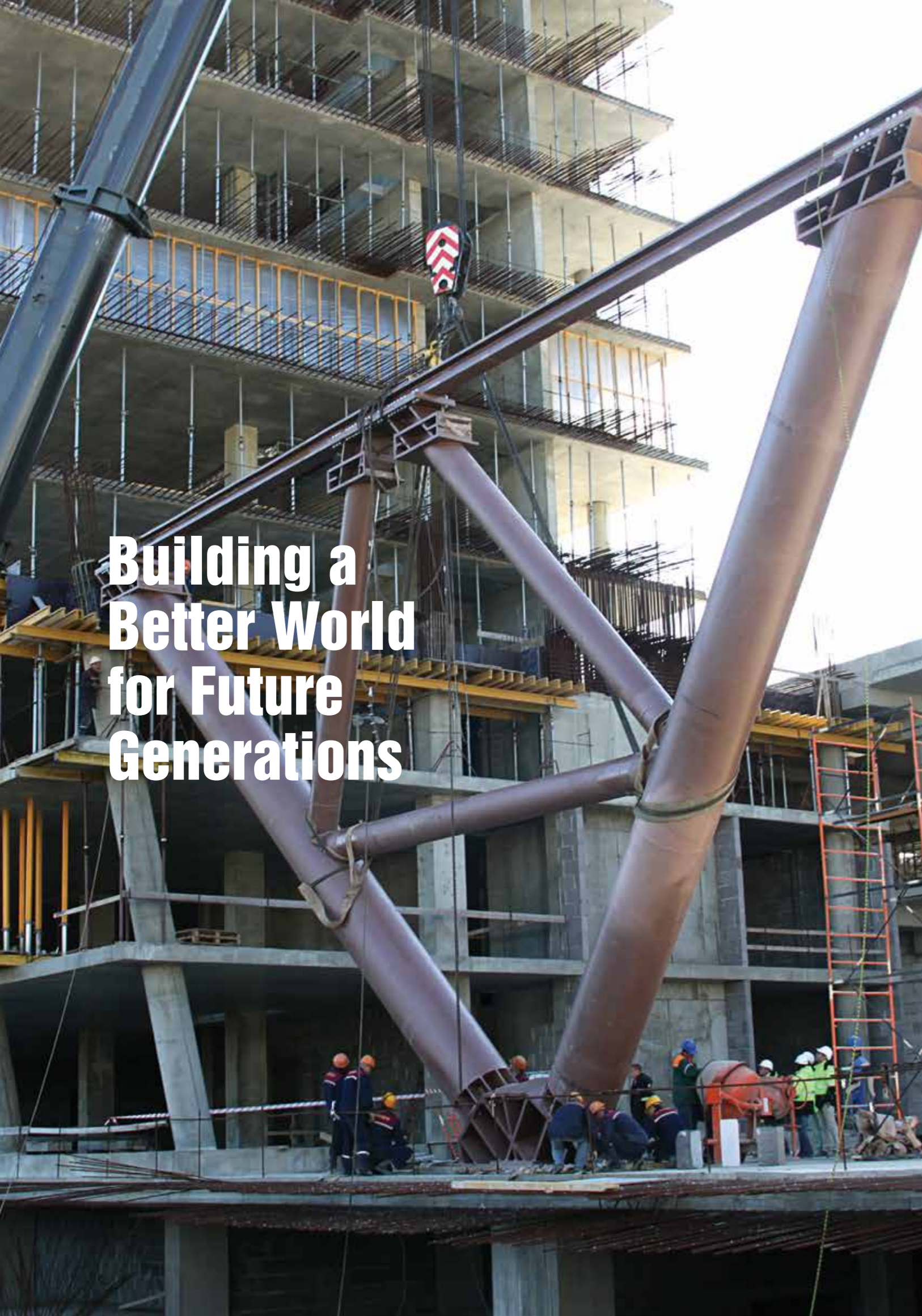




KAYSON

Investment Projects



**Building a
Better World
for Future
Generations**

KAYSON

**Investment
Projects**

Mission

To Provide World-Class Management, Engineering, Procurement & Construction Services Through People & Organizational Development to Improve the Quality of Life






