



PROJECT TO ESTABLISH AN ISOLATED CATTLE FARM

ҮХРИЙН ТУСГААРЛАГДСАН АЖ АХУЙ БАЙГУУЛАХ ТӨСӨЛ

建立獨立養牛場的項目





一、项目简介 I. PROJECT SUMMARY

项目名称：PROJECT NAME:

PROJECT TO ESTABLISH AN ISOLATED CATTLE FARM
建立独立养牛场项目 PROJECT TO ESTABLISH AN ISOLATED
CATTLE FARM
建立獨立養牛場的项目

项目实施机构 PROJECT IMPLEMENTING ORGANIZATION:

“TULGA ENH” 有限责任公司 / LLC

项目目标：PROJECT OBJECTIVE:

本项目的核心目标是依托符合国际标准的独立养牛场，建立真空包装肉类加工食品工厂，向国内外市场供应产品，为区域发展作出贡献并实现经济效益。 The fundamental objective of this project is to establish a vacuum-packaged meat processing food plant based on an international standard-compliant isolated cattle farm, supply products to domestic and international markets, contribute to regional development, and operate with economic efficiency.

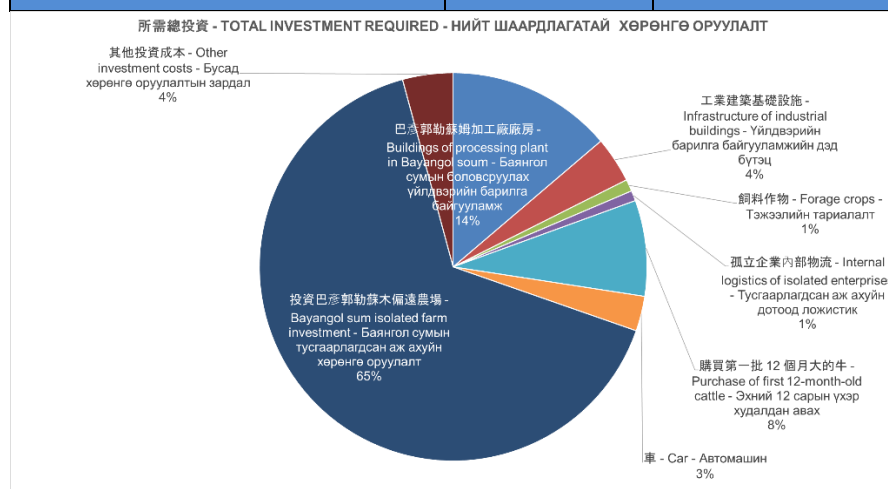
目标活动 Target Activities

建立采用真空包装方式加工符合客户需求、食品安全及标准要求的各类肉类和副产品的工厂，需要187亿图格里克的融资。 MNT 18.7 billion in financing is required to establish a plant that processes and packages meat and by-product varieties meeting buyer requirements and food safety standards using vacuum packaging methods.

投資成本計算 - INVESTMENT COST CALCULATION		
設備成本 - Equipment costs	\$326,226.8	1,172,069,850 ₮
巴彥郭勒蘇姆加工廠廠房 - Buildings of processing plant in	\$585,555.6	2,418,728,000 ₮



Bayangol soum		
工業建築基礎設施 -Infrastructure of industrial buildings	\$153,055.6	671,000,000 ₮
飼料作物 - Forage crops	\$48,465.2	174,474,800 ₮
孤立企業內部物流 - Internal logistics of isolated enterprises	\$41,666.7	150,000,000 ₮
購買第一批 12 個月大的牛 - Purchase of first 12-month-old cattle	\$388,788.2	1,399,637,378 ₮
車 - Car	\$141,666.7	510,000,000 ₮
投資巴彥郭勒蘇木偏遠農場 - Bayangol sum isolated farm investment	\$3,190,387.8	11,485,396,250 ₮
其他投資成本 - Other investment costs	\$205,277.8	739,000,000 ₮
所需總投資 - TOTAL INVESTMENT REQUIRED	\$5,081,090.3	18,720,306,278 ₮



具体内容如下：**Specifically:**

- 将在色楞格省巴彥郭勒蘇木建立拥有1,000头牛的牧场； A farm with a herd of 1,000 cattle will be established in Bayangol Soum, Selenge Province;
- 将在巴彥郭勒蘇木建立对500头牛进行隔离饲养、挤奶和育肥的牧场； A farm isolating 500 cattle for milking and fattening will be established in Bayangol Soum;



- 项目60个月内，牛奶及肉用牛存栏数将达到1,000至1,200头。育肥牛平均存栏预计达200至300头，奶牛存栏预计达200至300头。因此，密闭隔离圈舍容量为500头，每头牛面积标准为6平方米；敞棚容量为2,000头，每头牛面积标准为8平方米。 During the 60-month project period, the dairy and beef cattle herd will reach 1,000–1,200 head. Intensive feeding cattle are projected to average 200–300 head and dairy cattle 200–300 head respectively. Therefore, enclosed isolation pens are for 500 head at 6 sq.m. per animal, and open sheds are for 2,000 head at 8 sq.m. per animal.
- 将在巴彦郭勒苏木建立对肉类和副产品进行分级包装加工的工厂； A plant for processing meat and by-products by graded packaging will be established in Bayangol Soum;
- 将在巴彦郭勒苏木独立牧场旁建设总容量400吨的深冷地窖； A deep-freezing cellar with a total capacity of 400 tons will be constructed adjacent to the isolated farm in Bayangol Soum;
- 根据运营特点，配备载重10至20吨的车辆以保障运输连续性，其中2辆为冷藏车； Vehicles with a 10–20 ton capacity will be provided to ensure uninterrupted transportation per the operational requirements, 2 of which are refrigerated;
- 将采购3,600头初始存栏牛。 3,600 head of starter cattle will be purchased.

项目目标及直接成果 PROJECT DIRECT OUTCOMES: :

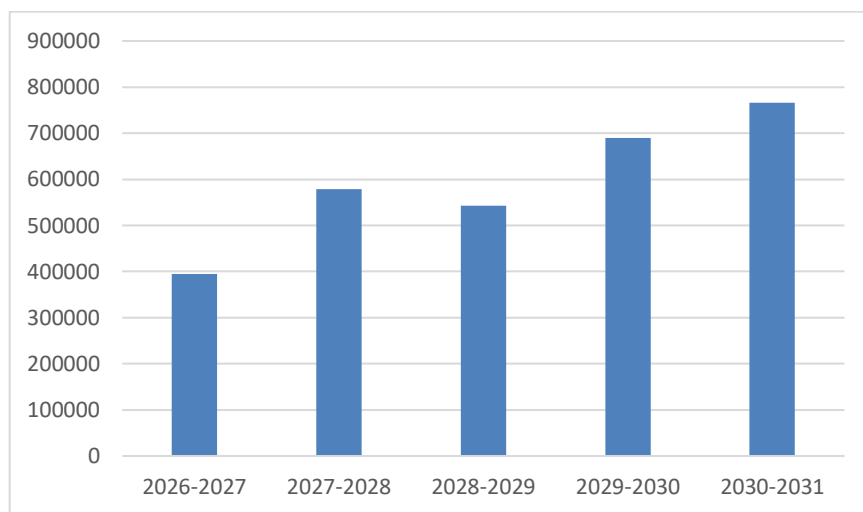
- 独立养牛场配套的最终产品可达30至40种，项目中选取了13种主要产品作为代表性示例。 There is potential to produce 30–40 types of finished products associated with the isolated cattle farm; 13 main product types have been selected and incorporated into the project as examples.

2026-2031 年度生产计划 / Annual
Production Plan

2026-2027	534099
2027-2028	716008
2028-2029	748791
2029-2030	730341



2030-2031	734443
合计 / Amount	3463682



项目计划在60个月内屠宰7,720头牛，生产12种340万件单品，其中80%至90%为真空包装加工的分级真空肉类和副产品。 During the planned 60-month project period, 7,720 cattle will be slaughtered and 3.4 million units of 12 product types will be produced, 80–90% of which will be graded vacuum-packaged meat and by-products processed by vacuum packaging.

