



**Invest
Uzbekistan**

Investment proposal: Housing Construction Plant



Industry

Construction industry

Why is it worth investing in the project?

- ✓ **Market demand.** Reinforced concrete is one of the main building materials, and demand for it is stable.
- ✓ **The possibility of a quick payback.** Despite large investments, the business can pay off quickly enough and start generating steady income.
- ✓ **A wide range of applications of precast concrete.** Such products are used not only in the construction of houses, but also in the construction of various engineering structures.

Market

- In 2024, the volume of imports of building materials and finished structures in Uzbekistan and neighboring countries amounted to about 1.06 billion US dollars.
- In Uzbekistan, by 2040, it is planned to double the number of housing under construction annually to 421,000 units, increase the mortgage portfolio by more than 10 times to 56.7 billion dollars, increase the share of modern housing in the housing stock to 50% and improve the living conditions of the population.
- The estimated need for housing construction in the local market is at least 27-28 million square meters per year, including the need to build housing in the amount of 9-10 million square meters per capita, to provide housing from population growth - 14-15 million square meters and to provide housing in connection with the demolition of dilapidated housing - 3-3.5 million square meters.;



The purpose of the project

Expansion of the production of factory-made reinforced concrete structures. The “Evro global invest” housing construction plant was commissioned in 2017 and is capable of producing the entire range of residential and public buildings.

Project products

A complete set of load-bearing (columns, crossbars, floors), enclosing (multilayer external and internal walls, etc.) and engineering (elevator shafts and ventilation, pipes, etc.) structures.

Direct investments are planned to increase the existing capacity.

Economic indicators:



Project cost: \$ 44,7 million



Revenue: \$ 38,76 million per year



NPV: ~ \$ 66,3 million



IRR: ~ 29,8%



DPP: 4,5 year

Project placement



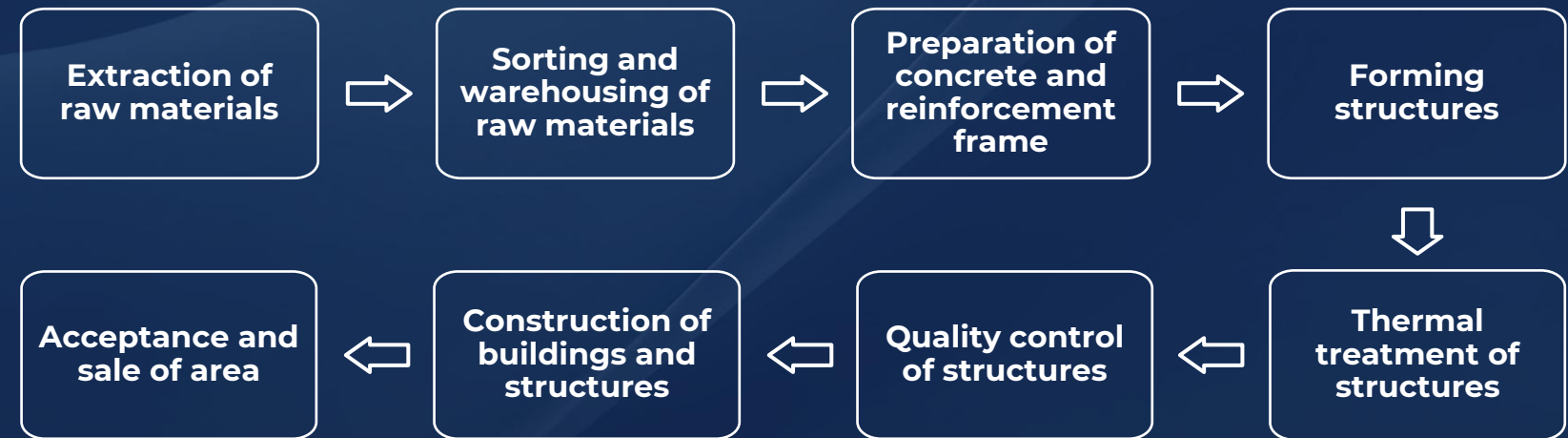
The initiator of the project

«Evro global invest» Ltd.