Values

- Respecting People, Their Values & Rights
- Observing Professional Ethics and Adhering to all Obligations
- Commitment to Health, Safety and Environment
- Commitment to Providing Desired Quality
- Cherishing Creativity, Initiative and Innovation Culture
- Promoting Continual Technical & Managerial Improvements
- Commitment to Win-Win-Win Relationship

Services

- Project Development
- Project Management
- Engineering
- Procurement
- Construction
- Financing
- Investment
- Operation and Maintenance

Divisions

Civil	Water and Wastewater	Railway Transportation Systems	Housing and Buildings	Oil, Gas and Industry
				
<ul style="list-style-type: none"> ■ Ports & Harbors ■ Airports ■ Roads, Elevated Highways & Tunnels ■ Bridges 	<ul style="list-style-type: none"> ■ Dams ■ Water Transfer and Diversion Tunnels ■ Irrigation and Drainage Networks ■ Water and Wastewater Treatment Plants ■ Water Transmission Lines ■ Sewerage Collection and Transmission Lines (by Pipejacking Method) 	<ul style="list-style-type: none"> ■ Railways ■ Urban Railways ■ Monorails 	<ul style="list-style-type: none"> ■ Mass Housing ■ Residential Complexes ■ Townships ■ Infrastructure Facilities & Landscaping ■ Commercial & Office Complexes ■ Sports, Recreational, Cultural & Medical Facilities 	<ul style="list-style-type: none"> ■ Refineries & Petrochemical Plants ■ Pumping & Compressor Stations ■ Power Generation Plants, Power Transmission & Substations ■ Industrial Manufacturing Plants ■ Pipelines & Tank Farms ■ Gas Injection Projects

Health, Safety and Environmental Policy

As a general contractor, Kayson is committed to safeguarding the health and safety of its staff and other stakeholders (such as subcontractors, partners, neighbors, visitors, etc.) and protecting the environment.

To achieve these goals, all levels of the organization and subcontractors shall adhere to the following commitments:

- Creating a safe and healthy workplace
- Minimizing the impact on the environment
- Minimizing disruption in the daily life of people and society
- Complying with legal requirements (local, national and international), and clients' HSE requirements
- Formulating, updating, and implementing suitable and creditable models for the Company's HSE management system
- Providing training for managers and supervisors and securing their active participation in the implementation of basic HSE principles
- Training and encouraging personnel at all levels of the organization and obliging them to abide by basic HSE principles
- Providing training for subcontractors and obliging them to comply with basic HSE principles
- Recording, investigating, researching near misses, accidents and hazards and their causes in order to eliminate them, and, if not possible, minimize the possibility of their recurrence
- Continually improving the performance of the company's HSE management system



