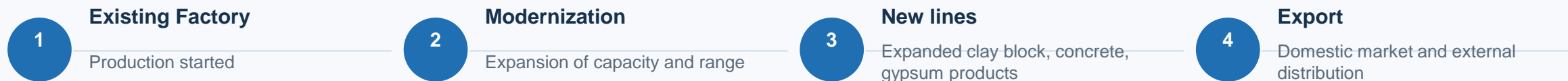
Operating production assets

- 2 hectares of industrial area in Bandikhan
- Expanded clay plant: up to 100,000 m³ per year
- Mini Construction Gypsum Plant: 40-50 ton/day
- Automated control and independent energy elements

Technical base

- HOWO Dump Truck
- XMG Truck
- Suitable base for material handling and intralogistics

Operational Development Strategy



Bandikhan Square: Ready-made infrastructure and support platform for expansion

Strengths of Bandikhan Square

- 2 hectares of land on the right of ownership
- There are administrative and production buildings
- Gas, water, electricity and transformer power are available
- There is an additional coal line for autonomous operation with gas.
- Asphalt access and convenient location for regional logistics

100,000 m³/year

Expanded clay production capacity

40–50 t/day

Mini Construction Gypsum Plant

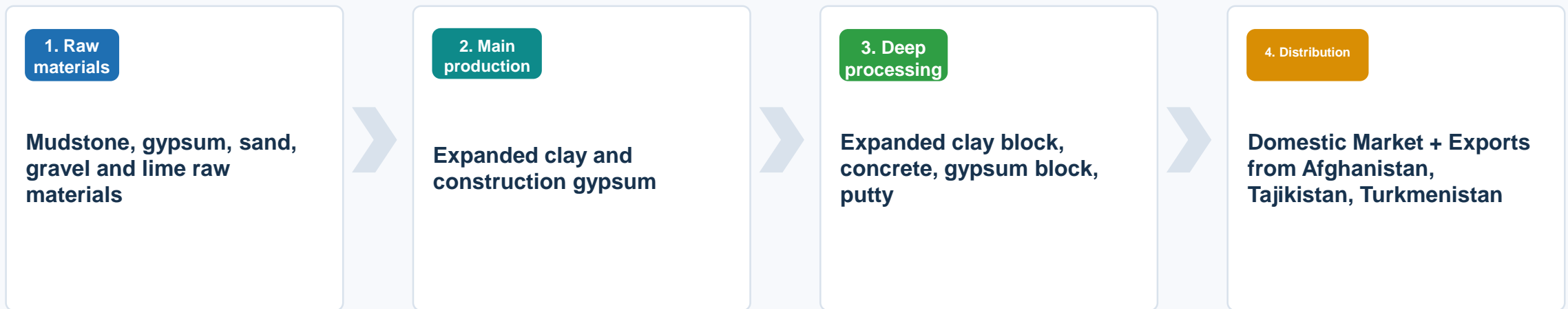
5 km

Distance to mudstone and gypsum deposits

10–20 km

Sand, gravel, lime and cement area

The main privilege of the project is the availability of raw materials and the possibility of deep processing



Conclusion for the investor

- Territorial proximity to sources of raw materials reduces dependence on external suppliers, reduces logistics costs and increases margins.

Current products and routes to be launched in the next phase

Current Products

- Expanded clay
- Construction gypsum
- Lightweight filling materials

Products of the next stage

- Expanded clay block
- Expanded clay concrete
- Concrete Products
- Gypsum block

Deep processing

- Putty
- Decorative gypsum products
- Base of components for gas block
- Other building materials

Domestic market + neighboring countries = diversified demand

Domestic market

- Continued demand for housing and infrastructure in Uzbekistan
- Growing interest in energy-saving and lightweight materials
- Offered solutions for multi-storey construction and industrial facilities

The Logic of Export Markets

- Geographical proximity
- Affordability of transportation costs
- Proximity to regional trade corridors

Border markets

Afghanistan Trade and logistics along the Termez-Hairatan corridor

Tajikistan Southern Export and Border Logistics

Turkmenistan Western transit flows and distribution

Market Analysis

- Domestic Market: Construction Sector
- External market: neighboring regions with a population of more than 60 million people
- Diversification: maintaining domestic and export balances
- Products: expanded clay, block, gypsum and recycled solutions

Kumkurgan and Tangimush route: a ready-made base for storage, loading and distribution