	销售价格 / Selling Price	
1. 牛排（500克） / Steak (500 gr)	15,000¥	出口-国内 / Export-Domestic
2. 牛排（1,000克） / Steak (1,000 gr)	30,000¥	出口-国内 / Export-Domestic
3. 分级整块肉（210克） / Graded Whole Meat (210 gr)	6,300¥	出口-国内 / Export-Domestic
4. 分级整块肉（340克） / Graded Whole Meat (340 gr)	10,200¥	出口-国内 / Export-Domestic
5. 分级整块肉（410克） / Graded Whole Meat (410 gr)	12,300¥	出口-国内 / Export-Domestic
6. 肝泥（410克） / Liver Puree (410 gr)	5,000¥	出口-国内 / Export-Domestic
7. 胃内腌制干肉（210克） /	7,500¥	出口-国内 / Export-



Borscht Seasoned in the Stomach (210 gr)		Domestic
8. 哈吉斯 (410克) / Haggis (410 gr)	4,500₮	出口-国内 / Export-Domestic
9. 哈吉斯 (800克) / Haggis (800 gr)	9,500₮	出口-国内 / Export-Domestic
10. 牛舌 (210克) / Beef Tongue (210 gr)	5,500₮	出口-国内 / Export-Domestic
11. 真空包装肉 (10公斤) / Vacuum-Packed Meat (10 kg)	200,000₮	出口 / Export
12. 真空包装肉 (20公斤) / Vacuum-Packed Meat (20 kg)	400,000₮	出口 / Export
13. 牛骨髓 / Beef Mid-Marrow	7,500₮	出口-国内 / Export-Domestic

盈利能力 Profitability



月均利润 / Average Monthly

Profit

2026-2027	60,669,732.3₮
2027-2028	209,931,512.1₮
2028-2029	144,985,162.0₮
2029-2030	238,326,050.0₮
2030-2031	253,717,616.3₮
60个月平均利润 / Average Profit over 60 Months	181,526,014.5₮

财务摘要 Financial Summary



在60个月内，生产2,800吨牛奶及340万件分级包装肉类和肉制品，实现470亿图格里克收入，支出300亿图格里克运营成本，缴纳65亿图格里克税款，净利润达110亿图格里克。 Over 60 months, 2,800 tons of milk and 3.4 million units of graded and packaged meat products will be produced, generating MNT 47 billion in revenue, incurring MNT 30 billion in operating costs, paying MNT 6.5 billion in taxes, and achieving a net profit of MNT 11 billion.

2026-2031 年度合计 / Annual Total

利润 / Profit	10,891,560,871.8₣
税款 / Tax	6,450,700,113.1₣
收入 / Income	47,164,740,145.7₣
成本 / Cost	30,735,940,148.1₣

项目启动54个月后将收回启动投资。 The startup investment will be recovered 54 months after the project commences operations.

2025-2026

各年度利润 / Annual Profit

2025-2026

各年度税款 / Annual Tax

2026-2027	728,036,787.2₣	2026-2027	613,846,605.0₣
2027-2028	2,519,178,144.8₣	2027-2028	1,284,402,482.3₣
2028-2029	1,739,821,943.9₣	2028-2029	1,203,746,055.5₣
2029-2030	2,859,912,600.4₣	2029-2030	1,583,392,483.6₣
2030-2031	3,044,611,395.6₣	2030-2031	1,765,312,486.6₣
合计 / Total	10,891,560,871.8₣	合计 / Total	6,450,700,113.1₣
60个月平均利润 / Average Profit over 60 Months	181,526,014.5₣		
日均利润 / Average Daily Profit	6,050,867.2₣		

2025-2026

各年度收入 / Annual Income

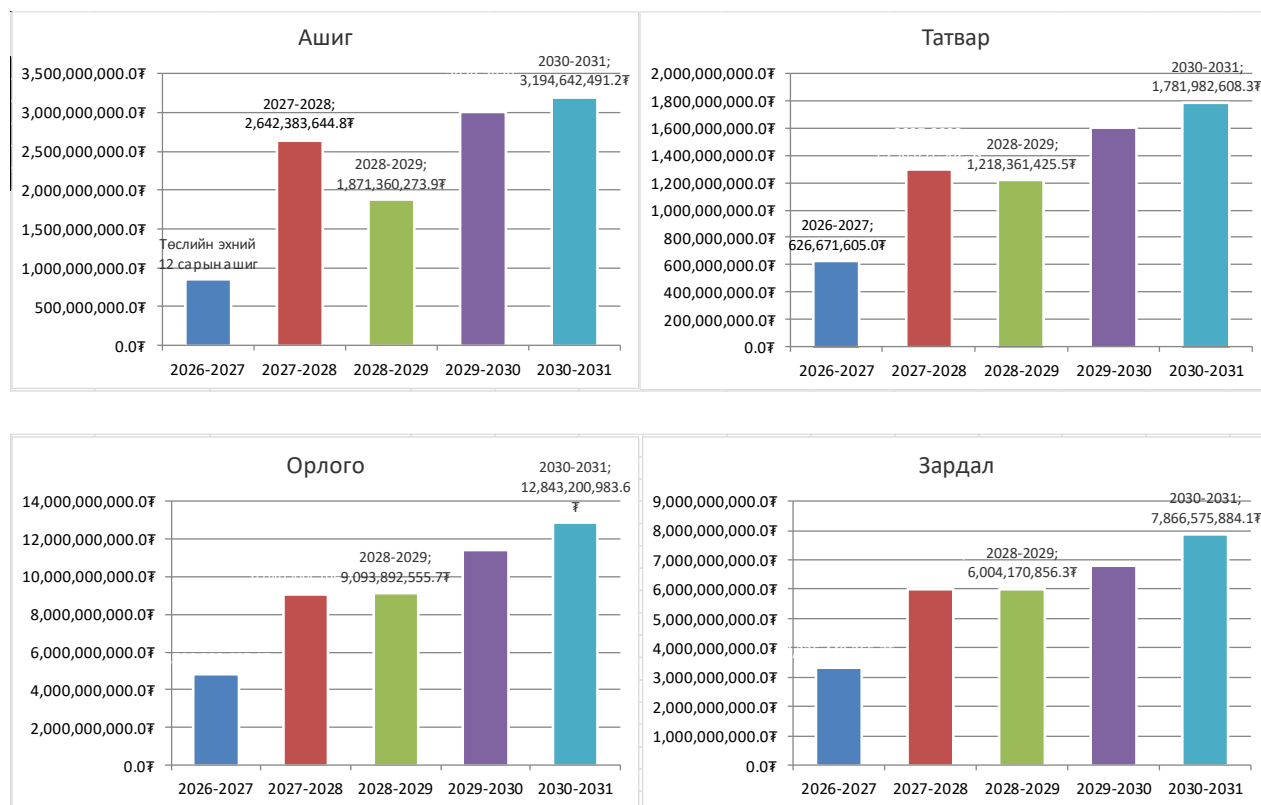
2025-2026

各年度费用 / Annual Cost

2026-2027	4,796,582,657.9₣	2026-2027	3,454,699,265.7₣
2027-2028	9,040,444,196.2₣	2027-2028	6,150,324,556.3₣



2028-2029	9,093,892,555.7₮	2028-2029	6,150,324,556.3₮
2029-2030	11,390,619,752.4₮	2029-2030	6,947,314,668.4₮
2030-2031	12,843,200,983.6₮	2030-2031	8,033,277,101.4₮
合计 / Total	47,164,740,145.7₮	合计 / Total	30,735,940,148.1₮



项目立项依据 PROJECT RATIONALE

改革传统畜牧业模式的必要性 Necessity of Reforming the Traditional Livestock Model

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蒙古国畜牧业以游牧和半游牧为主，因此在牧场中隔离饲养牛只，可为生产效率、卫生防疫、育肥及饲料管理提供采用更先进方法的条件。2023年上半年，蒙古国出口畜禽肉类及副产品217,000公斤，获得收入157,100美元，而购买同类原材料制成的产品却支出了268,000美元。

- Mongolian animal husbandry is predominantly nomadic and semi-nomadic; therefore, isolating and farm-raising cattle enables the use of more advanced methods in productivity, hygiene, fattening, and feed management. In the



first half of 2023, Mongolia exported 217,000 kg of livestock meat and by-products earning USD 157,100, while spending USD 268,000 to purchase products made from similar raw materials.

稳定保障肉类及牛奶需求 Stably Meeting Meat and Milk Demand

-

由于全球人口增长和城镇化进程不断推进，对优质肉类和乳制品的需求持续增加，独立牧场具备稳定供应产品的条件。蒙古国现有98家屠宰场和80家肉类加工厂在运营，但其使用率不足已安装产能的10%。过去五年，平均约有3.57万吨肉采用工业方式屠宰，占农牧业采购总肉量的6.2%。 -

Due to global population growth and urbanization, demand for quality meat and dairy products is increasing, and an isolated farm has the capacity for stable product supply. Mongolia has 98 slaughterhouses and 80 meat processing plants operating at less than 10% of installed capacity. Over the past five years, an average of 35.7 thousand tons of meat was slaughtered industrially, accounting for 6.2% of livestock-sourced meat.