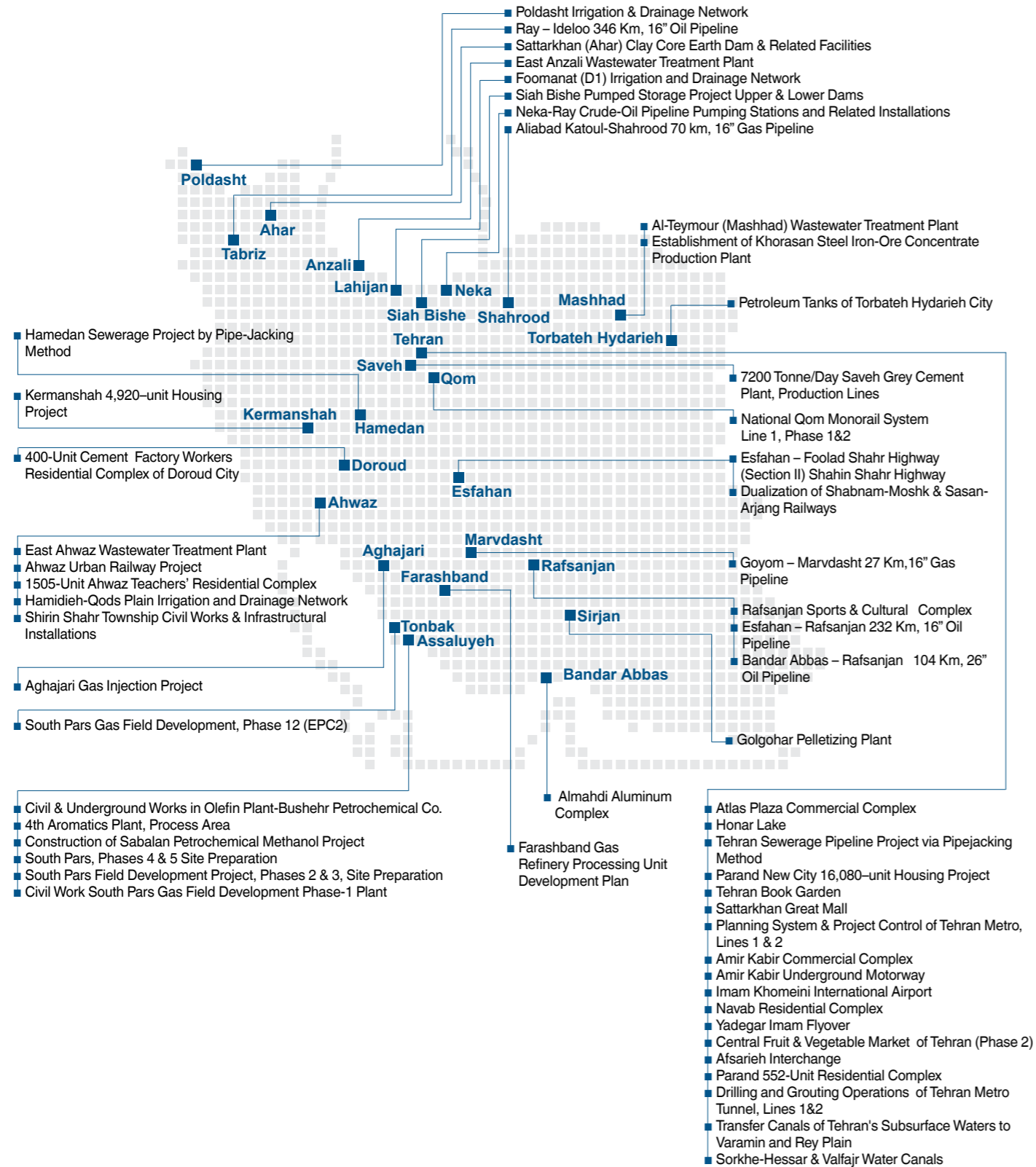
Quality Policy

In Concern with our Mission and to Achieve our Vision and Objectives, with Observing Values and Adhering to all Specifications and Requirements Agreed upon in Contracts, National and International Regulations and Standards, with all Staff Involvement, Kayson is committed to:

- Continual Monitoring and Improvement in Quality of Design and Construction of Projects
- Continual Improvement of Efficiency and Effectiveness of Processes based on Results of Audits, Evaluations and Performance Measurements and Organizational Improvement Management Feedbacks
- Ensuring Efficient Provision and Allocation of Resources to Execute Processes Effectively
- Empowering, Developing and Enhancing Knowledge of Employees and Increasing their Involvement in the Effective Development and Implementation of Management Systems and Knowledge and Experience Transference
- Understanding and Meeting Stakeholders' Requirements and Expectations based on Sustainable Development and Mutual Benefit



National Commitment



World-Class Construction



Prilesie Logistic Center in Belarus

Project Outline

The improvement of transport connections has become an issue of utmost importance to the stable economic development of the Republic of Belarus. In line with this strategic need, the government of Belarus, in cooperation with Minsk Free Economic Zone (FEZ) administration, has decided to develop a state-of-the-art logistics complex in Minsk.