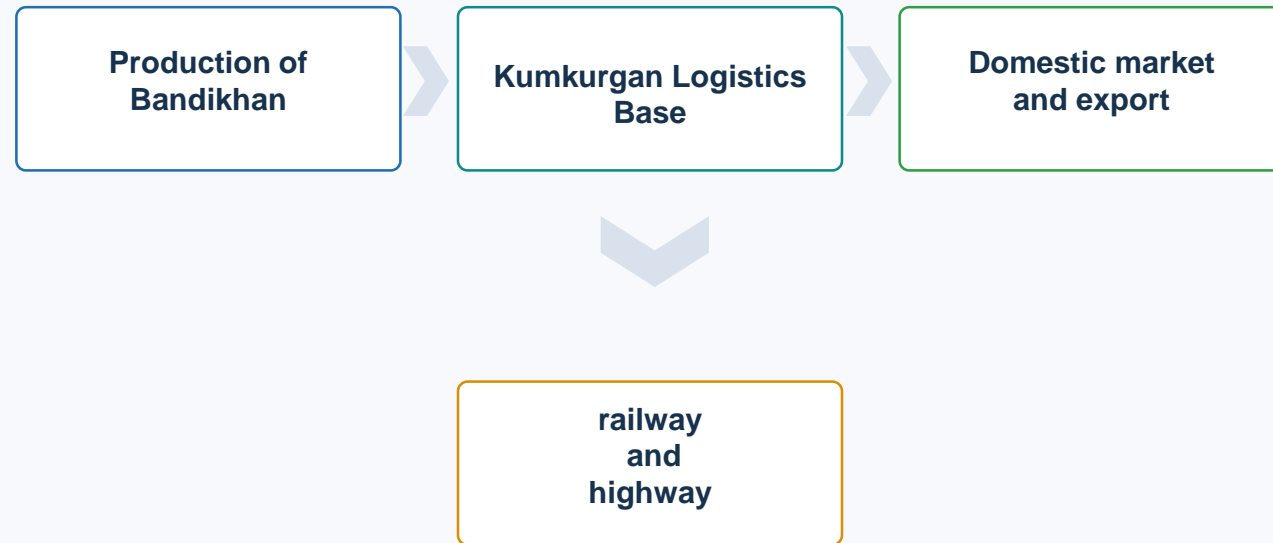
Kumkurgan technical base

- Convenient base for warehousing, storage of equipment and cargo flow management.
- A platform suitable for working with large logistics and industrial partners
- Possibility of turning into a multifunctional distribution center

Tangimush direction

- Close location to the train station
- Convenience of receiving and sending goods
- Possibility of redistribution within the region

Logistics model



How the investment capital in the amount of \$1.0 million will be distributed

Capital structure

Total cost of the project

\$2.2 million



Originator's funds - \$1.2 million (54%)



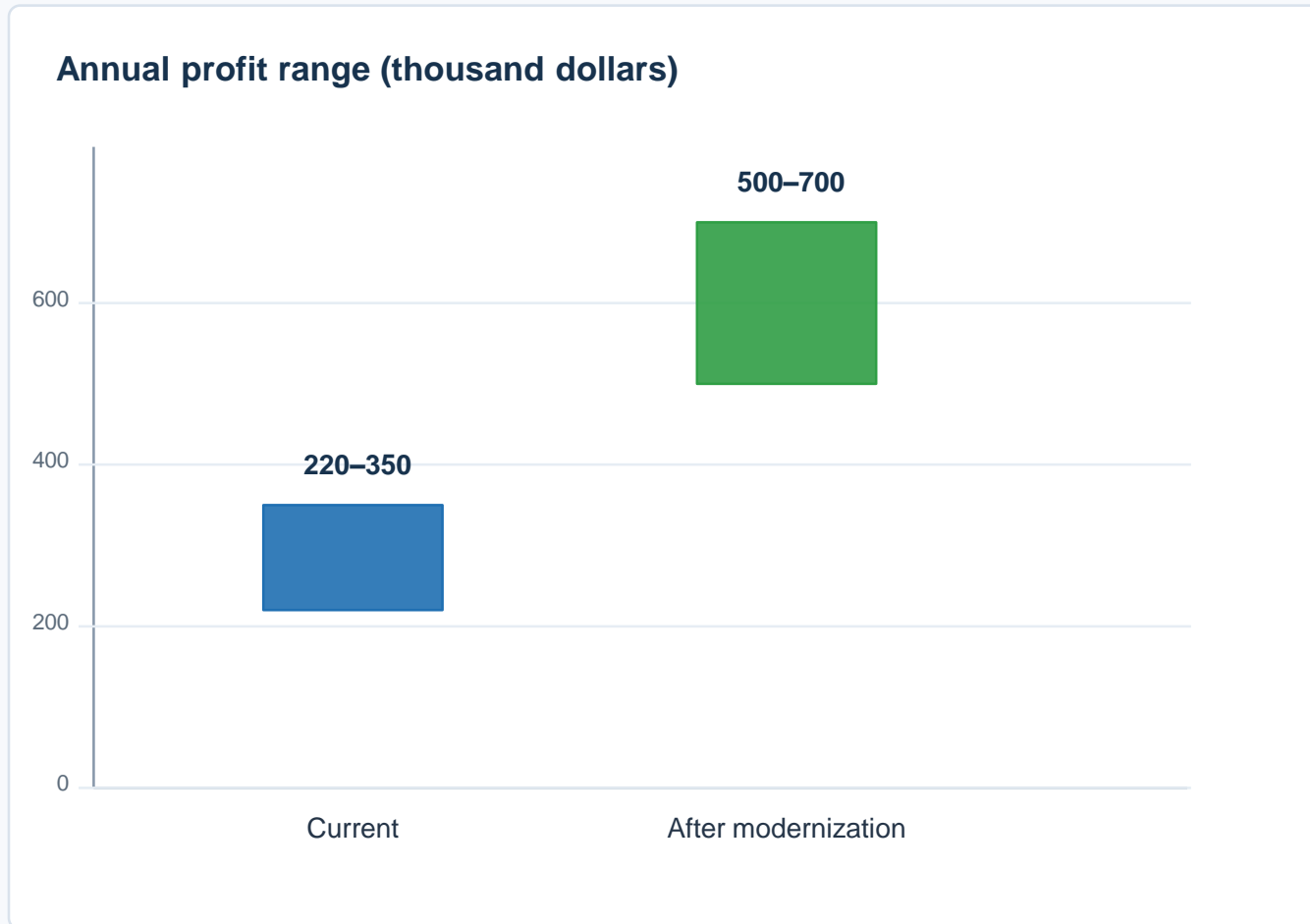
Attracted investments – \$1.0 million (46%)