Capacity – 140 thousand square meters of housing
The project is located in the Yukorichirchik district of the Tashkent region. The territory allows you to place new production facilities.

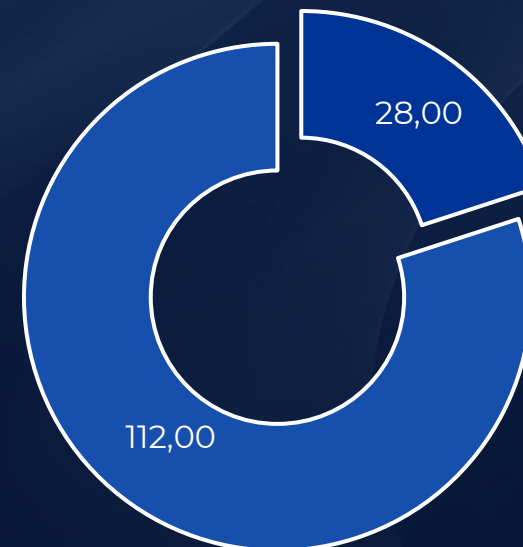


The main technological operations of production



1. **Extraction of raw materials** – Row materials (crushed stone and sand) are extracted from our own quarry concrete and transported to the factory.
2. **Raw material preparation** – Row materials are processed, cleaned, sorted and stored by fractions.
3. **Preparation of the concrete mix** – Raw materials (cement, aggregates, water and additives) are dosed, mixed and transferred to the molding shops.
4. **Manufacture of steel frames** – Reinforcing products are made from various grades of steel reinforcement.
5. **Forming structures and hardening** – Products are formed from concrete and reinforcement and subjected to heat treatment to achieve strength.
6. **Product warehousing** – finished reinforced concrete products are inspected and stored at the construction site.
7. **Construction of buildings and structures** – Buildings and structures for various purposes are constructed from building structures.
8. **Building decoration and sale** – Buildings and structures are finished and put into operation to the buyer.

Product range



- Set of building structures, thousand sq.m.
- Living area (apartment), thousand sq.m.

TOTAL: 140 thous. sq. m.



The main products of the enterprise are ready-made buildings and structures that are transferred by the buyer on a turnkey basis. In addition, construction products and structures can be made by order of individual builders.

Total revenue per year at full capacity is expected to be \$38.64 million.

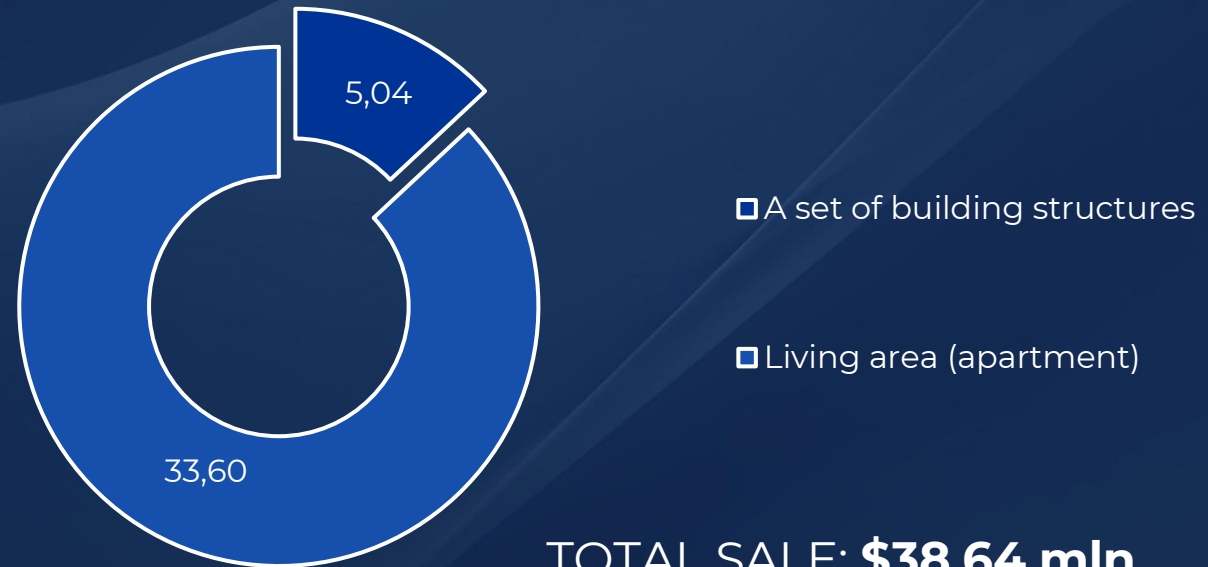
The main share of the project's operating costs is made up of raw materials and depreciation charges.