改善卫生健康及监管 Improving Health and Control

-

游牧畜牧业中疾病传播风险较高，因此在牧场中隔离饲养牲畜，可更好地管控动物源性疾病的预防、用药及疫苗接种。目前，90%的牲畜未经宰前宰后检疫，在不符合卫生要求的条件下采用传统方式屠宰并供应给居民，

这 - The risk of disease spread is high in nomadic livestock farming; therefore, isolating livestock on farms enables better management of prevention, medication use, and vaccination against animal-borne diseases. 90% of livestock are slaughtered by traditional methods without pre- and post-slaughter veterinary inspection under non-sanitary conditions and supplied to the population, which

项目成功实施的 **CONDITIONS FOR SUCCESSFUL**

充分条件 **PROJECT IMPLEMENTATION**



- 具备牛只育肥、保持生物体重的基础条件及隔离圈舍。项目60个月内，项目60个月内，牛奶及肉用牛存栏数将达到1,000至1,200头。育肥牛平均存栏预计达200至300头，奶牛存栏预计达200至300头。因此，密闭隔离圈舍容量为500头，每头牛面积标准为6平方米；敞棚容量为2,000头，每头牛面积标准为8平方米。 During the 60-month project period, the dairy and beef cattle herd will reach 1,000–1,200 head. Intensive feeding cattle are projected to average 200–300 head and dairy cattle 200–300 head respectively. Therefore, enclosed isolation pens are for 500 head at 6 sq.m. per animal, and open sheds are for 2,000 head at 8 sq.m. per animal.
这一费用占总投资180亿图格里克的30%，即60亿图格里克。 This cost amounts to 30% of the total investment of MNT 18 billion, i.e., MNT 6 billion.
- 需要总面积3,000平方米、供暖温度（+10）至（+15）摄氏度的隔离圈舍。供暖采用电力与煤炭组合方案，冬季月费用规划为8,000万至1亿图格里克，年费用3.8亿至4.5亿图格里克，属于充分条件。主要供热方案为每月燃烧150至330吨煤炭。 A total of 3,000 sq.m. of isolation premises with (+10) to (+15) degrees Celsius heating are required. The heating solution uses a combined electricity and coal approach, with MNT 80–100 million budgeted for winter months and MNT 380–450 million annually, which is a sufficient condition. The primary heating solution is 150–330 tons of coal combustion per month.
- 牛只饲料种植在60个月内需要250至300公顷，加上储备用地共需500至600公顷。这是降低项目投入成本、保障每日向乳用和肉用牛供应8至14公斤精饲料的基本条件，其中4至5公斤为干草饲料，可减少对自然条件的依赖。 Feed crop cultivation requires 250–300 hectares over 60 months, totaling 500–600 hectares including reserve land. This is the fundamental condition for reducing project input costs and providing 8–14 kg of concentrated feed per day to dairy and beef cattle. Of this, 4–5 kg being hay feed reduces dependency on natural conditions.

年份 / Year	种植面积 (公顷) / Cultivation
	Area (ha)



2026-2027	252.5
2027-2028	261
2028-2029	154.7
2029-2030	305
2030-2031	315.2

- 初始存栏将以12亿图格里克采购1,000头牛，这是本综合农业区盈利运营的基本条件。其中200头为母犊牛和未产犊母牛；同时将采购200头西门塔尔血统母牛，启动乳业方向的经营。可行性研究中，计划将肉牛方向带犊母牛的25%转移至奶牛方向，以保障乳制品生产的持续性。

The starter herd will comprise 1,000 head of cattle purchased for MNT 1.2 billion, which is the fundamental condition for the profitability of this integrated farm. Of these, 200 head are female calves and dry cows. 200 Simmental-breed female cattle will also be purchased to commence dairy operations. In the feasibility study, 25% of calf-bearing cows in the beef direction are projected to be transferred to dairy operations to ensure continuity of milk production.

購買第一批 12 個月大的牛 - Purchase of first 12-month-old cattle		
	美元 - USD	泰格魯格 - Tegrug
公小牛 - Male calf	\$30,555.6	110,000,000 ₃
母牛犢 - Female calf	\$30,555.6	110,000,000 ₃
育肥牛，第一班 - Feeder cattle, 1, 2, 3 st shift	\$204,817.0	737,341,081 ₃
母牛 - Female cow	\$40,874.1	147,146,905 ₃
買一頭肥肥的公牛 - Buy a fat male cow	\$81,985.9	295,149,392 ₃
購買第一批 12 個月大的牛 - Purchase of first 12-month-old cattle	\$388,788.2	1,399,637,378 ₃

- 每年将对600头牛进行为期3个月的强化育肥，采购150至200头直接屠宰的育肥牛，前2年为初始存栏

采购100至120头种公牛用于初始存栏，以稳定肉牛养殖的经济效益。

Each year, 600 cattle will be intensively fed for 3 months, 150–200 fat



cattle purchased for direct slaughter, and in the first 2 years 100–120 male calves will be purchased for the starter herd to stabilize the beef direction's economic efficiency.

项目实施机构 **PROJECT IMPLEMENTING ORGANIZATION**

“Tulga Enh” LLC was established in 1996. Beginning in international trade, the company has been expanding its operations since 2006 in agricultural and livestock sectors on 2,000 hectares in Bayangol Soum, Selenge Province. Currently, 10 core and 20 contract employees are engaged in corporate social responsibility activities.

“图尔嘎恩赫”有限责任公司成立于1996年，最初从事国际贸易，自2006年起在色楞格省巴彦郭勒苏木2,000公顷土地上拓展农业和畜牧业经营。目前，公司有10名正式员工和20名合同制员工，积极履行社会责任。

成就 Achievements

- 2021年，苏木最佳农业团队 / 2021 – Soum Champion Farming Collective
- 2022年，省级最佳农业团队 / 2022 – Province Champion Farming Collective
- 2024年，国家最佳农业团队 / 2024 – National Champion Farming Collective



