



ONE ROOM 21租賃及網路住宅項目

ONE ROOM 21 RENTAL AND NETWORK HOUSING PROJECT

ONE ROOM 21 ТҮРЭЭСИЙН, СҮЛЖЭЭ ОРОН СУУЦ БАРИХ ТӨСӨЛ





项目名称：PROJECT NAME:

ONE ROOM 21连锁公寓项目 ONE ROOM 21 Chain Apartment
Project

项目实施机构 PROJECT IMPLEMENTING ORGANIZATION:

“ONE ROOM 21” 有限责任公司 / LLC

项目目标：PROJECT OBJECTIVE:

本项目的核心目标是在7个目标地点完成总计58,800平方米的住宅建设，并按照One Room设计与生活风格进行室内外装修，实现经济高效运营。 The fundamental objective of this project is to complete the construction of a total of 58,800 sq.m. of residential buildings at 7 target locations, carry out interior and exterior fit-out in the One Room design-lifestyle style, and operate with economic efficiency.

项目位置及面积分配 Project Location and Area Allocation

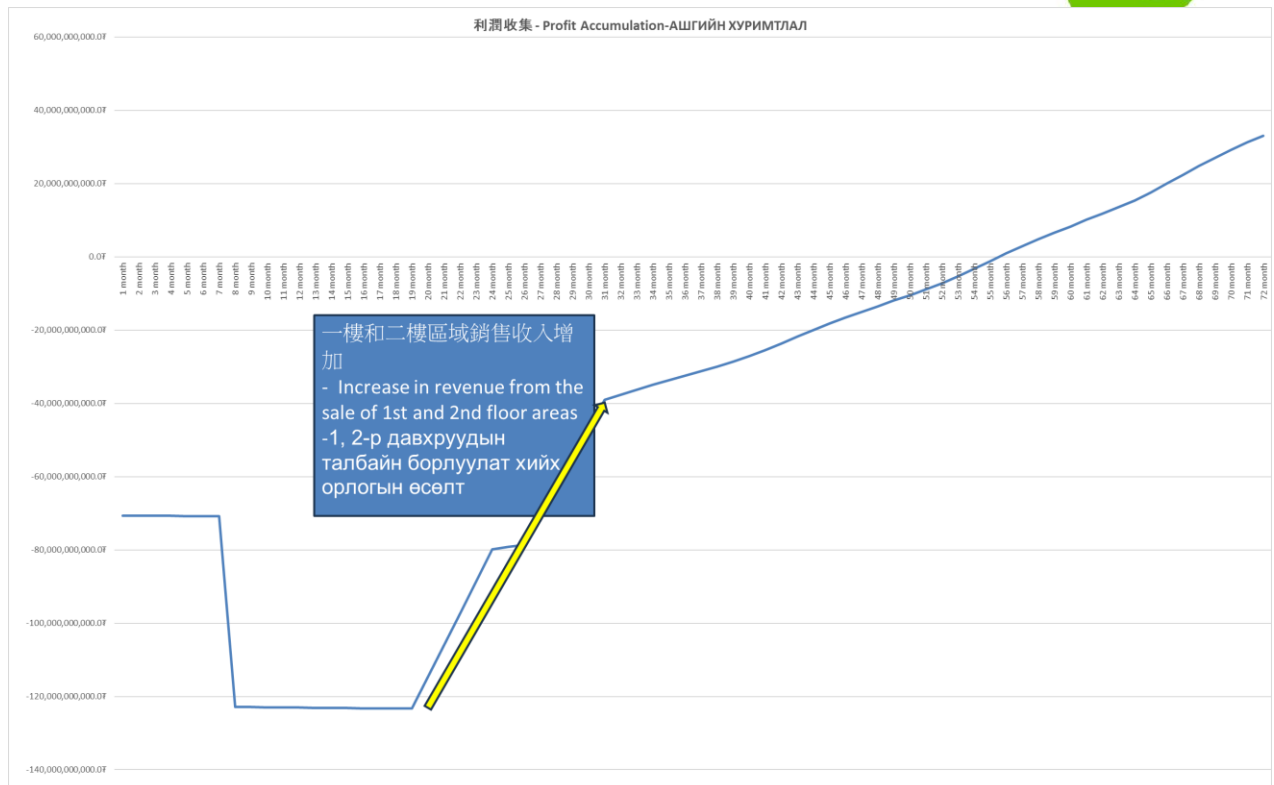
專案地點 - 项目位置 / Project Location	建築面積- 建设面积 (m ²) / Construction Area (m ²)	服務區 - 服务区域 (m ²) / Service Area (m ²)	出租公寓區 - 租赁公寓面积 (m ²) / Rental Apartment Area (m ²)	不予出售的面積- 不计入销售面积 (m ²) / Area Excluded from Sale (m ²)
欽格爾泰區 - 青格勒泰区 / Chingeltei District	8400.00	1860.00	4650.00	1890.00