Note: the user's material also indicates the presence of a bank loan in the amount of \$230,000

Recommended Allocation of Funds

- 35% – modernization of equipment and improvement of production efficiency
- 20% – new lines for expanded clay block / concrete direction
- 15% — logistics, warehousing and loading infrastructure
- 10% – energy efficiency and environmental solutions
- 20% – working capital, operating costs and safety reserve

Existing result and income potential after modernization



Base Stats

- Current profit: 220-350 thousand dollars/year
- Target profit: 500-700 thousand dollars/year
- Payback period: 2-5 years

Interpretation for the investor

- The project is not a greenfield - the risk of launching at the expense of existing assets is lower.
- Modernization expands the profit range with new capacities and assortment
- The combination of the domestic market and exports diversifies trade risk.

What makes a project strong and how to manage risks

Competitive advantages

- Operating plant and finished area
- Own raw material base
- Geographical proximity to three neighboring countries.
- Convenience of rail and road logistics
- Availability of local workforce and regional demand

Key risks and responses

- Market risk - domestic market + joint exports
- Commodity risk - own deposits and nearby sources
- Environmental risk - dust monitoring and energy-saving equipment
- Financial risk - conservative calculation and reserve fund
- Personnel risk - training and technical support of local personnel

The project is not only a business, but also an instrument of regional stability.

30 +

Initial place of employment

100 +

Step-by-step employment

3 directions

Production, logistics, export

1 model

Economic Benefits + Social Stability

Profit for the region

- Reducing unemployment and expanding sources of income
- Employment opportunities for the local population, youth, women and persons with disabilities
- Reducing migration and increasing regional economic activity

ESG Perspective

- Environmental solutions: dust filters, energy-saving technologies
- Implementation of transparent management, KPIs and monitoring mechanisms
- Ability to direct part of the profit to social projects

Options for a convenient model for working with an investor

Joint partnership

- The investor invests capital and participates in the share of the project.

Strategic partnership

- The investor introduces a technology, equipment or market; The initiator provides the base and the operation.

Phased investments

- Capital is channeled in several stages: modernization → new line → expansion of logistics.

Important note

This package is designed as a basic document for investment negotiations. The specific terms of the share, dividends, management and exit are agreed separately through due diligence and negotiation.

Practical action plan for the investor

- 1 Online Meeting**
Preliminary negotiations and presentation of the project
- 2 Document flow**
Business plan, technical materials and key indicators
- 3 Visit to the square**
Overview of the Bandikhan plant and the Kumkurgan base
- 4 Structure of the contract**
Cooperation model, investment conditions and roadmap

Contacts

Saidmuzaffar Allanov
Bandixon Birlashma / Surxon Build Materials
Tel: +998 99 332 50 00
Email: saidmuzaffarxonallanov@gmail.com
Website: www.surxonbm.uz

The project is open for investment, technical consulting and strategic partnerships.