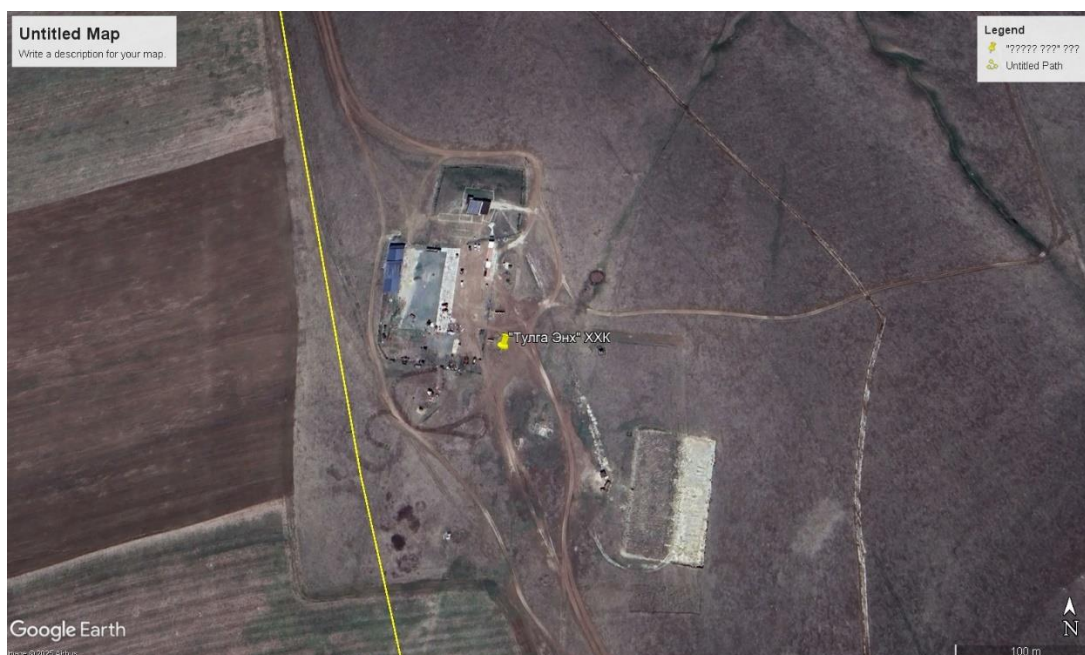


电话号码 / Phone Number: 99103354

项目实施地点 PROJECT IMPLEMENTATION LOCATION

色楞格省，巴彦郭勒苏木 Selenge Province, Bayangol Soum





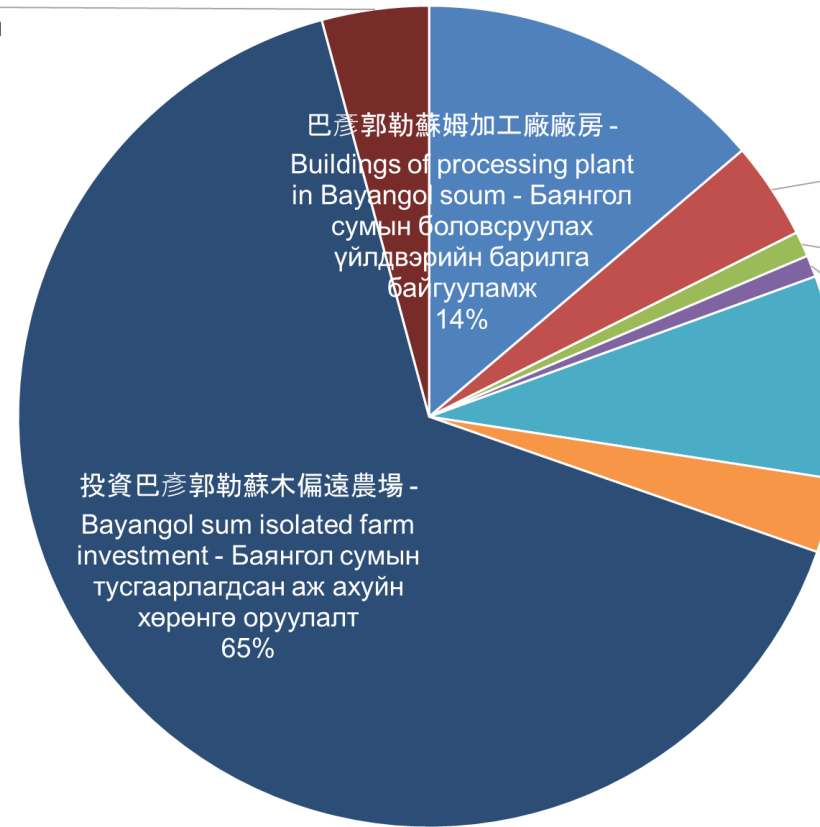
投資：INVESTMENT:

投資成本計算 - INVESTMENT COST CALCULATION		
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所需總投資 - TOTAL INVESTMENT REQUIRED	\$5,081,090.3	18,720,306,278 ₮



所需總投資 - TOTAL INVESTMENT REQUIRED - НИЙТ ШААРДЛАГАТАЙ ХӨРӨНГӨ ОРУУЛАЛТ

其他投資成本 - Other
investment costs - Бусад
хөрөнгө оруулалтын зардал
4%



工業建築基礎設施 -
Infrastructure of industrial
buildings - Үйлдвэрийн
барилга байгууламжийн дэд
бүтэц
4%

飼料作物 - Forage crops -
Тэжээлийн тариалалт
1%

孤立企業內部物流 - Internal
logistics of isolated
enterprises - Тусгаарлагдсан
аж ахуйн дотоод ложистик
1%

購買第一批 12 個月大的牛 -
Purchase of first 12-month-old
cattle - Эхний 12 сарын үхэр
худалдан авах
8%

車 - Car - Автомашин
3%

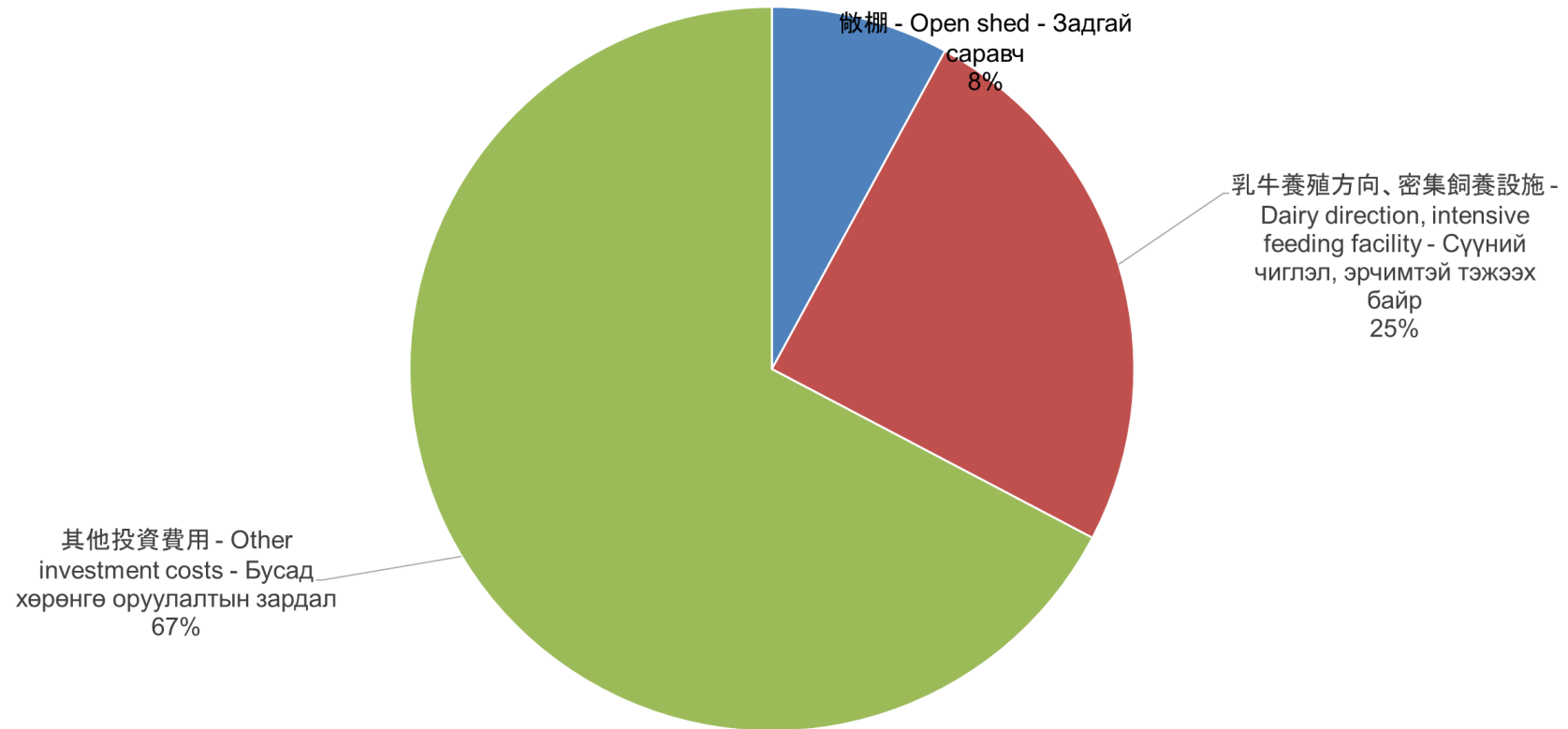


牛隻隔離設施在投資成本中所佔比例 - Share of cattle isolation facilities in investment costs		
敞棚 - Open shed	\$400,000.0	1,440,000,000 ₹
乳牛養殖方向、密集飼養設施 - Dairy direction, intensive feeding facility	\$1,250,000.0	4,500,000,000 ₹
其他投資費用 - Other investment costs	\$3,274,447.7	12,216,393,111 ₹
所需總投資 - TOTAL INVESTMENT REQUIRED	\$4,924,447.7	18,156,393,111 ₹

總投資成本的 40% 用於牛隻隔離設施。 - 40 percent of the total investment cost is for cattle isolation facilities.