“One room 21” 租赁连锁 / Rental Chain 公寓建设 / Apartment Construction 项目 / Project

汗烏勒區 - 汗乌拉区 / Khan Uul District	8400.00	1860.00	4650.00	1890.00
巴彥祖爾赫區 - 拜因珠尔赫区 / Bayanzurkh District	8400.00	1860.00	4650.00	1890.00
達爾汗烏勒省 - 达尔汗乌拉省 / Darkhan-Uul Province	8400.00	1860.00	4650.00	1890.00
鄂爾渾省 - 鄂尔浑省 / Orkhon Province	8400.00	1860.00	4650.00	1890.00
東戈壁省 - 东戈壁省 / Dornogovi Province	8400.00	1860.00	4650.00	1890.00
南戈壁省 - 南戈壁省 / Umnugovi Province	8400.00	1860.00	4650.00	1890.00
合计 / Total	58800.00	13020.00	32550.00	13230.00

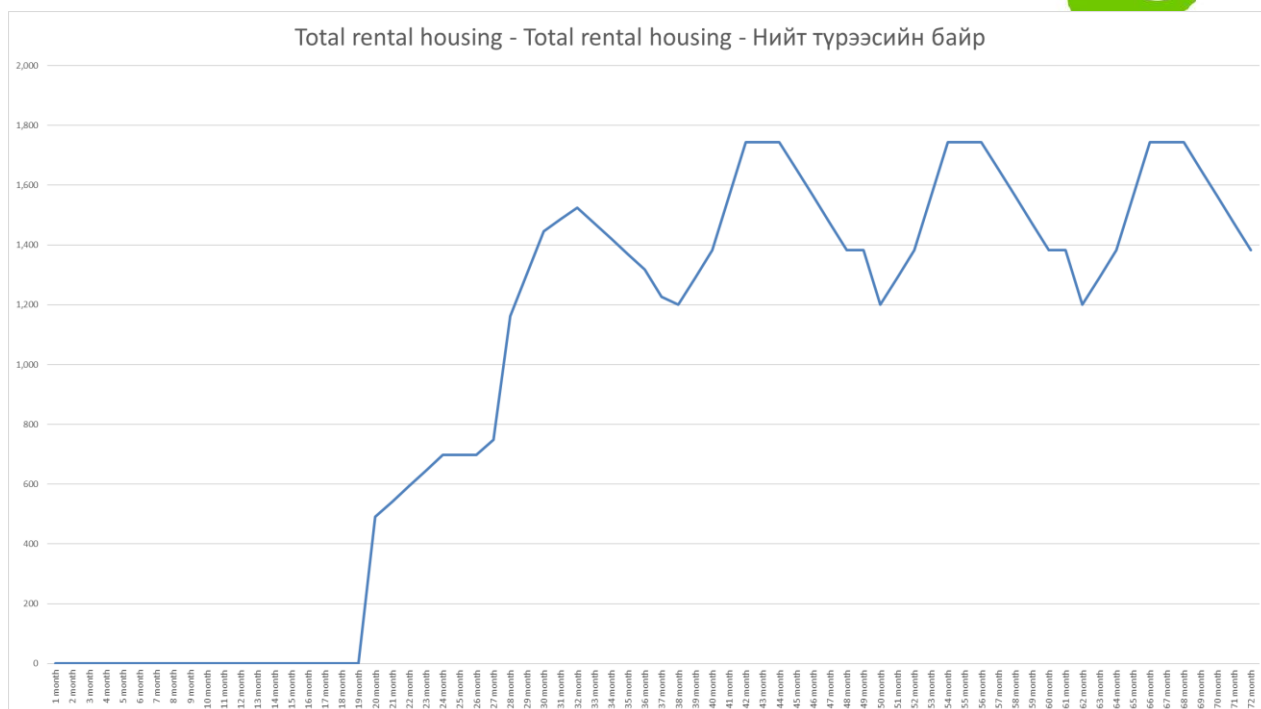
项目实施阶段：PROJECT IMPLEMENTATION PHASES:

项目第一阶段（2025—2027年） **Project Phase I (2025–2027)**



将全面完成项目建设工程。为满足项目启动57个月后能够完全收回启动投资的基本条件，将重点专注于将13,020平方米的1至2层服务区面积100%直接销售。这将为在短期内收回1,500亿图格里克启动投资奠定基本条件。 All project construction will be fully completed. In order to satisfy the fundamental condition of fully recovering the startup investment 57 months after project commencement, primary focus will be directed at 100% direct sale of the 13,020 sq.m. of 1st and 2nd floor service area space. This will create the fundamental condition for recovering the startup investment of MNT 150 billion in a short period.

项目第二阶段（2027—2031年） Project Phase II (2027—2031)



将加强One Room 21配套安静舒适环境的市场营销活动，向公众进行更广泛的宣传推广，并特别专注于提升租赁公寓入住率。这将使收回启动投资后实现300亿图格里克净利润成为完全可能。60个月税后总利润为1,800亿图格里克，并可在建筑50至60年使用周期内持续获益。项目第24至72个月期间，计划根据季节因素在7个地点共计出租1,100至1,744套18平方米One Room公寓。 Marketing activities promoting the peaceful and comfortable environment accompanying One Room 21 will be intensified, with broader public promotion and special focus on rental apartment occupancy. This creates full possibilities for achieving a net profit of MNT 30 billion after recovering the startup investment. Total after-tax profit over 60 months is MNT 180 billion, establishing the fundamental opportunity to generate returns throughout 50–60 years of building operation. During project months 24–72, 1,100 to 1,744 units of 18 sq.m. One Room apartments across 7 locations are planned for rent, subject to seasonal factors.