The total cost of the financial and operational activities of the project per year at full capacity of the placement will amount to 24.1 million US dollars.

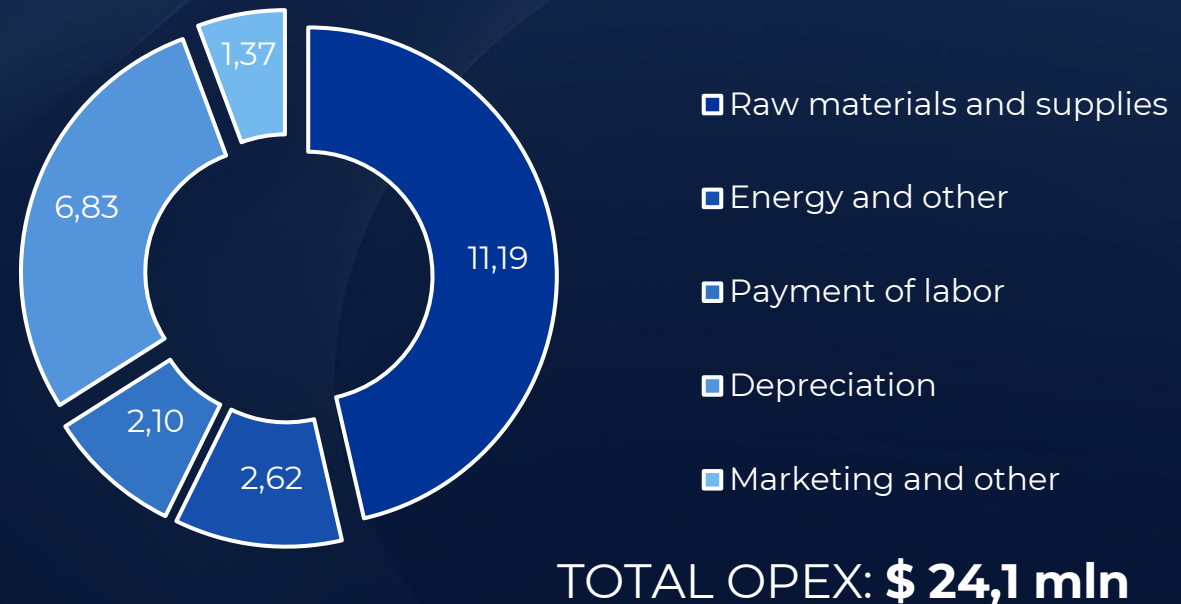
As can be seen from the calculation, the project has a high operational profitability.

$$(\$38,64 \text{ mln} - \$24,1 \text{ mln}) / \$24,1 \text{ mln} = \mathbf{60,3 \%}$$

Revenue (million dollar)



Operating cost (million dollar)





The total cost of the project consists of a factory building with the required landscape, road, sports and other infrastructure and basic equipment.

The company was commissioned in 2017 and is operating at full capacity.

As can be seen from the calculation, the project has a high return on investment.