This momentous task has been entrusted to Prilesie.

Prilesie, a subsidiary of Kayson International, has been authorized by the Belarusian government to invest, design, build, and operate a first class logistics center in the Minsk Free Economic Zone.

Project Owner: Prilesie Company (Kayson, as the main shareholder)

Type of Contract: Investment

Location: Minsk Free Economic Zone, Belarus

Status: Under Construction

This unique center will provide a variety of logistical facilities, including:

- Storage and custom warehouses
- Administration and support services
- Exhibition, sales and offices
- Roadside services

The complex will consist of 200,000 m² of warehouses and 50,000 m² of various support buildings.

Key Statistics

Storage Area

- Dry warehouse: 150,000 m²
- Cold storage warehouses: 30,000 m²
- Customs warehouses: 10,000 m²
- Warehouses for hazardous materials: 10,000 m²

Intermodal Terminal

- Terminal land plot: 80,000 m²
- Administration offices: 2,000 m²

Roadside Service Area

- Hotel/restaurant: 12,000 m²
- Truck maintenance workshops: 10,000 m²
- Fuel station, car wash, shop: 10,000 m²
- Truck parking lots: 250

Administration Area

- Administration offices: 13,000 m²
- Banks/insurance offices: 3,200 m²
- Local authorities offices: 2,400 m²
- Management building: 1,500 m²
- Police station & clinic: 1,300 m²

Exhibition and Sale Area

- Show rooms: 12,000 m²
- Offices/back up warehouses: 2,000 m²

Utilities

- Power station
- Water treatment plant
- Telecommunication center
- Central boiler house

Total Area:
45,000 m²



Minsk New City Center in Belarus

Project Owner: Belpars Company
Project Design: German BRT System
(International Consolatory)
Type of Contract: Finance
Location: Minsk, Belarus
Status: Under Construction

Project Outline

The complex which comprises a modern multifunctional hotel & business center is being developed in a 7-hectares land in the capital city of Belarus, Minsk. The building is located in Minsk New City Center, in the intersection of Nezavisimosti Avenue and Kalinovski Avenue. It is 850 meters away from the national library's building which is the most famous modern building of Belarus. Minsk New City Center is a U-shaped

building consisting of three parts: the 50 meters high tower of hotel with 11 stories is the southern part while the northern section is a 39 meters high office tower with 10 stories. A 2-floor commercial & entertaining complex which is 12 meters high is located in the middle part. Incorporating 200 rooms, this luxury hotel is the greatest 5 star hotel in Belarus. In addition to rooms, the hotel consists of 25 apart-hotels in five stories. A gathering hall, a

conference hall, hotel's lobby, entertainment facilities as well as catering and restaurants, sports complex, swimming pool and sauna are other auxiliaries of the complex. Having the floorage area of 53,500 square meters, the commercial and entertaining part of the project is the greatest part of the complex and is situated in the middle part of the building.

Key Statistics

- Total gross floor area: 169,000 m²
- Space of the 5 star hotel and apart-hotels: 31,500 m²
- Total office space: 38,000 m²
- Space of shopping & entertainment centers: 66,000 m²
- Parking space: 37,000 m²
- Landscap total area: 44,000 m²



Amir Kabir Commercial Complex

Project Outline

Just above the Amir Kabir Underground Motorway, Kayson is building a commercial complex, destined to become a major commodity supply and trading center for household appliances on a national scale.

This four-story complex, which encompasses a total area of 52,000 square meters, combines the elegance of traditional Iranian architecture with the advanced techniques of modern construction.