项目原则：PROJECT PRINCIPLES:

原则一 Principle 1

项目全部建设工程预计在前24个月内以100%完成率竣工。这使我们能够通过精准规划，客观审视项目的实际优势和财务测算。

All construction work of the project is projected to be completed with 100% execution within the first 24 months. This enables us to assess the project's actual advantages and financial calculations through optimized planning.

原则二 Principle 2

18平方米租赁公寓的月租金规划为：乌兰巴托市110万图格里克，地方城市92万图格里克。租金将随通货膨胀持续增长。 The monthly rent for an 18 sq.m. rental apartment is planned at MNT 1.1 million in Ulaanbaatar city and MNT 920,000 in regional areas. Rental prices will increase in line with inflation going forward.

原则三 Principle 3

预计1至2层面积的销售在项目第20至30个月内均匀分布，服务收费标准及每平方米单价的通货膨胀率按15%测算。 Sales of the 1st and 2nd floor area are projected to be evenly distributed across project months 20 to 30, with a 15% inflation rate assumed for service tariffs and per-square-meter valuations.

原则四 Principle 4

第0至24个月产生的薪酬及运输费用，旨在保障项目建设与管理的充分运转。 Salary and transportation costs incurred during

months 0 to 24 are directed at ensuring adequate project construction and management operations.

项目目标PROJECT OBJECTIVES:

本项目财务测算中已按数值规划了以下各项目标。 The following objectives are numerically planned in the project's financial calculations.

目标一 Objective 1

完成测算、调研及设计方案，编制完整可行性研究报告，与项目各参与方充分交流意见，就商业原则达成一致，确定投资安排，签订合同。 Calculations, research, and design will be completed, a comprehensive feasibility study developed, opinions shared, business principles agreed, investment determined, and contracts concluded.

目标二 Objective 2

最终确定团队组成，与投资方共同组建长期管理团队。完成承建机构的遴选。 The team composition will be finalized and a long-term management team formed in partnership with investors. Executing organizations will be selected.

目标三 Objective 3

解决项目融资问题，完成承建商遴选，启动建设工程，开展监督活动。 Project financing will be resolved, contractors selected, construction commenced, and supervision activities initiated.

目标四 Objective 4



对建设工程实施严格、负责任的监督管理，同时将主要精力集中于销售工作，启动预订及市场营销活动。 Strict and responsible supervision over construction will be maintained while primary focus is directed toward sales. Pre-orders and marketing activities will be launched.

目标五 Objective 5

为满足项目启动28个月后能够完全收回启动投资的基本条件，将重点专注于直接销售1至2层服务区面积。 Primary focus will be directed at directly selling the 1st and 2nd floor service area space in order to satisfy the fundamental condition of fully recovering the startup investment 28 months after project commencement.

项目概述 PROJECT SUMMARY

项目计划在2025—2027年间以41,718,274.5美元 即2.94亿元人民币或1,501亿图格里克的总造价完成全部建设。共将在7个不同地点建设7栋住宅楼，1至2层服务区面积将100%销售，3至7层将划分为18平方米单位 (CNY 294,481,938 or MNT 150,185,788,203) for total construction. 7 residential blocks will be built at 7 different locations, with 1st and 2nd floor service areas 100% sold. Floors 3–7 will be divided into 18 sq.m. units.

蒙古国建筑行业当地每平方米建设费用为200万至250万图格里克，本项目按200万至220万图格里克测算，建设成本每年增长率预计为15%。 The local construction cost per square meter in Mongolia's construction sector is MNT 2.0–2.5 million. This project is budgeted at MNT 2.0–2.2 million per sq.m., with construction cost growth projected at 15% per year.



總投資金額 - 总投资额 / TOTAL INVESTMENT	\$150,185,788,203.3
	\$41,718,274.5
	\$294,481,937.7

项目价值 PROJECT VALUE

總收入 - Total Income	196,441,101,977.1₮
總成本 - Total Cost	124,128,914,891.5₮
總稅額 - Total Tax	39,180,751,332.9₮
總利潤 - Total Profit	33,131,435,752.7₮