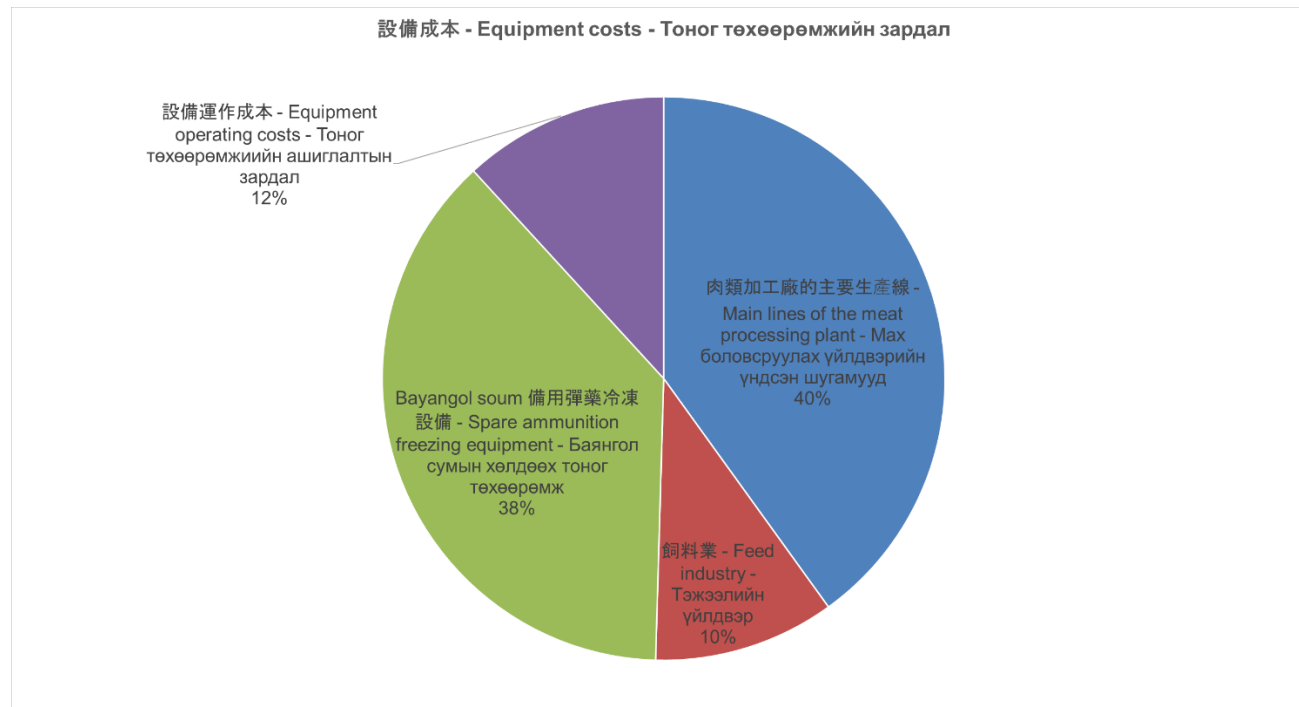


牛隻隔離設施在投資成本中所佔比例 - Share of cattle isolation facilities in investment costs - Хөрөнгө оруулалтын зардалд үхрийн тусгаарлах байрны эзлэх хувь





設備成本 - Equipment costs		
	美元 - USD	泰格魯格 - Tegrug
肉類加工廠的主要生產線 - Main lines of the meat processing plant	\$130,372.2	469,340,000 ₮
飼料業 - Feed industry	\$33,906.0	122,061,600 ₮
Bayangol soum 備用彈藥冷凍設備 - Spare ammunition freezing equipment	\$122,833.3	442,200,000 ₮
設備運作成本 - Equipment operating costs	\$39,115.3	138,468,250 ₮
設備總成本 - Total cost of equipment	\$326,226.8	1,172,069,850 ₮

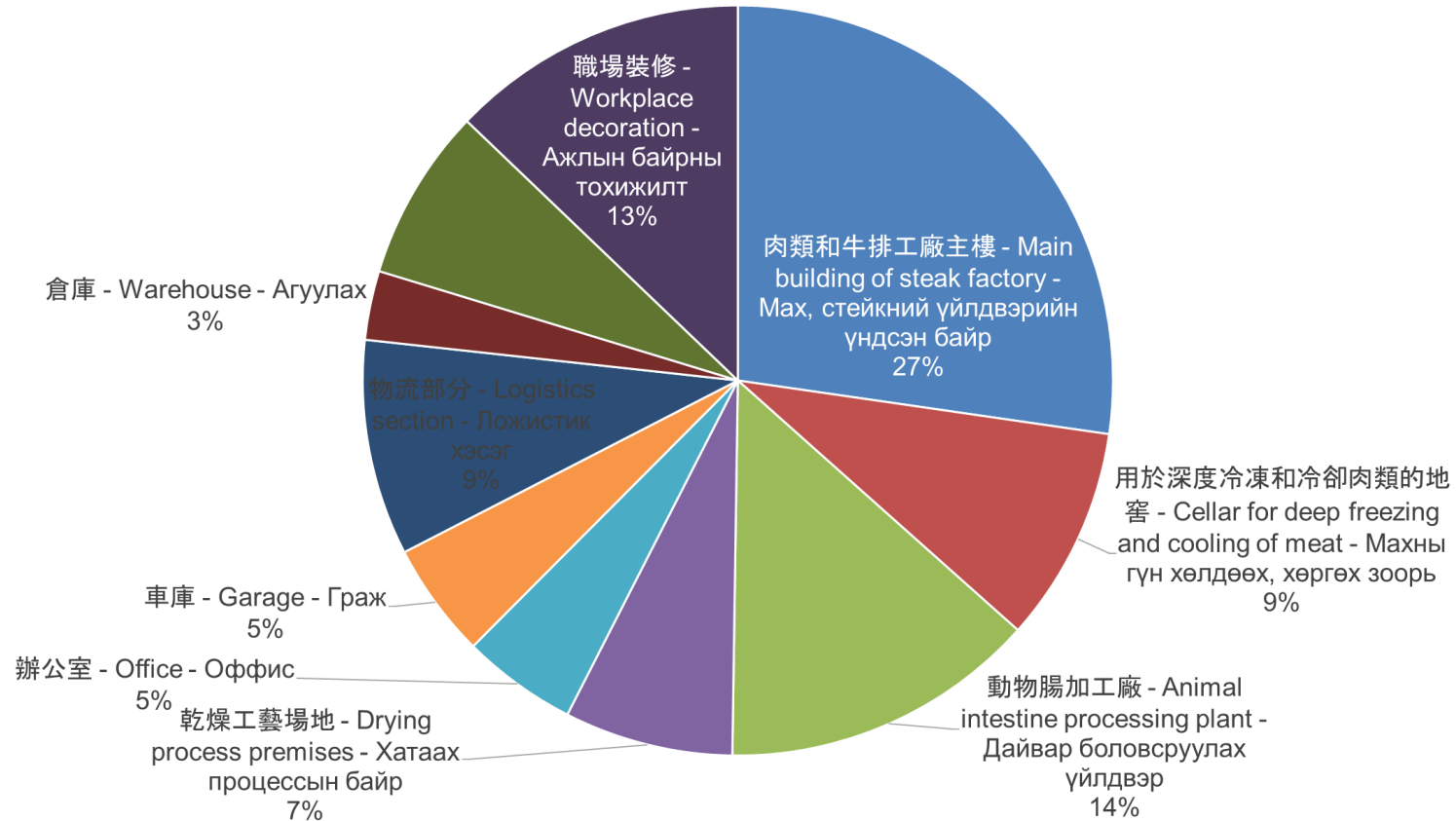




巴彥郭勒蘇姆加工廠廠房 - Buildings of processing plant in Bayangol soum		
	美元 - USD	泰格魯格 - Tegrug
肉類和牛排工廠主樓 - Main building of steak factory	\$183,333.3	660,000,000 ₮
用於深度冷凍和冷卻肉類的地窖 - Cellar for deep freezing and cooling of meat	\$62,500.0	225,000,000 ₮
動物腸加工廠 - Animal intestine processing plant	\$91,666.7	330,000,000 ₮
乾燥工藝場地 - Drying process premises	\$48,888.9	176,000,000 ₮
辦公室 - Office	\$33,333.3	120,000,000 ₮
車庫 - Garage	\$33,333.3	120,000,000 ₮
物流部分 - Logistics section	\$62,500.0	225,000,000 ₮
倉庫 - Warehouse	\$20,000.0	72,000,000 ₮
停車處 - Parking	\$50,000.0	180,000,000 ₮
職場裝修 - Workplace decoration	\$0.0	310,728,000 ₮
肉類加工廠建築設施 - Buildings and facilities of meat processing plant	\$585,555.6	2,418,728,000 ₮