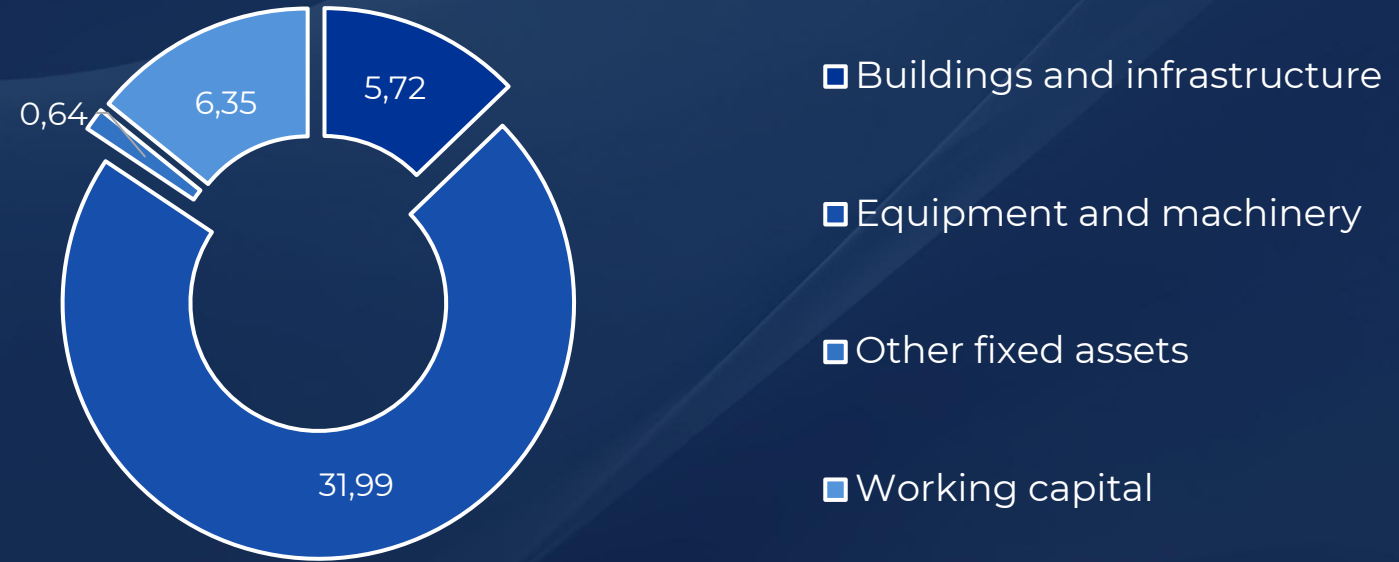
$$(\$2,76 \text{ mln} / \$1,7 \text{ mln}) = \mathbf{1,6}$$

To expand the company's activities, it is necessary to attract direct investments or loans based on their terms of provision.

The financing scheme presented in this presentation is preliminary.

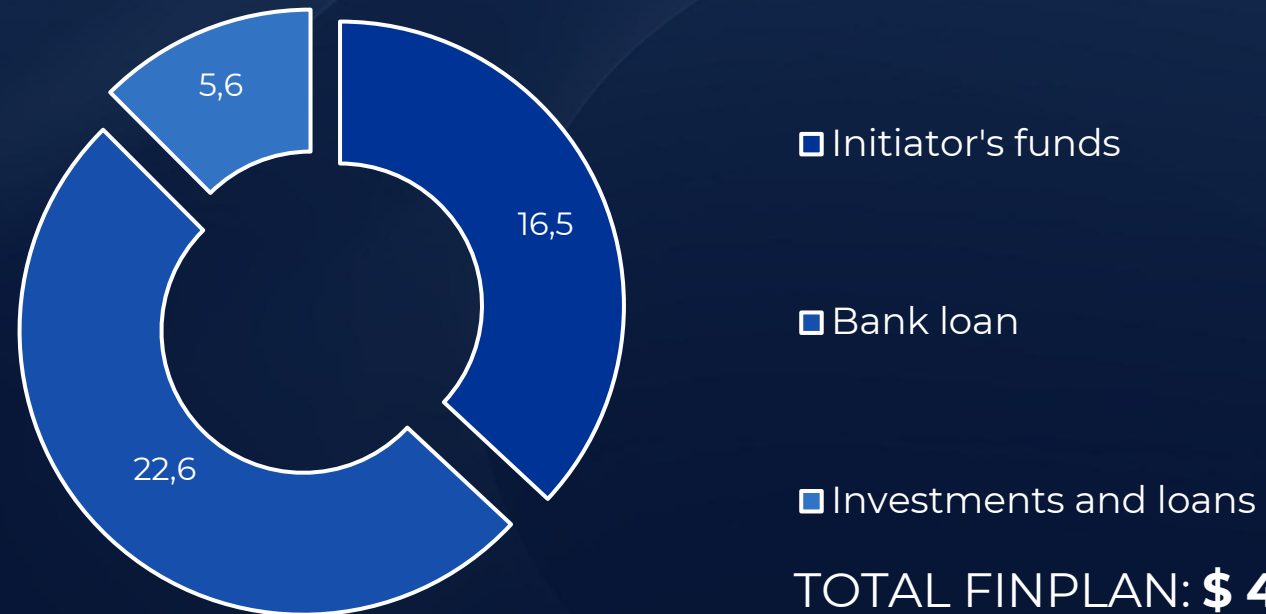
The financing structure of the project will be determined after negotiations with the investor.