项目位置 PROJECT LOCATION

欽格爾泰區 - 青格勒泰区 / Chingeltei District

汗烏勒區 - 汗乌拉区 / Khan Uul District

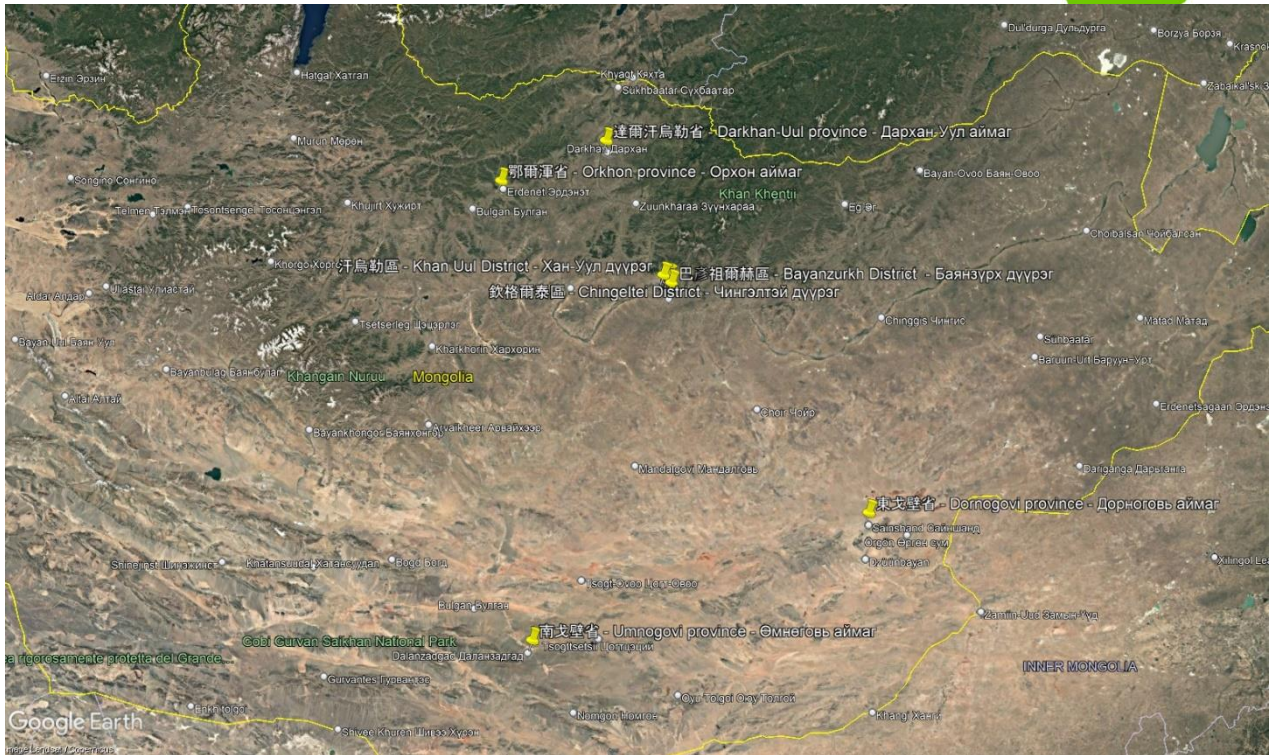
巴彥祖爾赫區 - 拜因珠尔赫区 / Bayanzurkh District

達爾汗烏勒省 - 达尔汗乌拉省 / Darkhan-Uul Province

鄂爾渾省 - 鄂尔浑省 / Orkhon Province

東戈壁省 - 东戈壁省 / Dornogovi Province

南戈壁省 - 南戈壁省 / Umnugovi Province



项目立项依据与基础条件 PROJECT RATIONALE AND BASELINE CONDITIONS

市场依据 Market Rationale

乌兰巴托市约有45,000套的租赁公寓需求，是一个规模约8,000亿图格里克的市场。 There is demand for approximately 45,000 rental apartments in Ulaanbaatar city, representing a market worth approximately MNT 800 billion.

截至2024年第三季度，租赁公寓价格指数为1.448，与去年同期相比上涨1.30个百分点，较上季度上涨2.63个百分点。 As of the third quarter of 2024, the rental apartment price index stands at 1.448, representing an increase of 1.30 percentage points compared to the same period of the previous year and 2.63 percentage points compared to the previous quarter.

据国家统计局报告，截至9月份，新建公寓每平方米均价为439万图格里克，较去年同期上涨12.2%。 According to the National



Statistics Office report, as of September, the average price of new apartments per sq.m. is MNT 4.39 million, an increase of 12.2% compared to the same period of the previous year.

预计新建公寓价格明年同期将上涨约10%左右。 New apartment prices are projected to increase by approximately 10% by the same time next year.

住房抵押贷款的影响造成了一定程度的价格泡沫，而运输物流成本的上升也将对价格增长产生主要影响。 In addition to mortgage loans creating slight price bubbles, rising transportation and logistics costs are expected to be a primary factor in price increases.

尤其值得关注的是，作为主要建材供应国的俄罗斯因与乌克兰的战争导致供应放缓。此外，汇率收紧也被认为是价格上涨的另一原因。 In particular, supply from Russia — the main supplier of construction materials — has slowed due to the war with Ukraine. Additionally, tightening exchange rates are seen as another factor contributing to price increases.

2024年的调查显示，全国32%的家庭居住在接入工程基础设施的公寓中，其余家庭居住在蒙古包社区；首都乌兰巴托市约60%的人口居住在蒙古包社区。在乌兰巴托市推进居民参与的蒙古包社区再开发改造为住宅小区、拆除不符合使用标准的住宅楼并重新规划、整理重组蒙古包社区用地等工作中，解决市民临时安置住房问题的需求长期存在。 According to a 2024 survey, 32% of the country's total households live in apartments connected to engineering infrastructure, while the remainder live in ger districts; approximately 60% of Ulaanbaatar's total population lives in ger districts. The need to resolve the issue of temporary housing for



citizens in the context of redeveloping ger districts into residential complexes, demolishing and replanning substandard buildings, and reorganizing ger district land with citizen participation has long persisted.