The Amir Kabir Commercial Complex is designed with the aim of providing all the conveniences that a modern trading center might need, including state-of-the-art communication links, restaurants, sport, recreational and parking facilities. Spacious offices and warehouses are also available to retailers to use for administrative purposes and to store their goods.

Specifications & Key Statistics

- The total gross floor area of Amir Kabir Commercial Complex is 52,000 m², including:
 - Western block: 27,150 m²
 - Eastern block: 25,000 m²
 - The total floorage of auxiliary service buildings is 25,000 square meters, including:
 - Public and private parking units: 420
 - Storage and commodity delivery facilities: 6,100 m²
 - Cafeteria, athletic club, office space, etc.: 1,300 m²
- There are 390 commercial units in the Western Block. The number of units in the Eastern Block will be determined after implementing final design changes.
- The area of commercial units stands at 12.5 to 57 square meters. The areas of other facilities such as bank and exhibition range from 200 to 250 square meters.
- The minimum and maximum areas of commercial offices are 50 and 100 square meters respectively.

Client: Kayson (Investor) in partnership with Tehran Municipality, District 12 (Land Owner)

Type of Contract: Design-Build & Investment

Location: Tehran, Iran

Status: Completed



Sattarkhan Great Mall

Client: Kayson (Investor) in partnership with Tehran Municipality, District 2 (Land Owner)

Type of Contract: Design-Build & Investment

Location: Tehran, Iran

Status: Completed

Project Outline

The Sattarkhan Great Mall is situated midway between Sheikh Fazlollah and Ale'Ahmad Highways, under the Yadegar Imam Flyover and its vicinity. The project is divided into 5 separate sections, with a total floor area of 72,000 square meters. Sections one and four which comprise the project's first phase as well as other parts of the Yadegar Imam project have already come online and been opened to the public. The project's second phase encompasses section two, three and five, with a total floorage of 28,580 square meters, consisting of 621 commercial and office units. This phase is being executed within the framework of a contract concluded between Kayson and district 2 of Tehran Municipality (Tehran Investment and Public Participation Organization).

Since the project is being carried out via a design-build project delivery system, Kayson assigned a team of experts to review the initial designs in order to optimize the value delivered to the end-user. The buildings' façade is a combination of traditional and modern architecture, consisting of bricks, glass, stone and aluminum sheets, thus creating a pleasant urban environment. The design provides for easily accessible entrances, numerous elevators and escalators, adequate parking and other facilities.

Project from another point of view

Given the fact that Sattarkhan Great Mall is being built under the Yadegar Imam Flyover, in a mostly residential area, it will greatly contribute to the public health and security of the community as well as boosting constructive local business activities. Sattarkhan Mall's easy access to Tehran's main highway networks makes it an ideal place to work and do business.

Some of the significance features of Sattarkhan Great Mall are as follows:

- Pleasant ventilation system, acoustic system, fire control & alarm system and emergency power supply
- Facing local parks and green spaces, equipped with private outdoor parking lots, with the capacity of 458 parking spaces and ring road access
- Private access between commercial sections in the junctions with side roads via footbridges, using architectural methods which suit the overall plan of the project
- Public open areas equipped with water front, green spaces facing main streets and new public areas as well as central staircase within the building



Parand New City 552-Unit Housing Project

Contractor & Investor: Ettehad Omran Pars (Kayson's subsidiary)
Partners: Housing Investment Company and Dashtsazan Company
Location: Parand New City, Tehran, Iran
Status: Completed

Project Outline

Parand 552-unit housing was built on a 50,000 square meter plot of land located in the proximity of Imam Khomeini International Airport, using Kayson's "Cast-in-situ Monolithic Reinforced Concrete Construction System."

The main objective guiding the project's design concept was to create a housing complex that would serve as a national model for building durable, cost-effective, and earthquake resistant mass housing projects faster and with the highest possible quality. To this end, special attention was paid to architectural diversity, separating private and public spaces, creating beautiful perspectives and a landscape design with

lush green space virtually surrounding the entire complex.