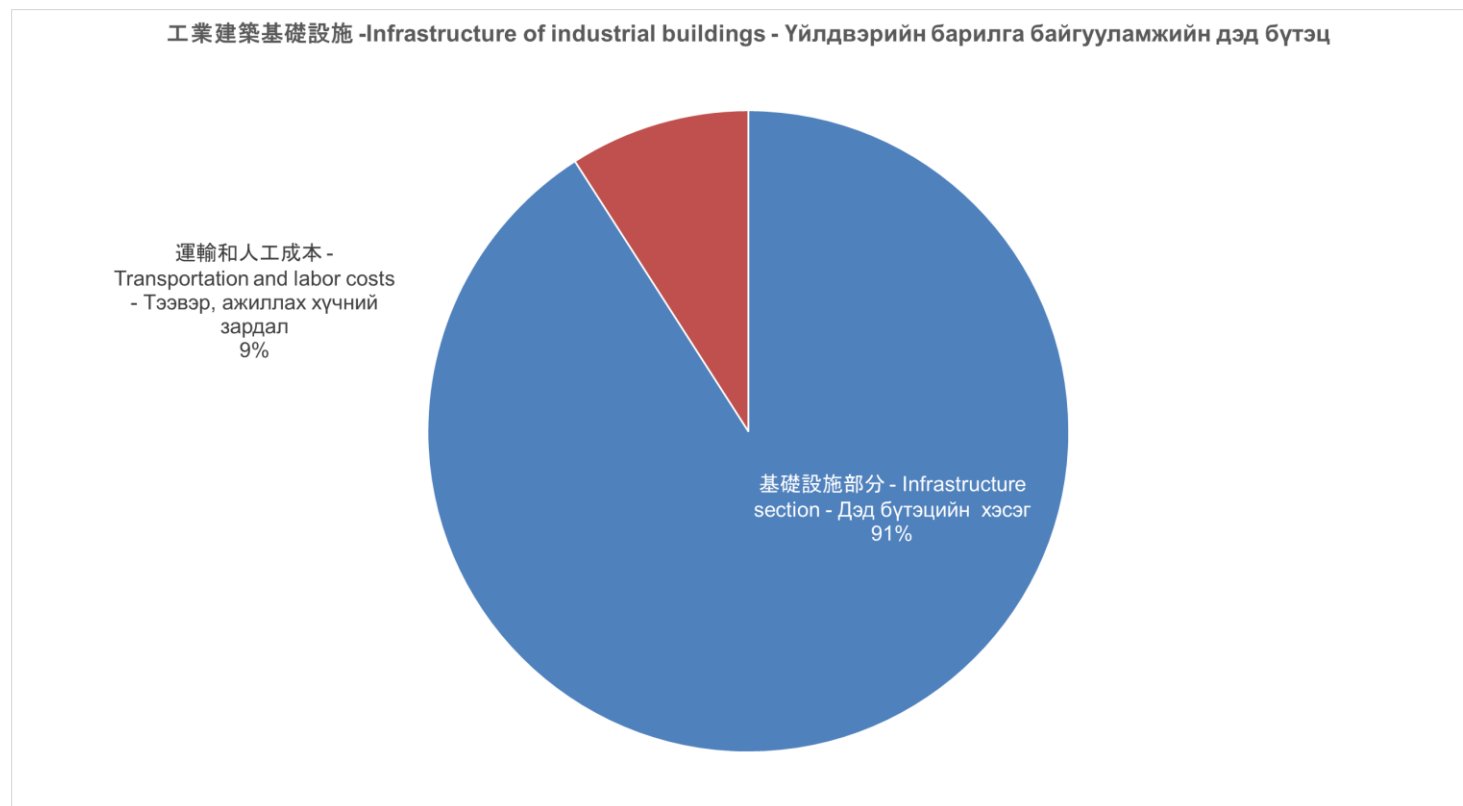


巴彥郭勒蘇姆加工廠廠房 - Buildings of processing plant in Bayangol soum - Баянгол сумын
боловсруулах үйлдвэрийн барилга байгууламж



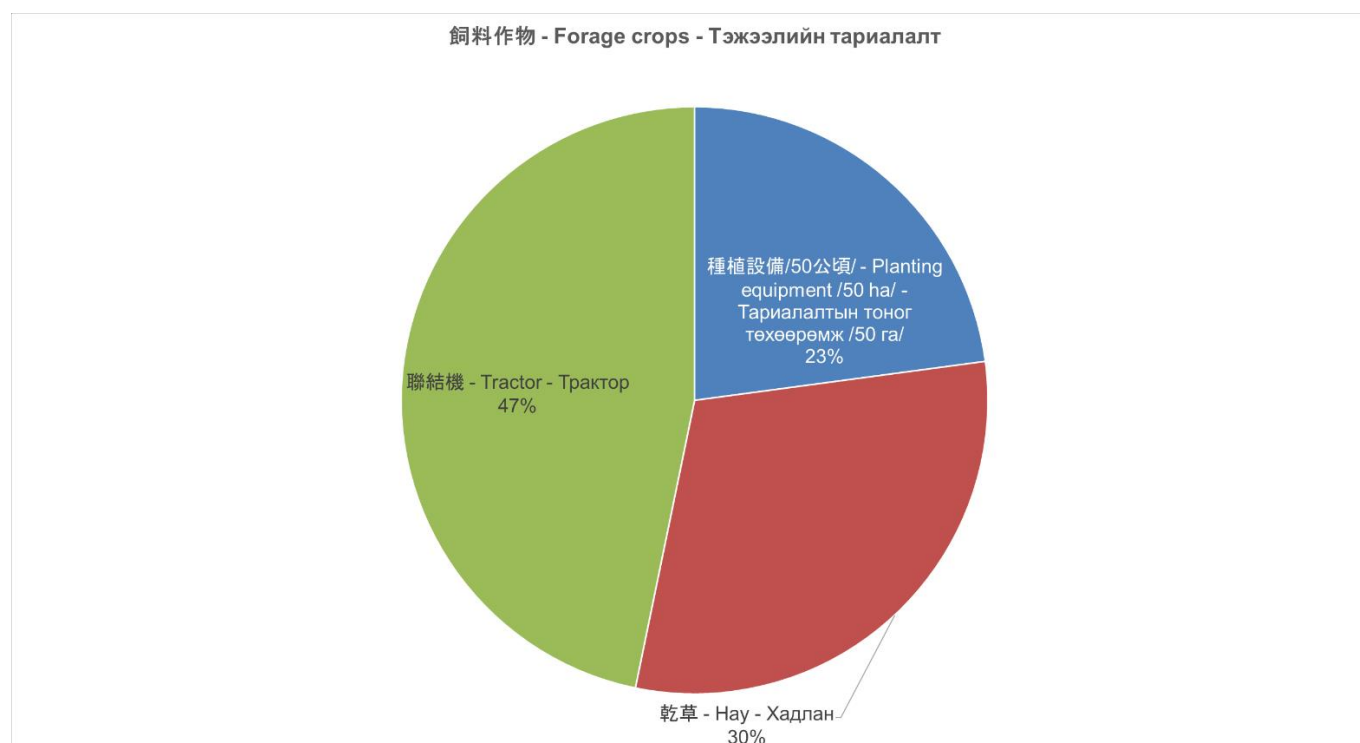


工業建築基礎設施 -Infrastructure of industrial buildings		
	美元 - USD	泰格魯格 - Tegrug
基礎設施部分 - Infrastructure section	\$136,111.1	610,000,000 ₮
運輸和人工成本 - Transportation and labor costs	\$16,944.4	61,000,000 ₮
工業建築基礎設施 -Infrastructure of industrial buildings	\$153,055.6	671,000,000 ₮





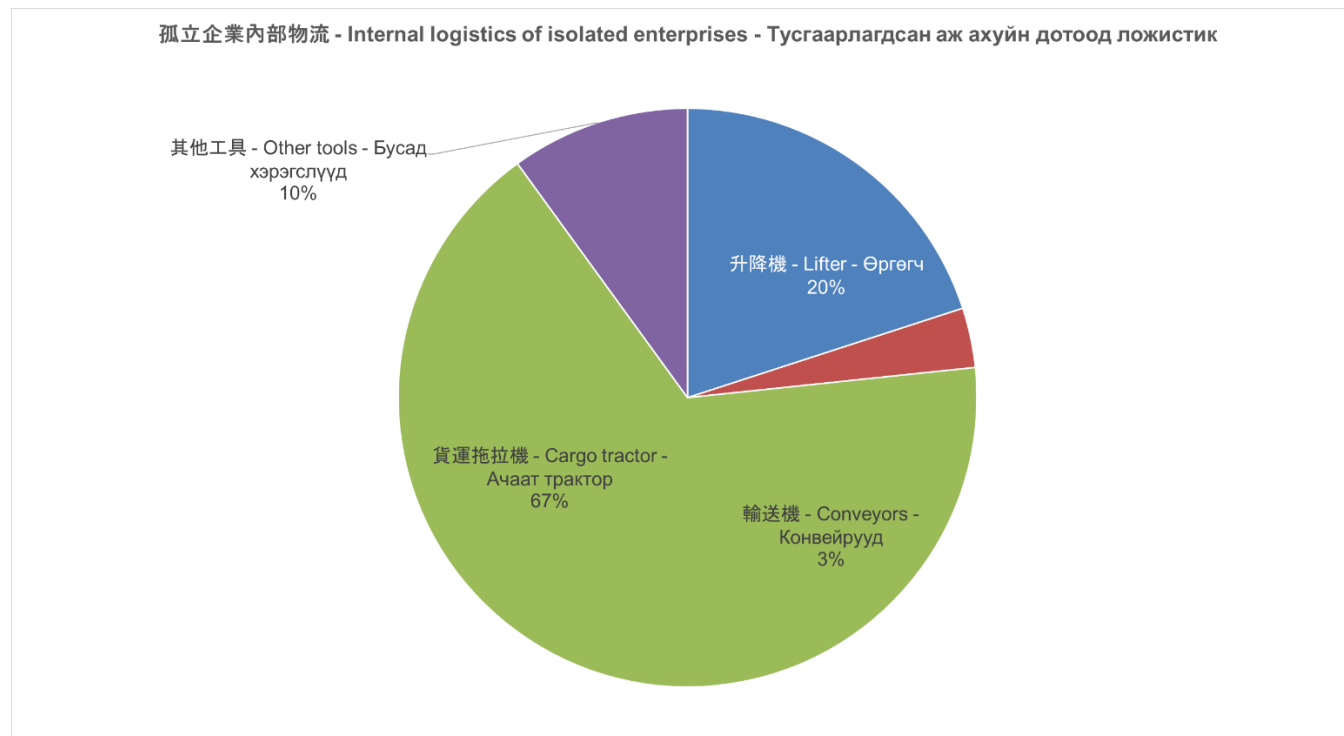
飼料作物 - Forage crops		
	美元 - USD	泰格魯格 - Tegrug
額外的種植設備 - Additional planting equipment	\$10,678.0	38,440,800 ₮
乾草 - Hay	\$16,097.2	57,950,000 ₮
聯結機 - Tractor	\$21,690.0	78,084,000 ₮
額外的種植設備 - Additional planting equipment	\$48,465.2	174,474,800 ₮