項目總投資成本 - TOTAL PROJECT INVESTMENT COST

7個地點的總建造成本 - Total construction cost for 7 locations	¥ 122,640,000,000	\$34,066,666.7	¥240,470,588
出租公寓室內裝修預算/建築成本的20%/ - Budget for interior decoration of rental apartments /20% of construction costs/	¥ 24,528,000,000	\$6,813,333.3	¥48,094,118
戶外景觀設計 - Outdoor landscaping	¥ 120,000,000	\$33,333.3	¥235,294
土地購買成本 - Land purchase costs	¥ 2,000,000,000	\$555,555.6	¥3,921,569
專案實施團隊費用 - Project implementation team costs	¥ 897,788,203	\$249,385.6	¥1,760,369
總投資 - 总投资额 / TOTAL INVESTMENT	¥ 150,185,788,203	\$41,718,274.5	¥294,481,938



2025-2031 投資計算 - CALCULATION OF THEIR INVESTMENT - ОНУУДЫН ХӨРӨНГӨ ОРУУЛАЛТЫН ТООЦОО

項目月份 - Project months- Төслийн сар	年-Year-Он	幾個月-Months-Сарууд		預計建築面積/m2/ - Estimated construction area /m2/ - Бүтээн байгуулах талбайн төсөөлөл /м.кв/											
				欽格爾泰區 - Chingeltei District - Чингэлтэй дүүрэг			汗烏勒區 - Khan Uul District - Хан-Уул дүүрэг			巴彥祖爾赫區 - Bayanzurkh District - Баянзүрх дүүрэг			達爾汗烏勒省 - Darkhan-Uul province - Дархан-Уул аймаг		
				總建築面積 - Total building area - Барилгын нийт талбай	單位面積建築成本 - Construction cost per unit area - Нэгж талбайн бүтээн байгуулалтын өртөг	總建設成本 - Total construction cost - Нийт бүтээн байгуулалтын зардал	總建築面積 - Total building area - Барилгын нийт талбай	單位面積建築成本 - Construction cost per unit area - Нэгж талбайн бүтээн байгуулалтын өртөг	總建設成本 - Total construction cost - Нийт бүтээн байгуулалтын зардал	總建築面積 - Total building area - Барилгын нийт талбай	單位面積建築成本 - Construction cost per unit area - Нэгж талбайн бүтээн байгуулалтын өртөг	總建設成本 - Total construction cost - Нийт бүтээн байгуулалтын зардал	總建築面積 - Total building area - Барилгын нийт талбай	單位面積建築成本 - Construction cost per unit area - Нэгж талбайн бүтээн байгуулалтын өртөг	總建設成本 - Total construction cost - Нийт бүтээн байгуулалтын зардал
1 month	2025-2026	Aug	專案投資期間 - Project investment period - Төслийг хөрөнгө оруулалтын хугацаа	4200.00	₮ 2,200,000	₮ 9,240,000,000	4200.00	₮ 2,200,000	₮ 9,240,000,000	0.00	₮ 2,200,000	₮ 0	4200.00	₮ 2,000,000	₮ 8,400,000,000
2 month		Sep		2520.00	₮ 2,200,000	₮ 5,544,000,000	2520.00	₮ 2,200,000	₮ 5,544,000,000	0.00	₮ 2,200,000	₮ 0	2520.00	₮ 2,000,000	₮ 5,040,000,000
3 month		Oct		1680.00	₮ 2,200,000	₮ 3,696,000,000	1680.00	₮ 2,200,000	₮ 3,696,000,000	0.00	₮ 2,200,000	₮ 0	1680.00	₮ 2,000,000	₮ 3,360,000,000
4 month		Nov		0.00	₮ 2,200,000	₮ 0	0.00	₮ 2,200,000	₮ 0	0.00	₮ 2,200,000	₮ 0	0.00	₮ 2,000,000	₮ 0
5 month		Dec		0.00	₮ 2,200,000	₮ 0	0.00	₮ 2,200,000	₮ 0	0.00	₮ 2,200,000	₮ 0	0.00	₮ 2,000,000	₮ 0
6 month		Jan		0.00	₮ 2,200,000	₮ 0	0.00	₮ 2,200,000	₮ 0	0.00	₮ 2,200,000	₮ 0	0.00	₮ 2,000,000	₮ 0
7 month		Feb		0.00	₮ 2,200,000	₮ 0	0.00	₮ 2,200,000	₮ 0	0.00	₮ 2,200,000	₮ 0	0.00	₮ 2,000,000	₮ 0
8 month		Mar		0.00	₮ 2,200,000	₮ 0	0.00	₮ 2,200,000	₮ 0	4200.00	₮ 2,200,000	₮ 9,240,000,000	0.00	₮ 2,000,000	₮ 0
9 month		Apr		0.00	₮ 2,200,000	₮ 0	0.00	₮ 2,200,000	₮ 0	2520.00	₮ 2,200,000	₮ 5,544,000,000	0.00	₮ 2,000,000	₮ 0
10 month		May		0.00	₮ 2,200,000	₮ 0	0.00	₮ 2,200,000	₮ 0	1680.00	₮ 2,200,000	₮ 3,696,000,000	0.00	₮ 2,000,000	₮ 0
11 month		June		0.00	₮ 2,200,000	₮ 0	0.00	₮ 2,200,000	₮ 0	0.00	₮ 2,200,000	₮ 0	0.00	₮ 2,000,000	₮ 0
12 month		July		0.00	₮ 2,200,000	₮ 0	0.00	₮ 2,200,000	₮ 0	0.00	₮ 2,200,000	₮ 0	0.00	₮ 2,000,000	₮ 0
Amount-Дүн				8400.00		₮ 18,480,000,000	8400.00	₮ 0	₮ 18,480,000,000	8400.00	₮ 0	₮ 18,480,000,000	8400.00		₮ 16,800,000,000
13 month	2026-2027	Aug	工程建設完成並開始產生效益的時間範圍 - The time frame from when the project construction is completed and begins to yield benefits - Төслийн бүтээн байгуулалт дуусч үр ашгаа өгч эхлэх хугацаа	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,300,000	₮ 0
14 month		Sep		0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,300,000	₮ 0
15 month		Oct		0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,300,000	₮ 0
16 month		Nov		0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,300,000	₮ 0
17 month		Dec		0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,300,000	₮ 0
18 month		Jan		0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,300,000	₮ 0
19 month		Feb		0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,300,000	₮ 0
20 month		Mar		0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,300,000	₮ 0
21 month		Apr		0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,300,000	₮ 0
22 month		May		0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,300,000	₮ 0
23 month		June		0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,300,000	₮ 0
24 month		July		0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,530,000	₮ 0	0.00	₮ 2,300,000	₮ 0
Amount-Дүн				0.00		₮ 0	8400.00	₮ 0	0.00	0.00	₮ 0	8400.00	0.00		₮ 0
25 month	2027-2028	Aug	專案獲利穩定期 - Project profitability stabilization period - Төслийн ашигт ажиллагаа тогтворжих хугацаа	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,645,000	₮ 0
26 month		Sep		0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,645,000	₮ 0
27 month		Oct		0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,645,000	₮ 0
28 month		Nov		0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,645,000	₮ 0
29 month		Dec		0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,645,000	₮ 0
30 month		Jan		0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,645,000	₮ 0
31 month		Feb		0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,645,000	₮ 0
32 month		Mar		0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,645,000	₮ 0
33 month		Apr		0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,645,000	₮ 0
34 month		May		0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,645,000	₮ 0
35 month		June		0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,645,000	₮ 0
36 month		July		0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,909,500	₮ 0	0.00	₮ 2,645,000	₮ 0
Amount-Дүн				0.00		₮ 0	0.00	₮ 0	8400.00	₮ 0	0.00	0.00		₮ 0	