Scope of Work

Design and construction of a 552-unit residential housing complex, comprised of one, two and three-bedroom apartments, using Kayson's "Cast-in-situ Monolithic Reinforced Concrete Construction System."



1,920- Unit Housing Project, Iraq

(first phase of 6,000- Unit Housing project in Baghdad)

Client: Ministry of Higher Education & Scientific Researches

Type of Contract: Investment & EPC (Engineering, Procurement & Construction)

Contract Period: 36 Months

Location: Al-A'amiriya, Baghdad, Iraq

Status: Under Construction

Project Outline

The 1,920-unit Housing Project in Iraq - being executed as an Investment & EPC contract in a township - is the first phase of 6,000-unit Housing Project in Baghdad. The project includes construction of two or three bedroom apartments in 6-story blocks via the industrialized mass-housing construction method called "Cast-in-Situ Monolithic Reinforced Concrete Construction System".

The project also encompasses construction of facilities such as network of water and gas piping, surface water and sewerage collection, landscaping, streets and access roads within the townships, open parking lots and green spaces as well as auxiliary buildings (schools, clinics, libraries and etc).

Scope of Work

The project's scope of work involves Investment & design, procurement and construction of the followings:

Residential Buildings: There are 1,920 units in a township of 5-story apartment blocks, 62.5% of which conclude three and 37.5% have two bedrooms. The buildings are designed according to Iraq's climatic conditions and are constructed using "Cast-in-Situ Monolithic Reinforced Concrete Construction System".

Auxiliary Buildings: For improving public welfare of township resident, about 31,000 square meters of land is allocated to construction of all needed auxiliary buildings, such as schools with different grade configurations, kindergarten and nursery school, mosques, local shops, post offices, police stations, fire stations and etc.

Infrastructures and landscaping: The entire networks of gas piping, water, sewerage collection, the network for collecting surface water from the surroundings of township, telephone wiring, electrical cabling, lighting of surroundings, as well as landscaping, streets, parking lots and green spaces are the facilities constructed for this project.

Key Statistics

- Gross floor area of residential buildings: 319,703 m²
- Gross floor area of auxiliary buildings: 31,000 m²
- Sewerage collection network: 6,500 m
- Water distribution network: 12,000 m
- Gas piping network: 14,000 m



Frolikova 200-Unit Housing Project

Type of Project: Investment & EPC
Project Period: 24 Months
Location: Minsk, Belarus
Status: Completed

Key Statistics

- Gross floor area of residential buildings: 12,000 m²
- Landscaping (streets, parking spaces, final smoothing and green space): 15,000 m²



Sustainable Human Development & Social Responsibility

Creating spaces for living & working, building dams to produce hydropower and irrigate farmlands, transportation systems to link people means that Kayson operates in an environment where it is constantly surrounded by people, in urban and rural areas throughout Iran as well as overseas. We see our company as a member of communities in which we work, and we support them accordingly. We integrate the local community into our daily work as much as possible. Indeed, the entire Kayson family operates according to the conviction that we have to become a part of the community we serve in order to be successful. By community we mean the people who live and work close to our projects and who are affected, in one way or another, by what we build.

Kayson people view themselves as guests and partners in these communities and therefore consciously assume a long-term responsibility to people who live there. Accordingly, all of our project management teams pursue a clear policy of community involvement and take an active interest in community happenings. No matter where Kayson is executing a project, a key success factor is good relations with local residents and neighbors. For this reason, our operational units organize site visits and other informational events where local residents, end-users and other stakeholders can learn about the company's projects. In some cases, a public relations expert is hired to liaise exclusively with the community.

Since its inception, Kayson's fortunes as a company and its impacts on society have been inextricably linked. This simple idea of interdependence between business and society remains at the heart of our company. What has changed, however, is the size and scope of our Company and with it our social responsibilities.



**Building a
Better World
for Future
Generations**