Project cost (million dollar)



TOTAL CAPEX: \$ 44,7 mln

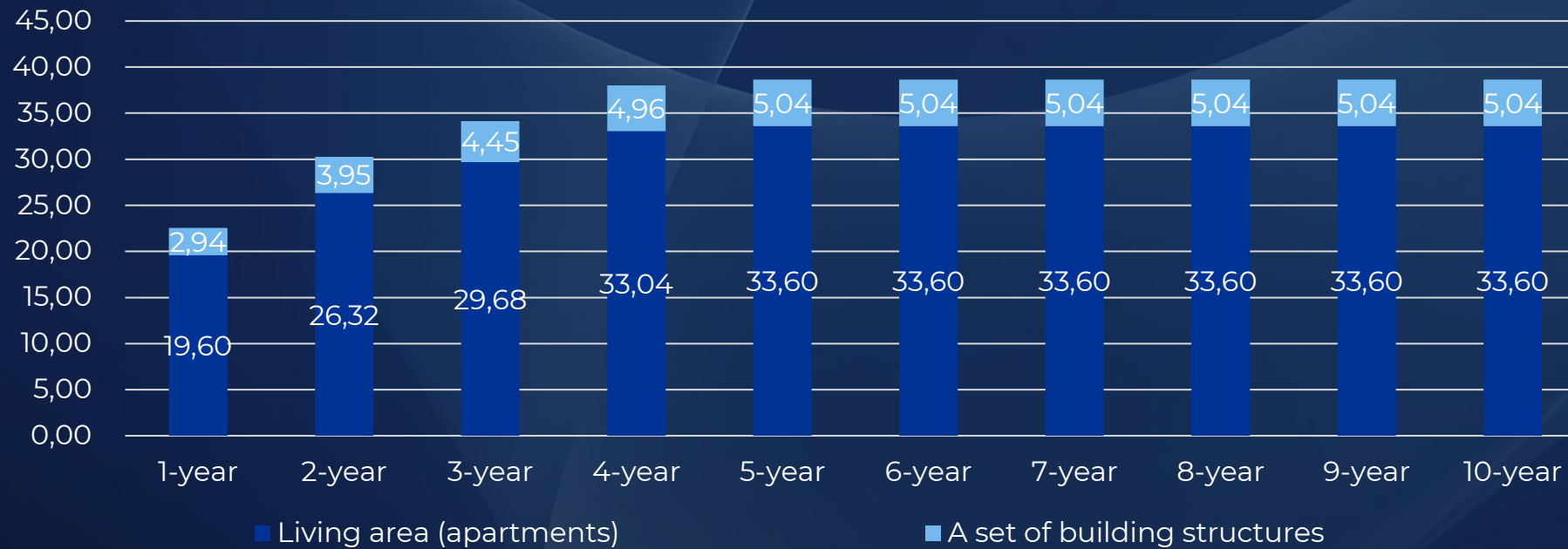
Financing plan (million dollar)



TOTAL FINPLAN: \$ 44,7 mln



Revenue (million dollar)



The revenue of the project consists of the sale of finished areas of buildings and structures transferred by the buyer on a turnkey basis.