One Room 21 公寓建設 / Rental Unit 公寓建設 / Apartment Construction 项目 / Project



项目月份 - Project months- Төслийн сар	年-Year-Он	幾個月-Months-Сарууд	預計建築面積/m2/ - Estimated construction area /m2/ - Бүтээн байгуулах талбайн төсөөлөл /м.кв/												
			0			0			0			0			
			0.00	單位面積建築成本 - Construction cost per unit area - Нэгж талбайн бүтээн байгуулалтын өртөг	總建設成本 - Total construction cost - Нийт бүтээн байгуулалтын зардал	0.00	單位面積建築成本 - Construction cost per unit area - Нэгж талбайн бүтээн байгуулалтын өртөг	總建設成本 - Total construction cost - Нийт бүтээн байгуулалтын зардал	0.00	單位面積建築成本 - Construction cost per unit area - Нэгж талбайн бүтээн байгуулалтын өртөг	總建設成本 - Total construction cost - Нийт бүтээн байгуулалтын зардал	0.00	單位面積建築成本 - Construction cost per unit area - Нэгж талбайн бүтээн байгуулалтын өртөг	總建設成本 - Total construction cost - Нийт бүтээн байгуулалтын зардал	
			0.00			0.00			0.00			0.00			
37 month	2028-2029	Aug	專案獲利穩定期 - Project profitability stabilization period - Төслийн ашигт ажиллагаа тогтворжих хугацаа	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,041,750	₮ 0
38 month		Sep		0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,041,750	₮ 0
39 month		Oct		0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,041,750	₮ 0
40 month		Nov		0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,041,750	₮ 0
41 month		Dec		0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,041,750	₮ 0
42 month		Jan		0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,041,750	₮ 0
43 month		Feb		0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,041,750	₮ 0
44 month		Mar		0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,041,750	₮ 0
45 month		Apr		0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,041,750	₮ 0
46 month		May		0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,041,750	₮ 0
47 month	June	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,041,750	₮ 0		
48 month	July	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,345,925	₮ 0	0.00	₮ 3,041,750	₮ 0		
Amount-Дүн				0.00		₮ 0	0.00		₮ 0	0.00		₮ 0	0.00		₮ 0
49 month	2029-2030	Aug	專案獲利穩定期 - Project profitability stabilization period - Төслийн ашигт ажиллагаа тогтворжих хугацаа	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,498,013	₮ 0
50 month		Sep		0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,498,013	₮ 0
51 month		Oct		0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,498,013	₮ 0
52 month		Nov		0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,498,013	₮ 0
53 month		Dec		0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,498,013	₮ 0
54 month		Jan		0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,498,013	₮ 0
55 month		Feb		0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,498,013	₮ 0
56 month		Mar		0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,498,013	₮ 0
57 month		Apr		0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,498,013	₮ 0
58 month		May		0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,498,013	₮ 0
59 month	June	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,498,013	₮ 0		
60 month	July	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,847,814	₮ 0	0.00	₮ 3,498,013	₮ 0		
Amount-Дүн				0.00		₮ 0	0.00		₮ 0	0.00		₮ 0	0.00		₮ 0
61 month	2030-2031	Aug	專案獲利穩定期 - Project profitability stabilization period - Төслийн ашигт ажиллагаа тогтворжих хугацаа	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,022,714	₮ 0
62 month		Sep		0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,022,714	₮ 0
63 month		Oct		0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,022,714	₮ 0
64 month		Nov		0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,022,714	₮ 0
65 month		Dec		0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,022,714	₮ 0
66 month		Jan		0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,022,714	₮ 0
67 month		Feb		0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,022,714	₮ 0
68 month		Mar		0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,022,714	₮ 0
69 month		Apr		0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,022,714	₮ 0
70 month		May		0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,022,714	₮ 0
71 month	June	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,022,714	₮ 0		
72 month	July	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,424,986	₮ 0	0.00	₮ 4,022,714	₮ 0		
Amount-Дүн				0.00		₮ 0	0.00		₮ 0	0.00		₮ 0	0.00		₮ 0
全部的-Total-Нийт дүн				欽格爾泰區 - Chingeltei District - Чингэлтэй дүүрэг		18,480,000,000₮	汗烏勒區 - Khan Uul District - Хан-Уул дүүрэг		18,480,000,000₮	巴彥祖爾赫區 - Bayanzurkh District - Баянзүрх дүүрэг		18,480,000,000₮	達爾汗烏勒省 - Darkhan-Uul province - Дархан-Уул аймаг		16,800,000,000₮