孤立企業內部物流 - Internal logistics of isolated enterprises



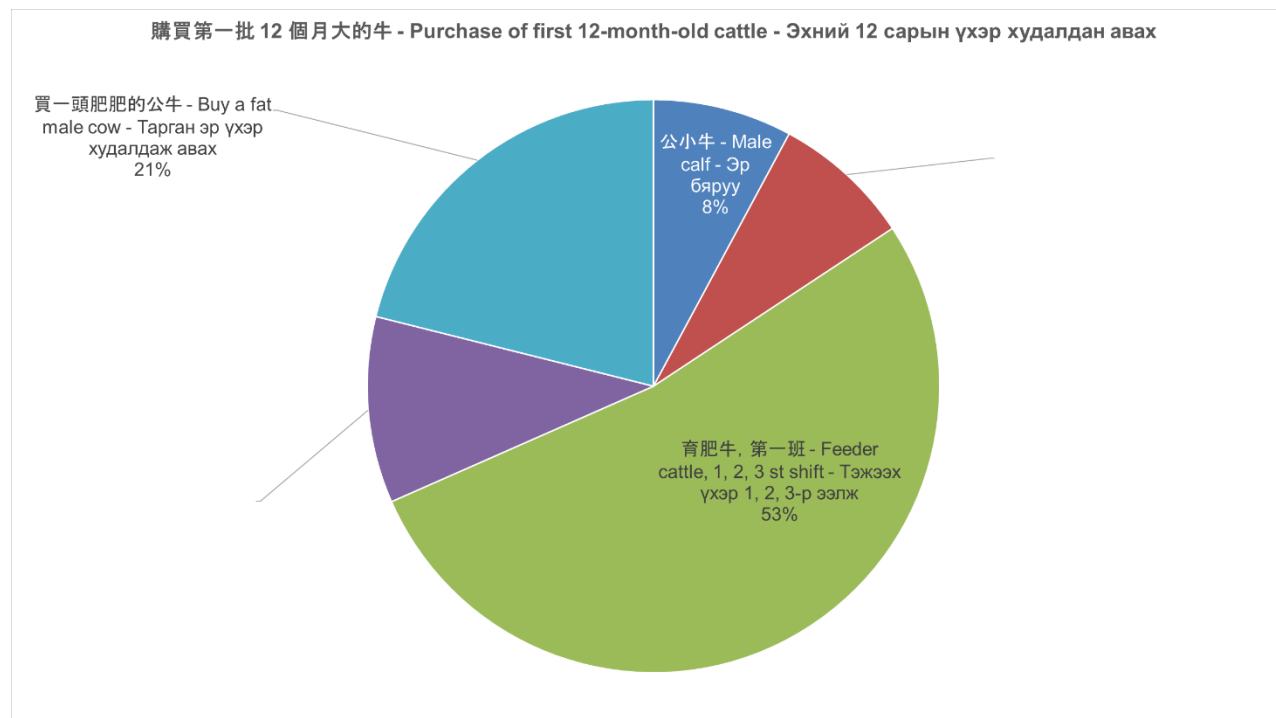
	美元 - USD	泰格魯格 - Tegrug
升降機 - Lifter	\$8,333.3	30,000,000 ₮
輸送機 - Conveyors	\$1,388.9	5,000,000 ₮
貨運拖拉機 - Cargo tractor	\$27,777.8	100,000,000 ₮
其他工具 - Other tools	\$4,166.7	15,000,000 ₮
孤立企業內部物流 - Internal logistics of isolated enterprises	\$41,666.7	150,000,000 ₮



購買第一批 12 個月大的牛 - Purchase of first 12-month-old cattle



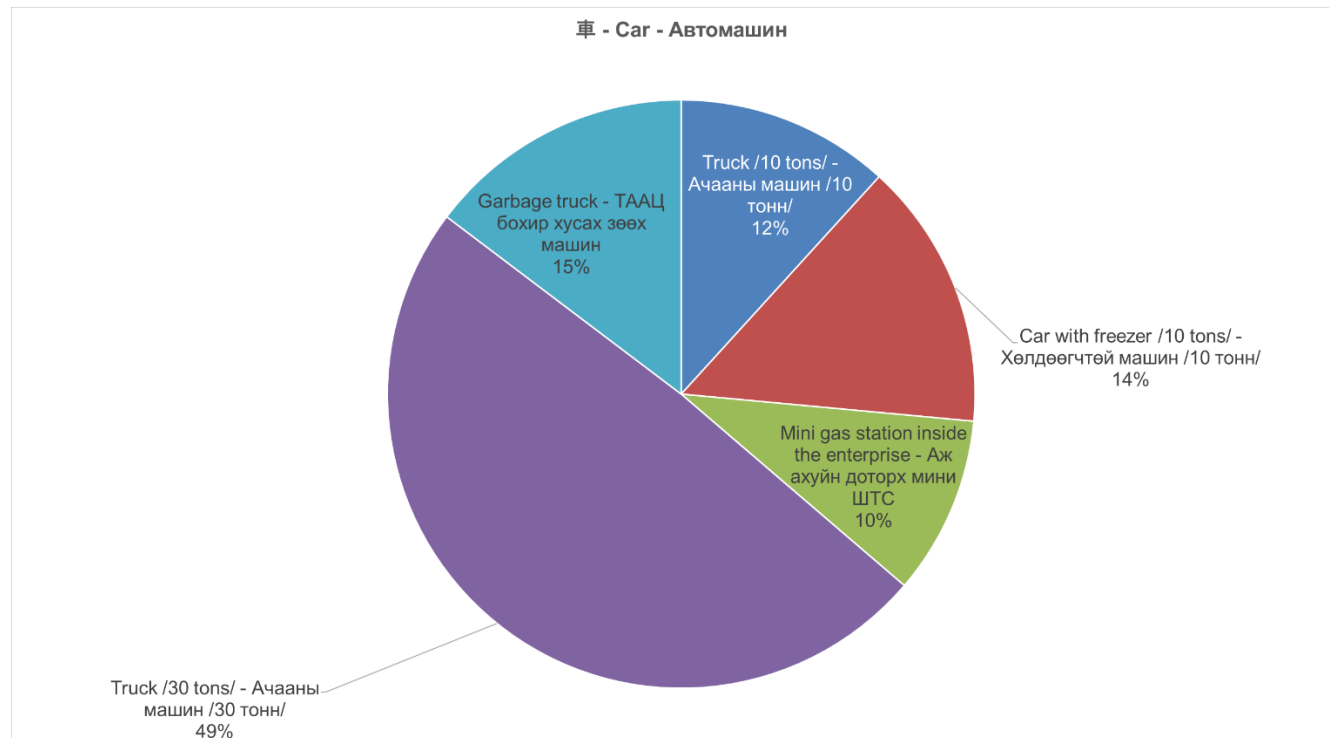
	美元 - USD	泰格魯格 - Tegrug
公小牛 - Male calf	\$30,555.6	110,000,000 ₮
母牛犢 - Female calf	\$30,555.6	110,000,000 ₮
育肥牛, 第一班 - Feeder cattle, 1, 2, 3 st shift	\$204,817.0	737,341,081 ₮
母牛 - Female cow	\$40,874.1	147,146,905 ₮
買一頭肥肥的公牛 - Buy a fat male cow	\$81,985.9	295,149,392 ₮
購買第一批 12 個月大的牛 - Purchase of first 12-month-old cattle	\$388,788.2	1,399,637,378 ₮