In addition, construction products and structures can be sold by order of individual builders.

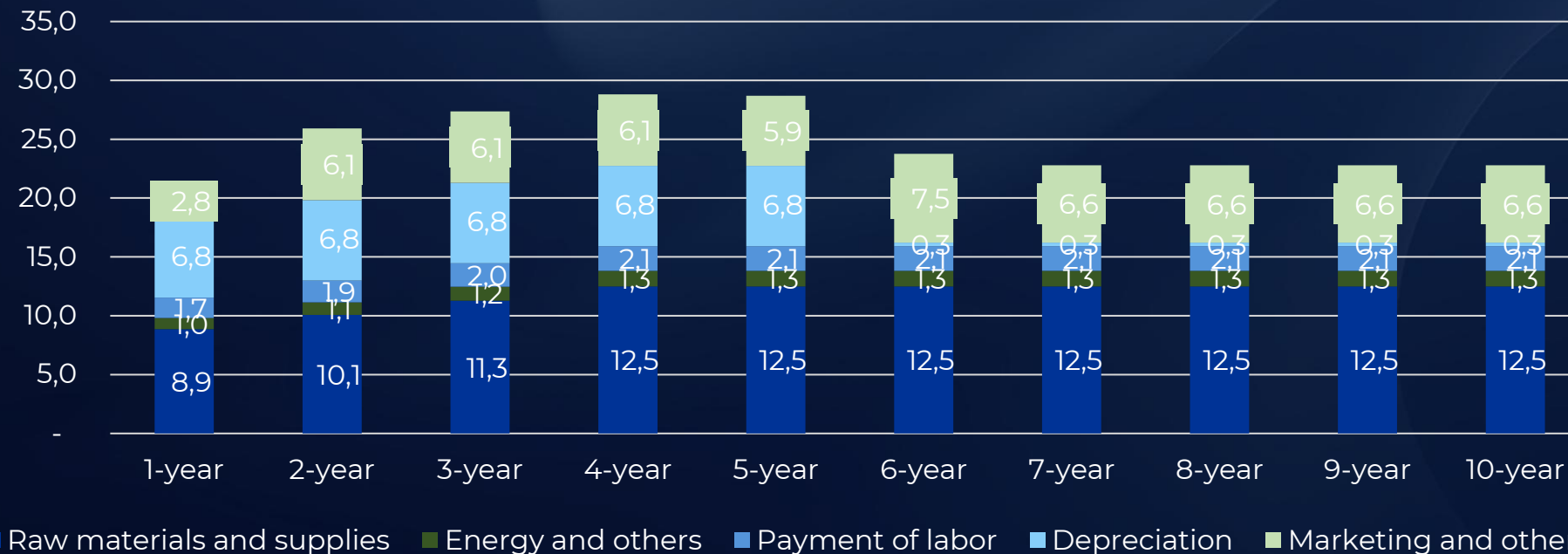
The total revenue per year at full capacity of the placement is 38.6 million US dollars.

At the same time, the development of the project's capacity is taken conservatively, taking into account its achievement by the 4th year of operation.

The main share of the project's operating costs is raw materials and marketing costs.

All operating expenses will be made based on their market analysis on a competitive basis and the amounts saved can be used for their own investments and bonuses to encourage employees and outsourcing companies.

Operating cost (million dollar)





Financial indicators of the project

(10-year period)

Profitability (million dollar)



Project cost: \$ 44,7 million



Revenue: \$ 38,6 million per year



NPV: ~ \$ 66,3 million



IRR: ~ 29,8%



DPP: 4,5 year

The project demonstrates high profitability and market demand, which positions it as an attractive investment opportunity