項目月份-Project months-Төслийн сар	年-Year-Он	幾個月-Months-Сарууд		投資計算 - CALCULATION OF THEIR INVESTMENT - ОНУУДЫН ХӨРӨНГӨ ОРУУЛАЛТЫН ТООЦОО								
				鄂爾渾省 - Orkhon province - Орхон аймаг			東戈壁省 - Dornogovi province - Дорноговь аймаг			南戈壁省 - Umnogovi province - Өмнөговь аймаг		
				總建築面積 - Total building area - Барилгын нийт талбай	單位面積建築成本 - Construction cost per unit area - Нэгж талбайн бүтээн байгуулалтын өртөг	總建設成本 - Total construction cost - Нийт бүтээн байгуулалтын зардал	總建築面積 - Total building area - Барилгын нийт талбай	單位面積建築成本 - Construction cost per unit area - Нэгж талбайн бүтээн байгуулалтын өртөг	總建設成本 - Total construction cost - Нийт бүтээн байгуулалтын зардал	總建築面積 - Total building area - Барилгын нийт талбай	單位面積建築成本 - Construction cost per unit area - Нэгж талбайн бүтээн байгуулалтын өртөг	總建設成本 - Total construction cost - Нийт бүтээн байгуулалтын зардал
1 month	2025-2026	Aug	專案投資期間 - Project investment period - Төслийг хөрөнгө оруулалтын хугацаа	4200.00	₮ 2,000,000	₮ 8,400,000,000	0.00	₮ 2,000,000	₮ 0	0.00	₮ 2,000,000	₮ 0
2 month		Sep		2520.00	₮ 2,000,000	₮ 5,040,000,000	0.00	₮ 2,000,000	₮ 0	0.00	₮ 2,000,000	₮ 0
3 month		Oct		1680.00	₮ 2,000,000	₮ 3,360,000,000	0.00	₮ 2,000,000	₮ 0	0.00	₮ 2,000,000	₮ 0
4 month		Nov		0.00	₮ 2,000,000	₮ 0	0.00	₮ 2,000,000	₮ 0	0.00	₮ 2,000,000	₮ 0
5 month		Dec		0.00	₮ 2,000,000	₮ 0	0.00	₮ 2,000,000	₮ 0	0.00	₮ 2,000,000	₮ 0
6 month		Jan		0.00	₮ 2,000,000	₮ 0	0.00	₮ 2,000,000	₮ 0	0.00	₮ 2,000,000	₮ 0
7 month		Feb		0.00	₮ 2,000,000	₮ 0	0.00	₮ 2,000,000	₮ 0	0.00	₮ 2,000,000	₮ 0
8 month		Mar		0.00	₮ 2,000,000	₮ 0	4200.00	₮ 2,000,000	₮ 8,400,000,000	4200.00	₮ 2,000,000	₮ 8,400,000,000
9 month		Apr		0.00	₮ 2,000,000	₮ 0	2520.00	₮ 2,000,000	₮ 5,040,000,000	2520.00	₮ 2,000,000	₮ 5,040,000,000
10 month		May		0.00	₮ 2,000,000	₮ 0	1680.00	₮ 2,000,000	₮ 3,360,000,000	1680.00	₮ 2,000,000	₮ 3,360,000,000
11 month		June		0.00	₮ 2,000,000	₮ 0	0.00	₮ 2,000,000	₮ 0	0.00	₮ 2,000,000	₮ 0
12 month		July		0.00	₮ 2,000,000	₮ 0	0.00	₮ 2,000,000	₮ 0	0.00	₮ 2,000,000	₮ 0
Amount-Дүн				8400.00		₮ 16,800,000,000	8400.00		₮ 16,800,000,000	8400.00		₮ 16,800,000,000
13 month	2026-2027	Aug	工程建設完成並開始產生效益的時間範圍 - The time frame from when the project construction is completed and begins to yield benefits - Төслийн бүтээн байгуулалт дуусч үр ашгаа өгч эхлэх хугацаа	0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0
14 month		Sep		0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0
15 month		Oct		0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0
16 month		Nov		0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0
17 month		Dec		0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0
18 month		Jan		0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0
19 month		Feb		0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0
20 month		Mar		0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0
21 month		Apr		0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0
22 month		May		0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0
23 month		June		0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0
24 month		July		0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0	0.00	₮ 2,300,000	₮ 0
Amount-Дүн				8400.00		₮ 0	0.00		₮ 0	0.00		₮ 0
25 month	2027-2028	Aug	專案獲利穩定期 - Project profitability stabilization period - Төслийн ашигт ажиллагаа тогтворжих хугацаа	0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0
26 month		Sep		0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0
27 month		Oct		0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0
28 month		Nov		0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0
29 month		Dec		0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0
30 month		Jan		0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0
31 month		Feb		0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0
32 month		Mar		0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0
33 month		Apr		0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0
34 month		May		0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0
35 month		June		0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0
36 month		July		0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0	0.00	₮ 2,645,000	₮ 0
Amount-Дүн				0.00		₮ 0	8400.00		₮ 0	8400.00		₮ 0