車 - Car

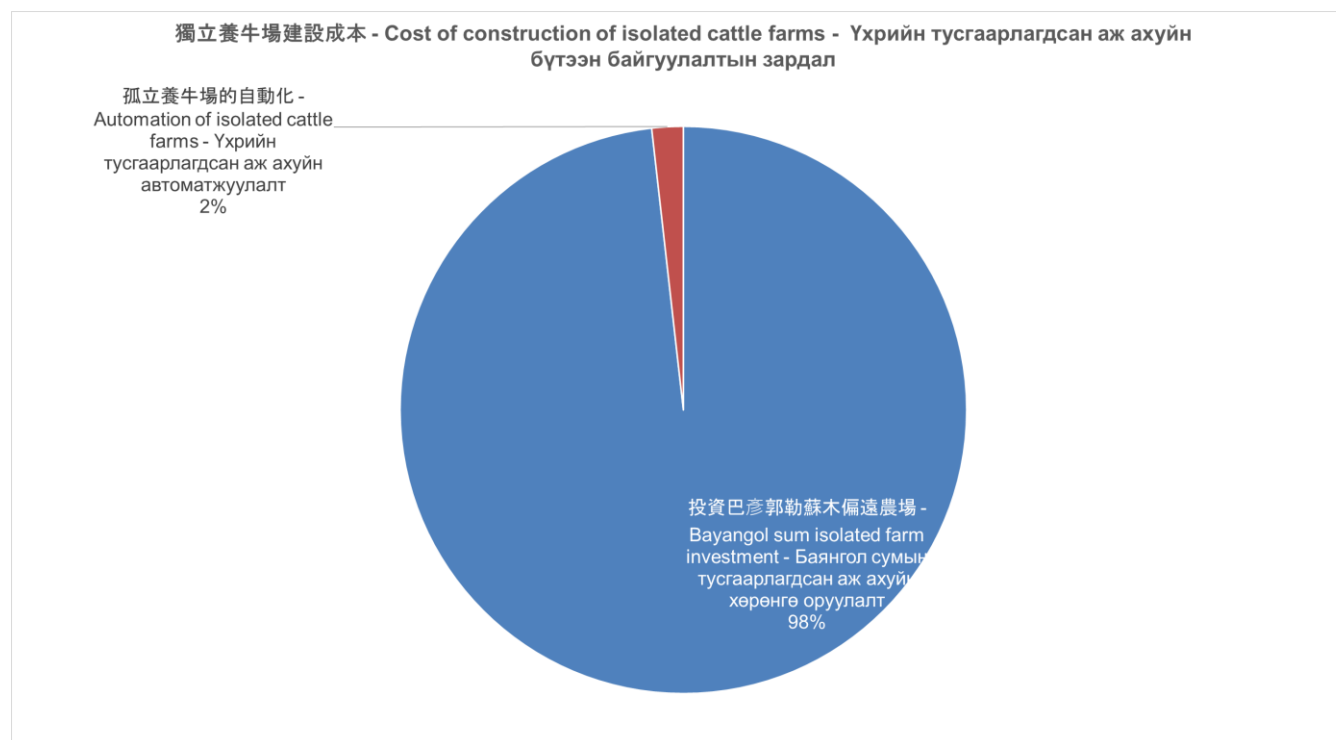


	美元 - USD	泰格魯格 - Tegrug
Truck /10 tons/	\$16,666.7	60,000,000 ₮
Car with freezer /10 tons/	\$20,833.3	75,000,000 ₮
Mini gas station inside the enterprise	\$13,888.9	50,000,000 ₮
Truck /30 tons/	\$69,444.4	250,000,000 ₮
Garbage truck / Farm waste removal truck	\$20,833.3	75,000,000 ₮
車 - Car	\$141,666.7	510,000,000 ₮
投資巴彥郭勒蘇木偏遠農場 - Bayangol sum isolated farm investment		





投資巴彥郭勒蘇木偏遠農場 - Bayangol sum isolated farm investment		
	美元 - USD	泰格魯格 - Tegrug
投資巴彥郭勒蘇木偏遠農場 - Bayangol sum isolated farm investment	\$3,190,387.8	11,485,396,250 ₮
孤立養牛場的自動化 - Automation of isolated cattle farms	\$3,190,387.8	300,000,000 ₮
獨立養牛場建設成本 - Cost of construction of isolated cattle farms	\$3,190,387.8	11,485,396,250 ₮

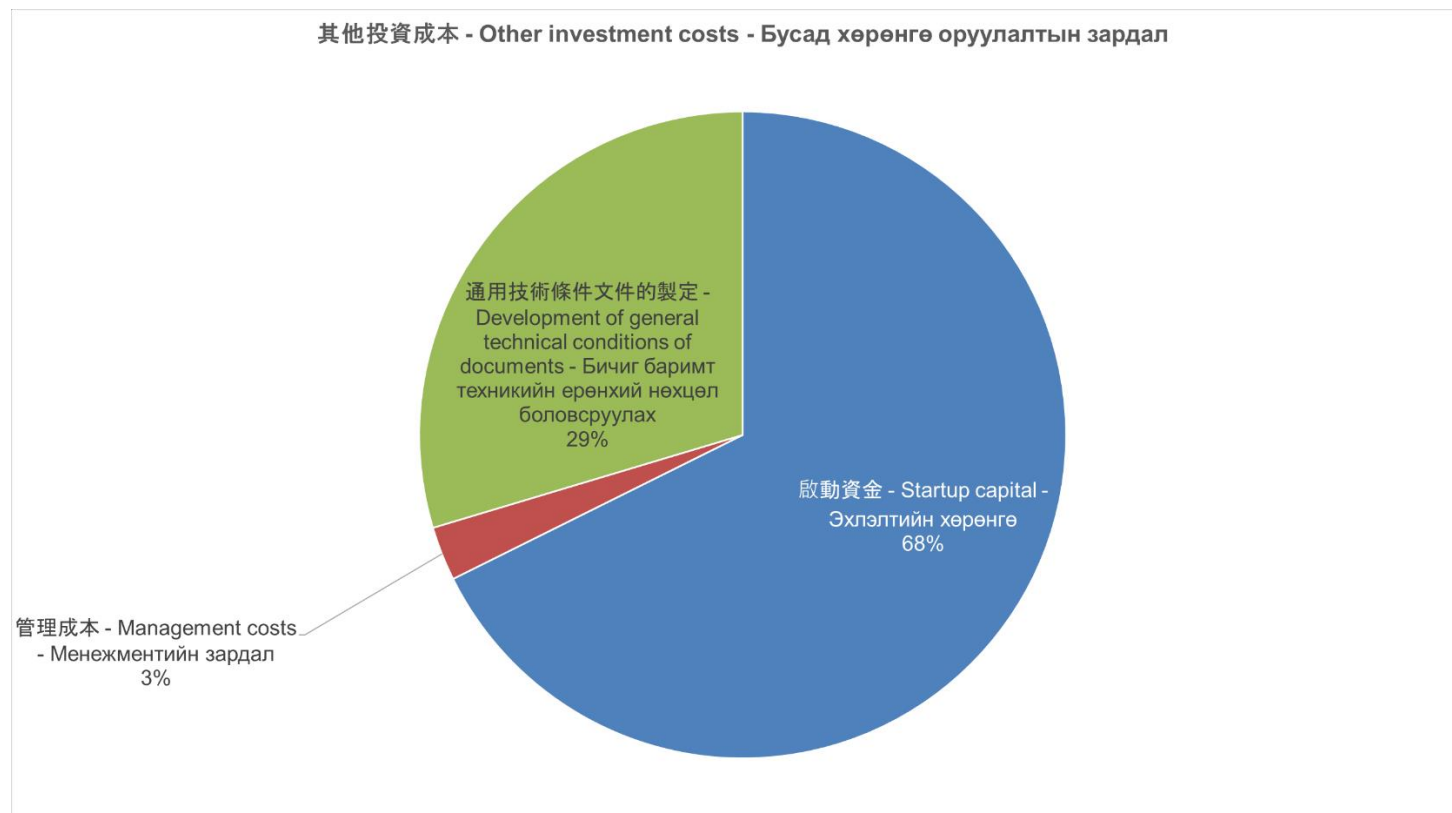


其他投資成本 - Other investment costs

	美元 - USD	泰格魯格 - Tegrug
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啟動資金 - Startup capital	\$138,888.9	500,000,000 ₮
管理成本 - Management costs	\$5,555.6	20,000,000 ₮
通用技術條件文件的製定 - Development of general technical conditions of documents	\$60,833.3	219,000,000 ₮
其他投資成本 - Other investment costs	\$205,277.8	739,000,000 ₮



愿景——全面构想 / Vision – Full Projection