項目月份-Project months-Төслийн сар	年-Year-Он	幾個月-Months-Сарууд	0											
			0			0			0			0		
			0.00	單位面積建築成本 - Construction cost per unit area - Нэгж талбайн бүтээн байгуулалтын өртөг	總建設成本 - Total construction cost - Нийт бүтээн байгуулалтын зардал	0.00	單位面積建築成本 - Construction cost per unit area - Нэгж талбайн бүтээн байгуулалтын өртөг	總建設成本 - Total construction cost - Нийт бүтээн байгуулалтын зардал	0.00	單位面積建築成本 - Construction cost per unit area - Нэгж талбайн бүтээн байгуулалтын өртөг	總建設成本 - Total construction cost - Нийт бүтээн байгуулалтын зардал			
			0.00			0.00			0.00					
37 month	2028-2029	Aug	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0			
38 month		Sep	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0			
39 month		Oct	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0			
40 month		Nov	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0			
41 month		Dec	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0			
42 month		Jan	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0			
43 month		Feb	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0			
44 month		Mar	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0			
45 month		Apr	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0			
46 month		May	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0			
47 month		June	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0			
48 month		July	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0	0.00	₮ 3,041,750	₮ 0			
Amount-Дүн			0.00		₮ 0	0.00		₮ 0	0.00		₮ 0			
49 month	2029-2030	Aug	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0			
50 month		Sep	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0			
51 month		Oct	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0			
52 month		Nov	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0			
53 month		Dec	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0			
54 month		Jan	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0			
55 month		Feb	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0			
56 month		Mar	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0			
57 month		Apr	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0			
58 month		May	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0			
59 month		June	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0			
60 month		July	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0	0.00	₮ 3,498,013	₮ 0			
Amount-Дүн			0.00		₮ 0	0.00		₮ 0	0.00		₮ 0			
61 month	2030-2031	Aug	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0			
62 month		Sep	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0			
63 month		Oct	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0			
64 month		Nov	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0			
65 month		Dec	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0			
66 month		Jan	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0			
67 month		Feb	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0			
68 month		Mar	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0			
69 month		Apr	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0			
70 month		May	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0			
71 month		June	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0			
72 month		July	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0	0.00	₮ 4,022,714	₮ 0			
Amount-Дүн			0.00		₮ 0	0.00		₮ 0	0.00		₮ 0			
			鄂爾渾省 - Orkhon province - Орхон аймаг			16,800,000,000₮			東戈壁省 - Dornogovi province - Дорноговь аймаг			16,800,000,000₮		
									南戈壁省 - Umnogovi province - Өмнөговь аймаг			16,800,000,000₮		

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NPV						
	Initial Invest Amount /C/	Cash flow /income/ 2026-2027	2027-2028	2027-2028	2028-2029	2029-2030
		150,185,788,203¥	54,572,916,667¥	59,316,401,042¥	23,795,688,479¥	27,420,334,320¥
Discount Rate		15%	15%	15%	15%	15%
Coefficient of the time value of money		0.869565	0.756144	0.657516	0.571753	0.497177
Present value		47,454,710,145¥	44,851,721,014¥	15,646,051,437¥	15,677,665,143¥	15,579,411,586¥
Net presen value	-10,976,228,879¥					
	Initial Invest Amount /C/	Cash flow /income/ 2026-2027	2027-2028	2027-2028	2028-2029	2029-2030
		150,185,788,203¥	54,572,916,667¥	59,316,401,042¥	23,795,688,479¥	24,985,472,903¥
Discount Rate		15%	15%	15%	15%	15%
Coefficient of the time value of money		0.869565	0.756144	0.657516	0.571753	0.497177
Present value		47,454,710,145¥	44,851,721,014¥	15,646,051,437¥	14,285,525,225¥	13,043,305,640¥
Net presen value	-14,904,474,742¥				MN	3.79
					IRR	43.79

