



“Буянт Эрдэнэ” ХХК

BUYANT ERDENE LLC

布彦特·额尔德尼 有限公司

愉悦生态住宅区

JOYFUL ECO HOUSE COMPLEX

JOYFUL ЭКО ХАУС ХОТХОН

ЗРҮҮЛ АГААР | ТАЙВАН ОРЧИН | ЭКО АМЬДРАЛ | HEALTHY AIR | PEACEFUL ENVIRONMENT | ECO LIFE | 健康空气 | 宁静环境 | 生态生活



ГАДНА ЗҮРГИЙН ХАРАГДАЦ
EXTERIOR VIEW | 外观效果图



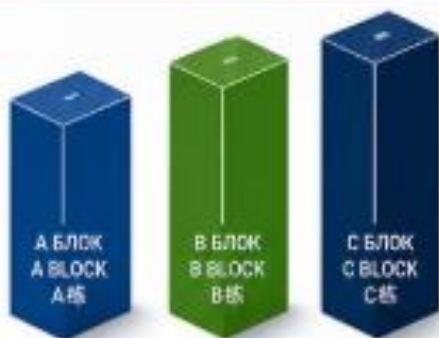
ЕРӨНХИЙ ТӨЛӨВЛӨЛТ
MASTER PLAN | 总体规划图



БАРИЛГЫН ДОТОО ЗОХИОН БАЙГУУЛАЛТ
INTERIOR LAYOUT | 室内布局图



БАРИЛГЫН БЛОК | BUILDING BLOCKS | 建筑模块



3D ХАРАГДАЦ | 3D VIEW | 3D 效果图



ЭКО АМЬДРАЛ
ECO LIFE
生态生活



АМЬСГАЙ ОРЧИН
SAFE ENVIRONMENT
安全环境



НОГООН БАЙГУУЛАМЖ
GREEN SPACE
绿色空间



ИРГЭДНИЙ ТАВ ТУХТАЙ
COMFORTABLE LIVING
舒适生活



ОРЧИН ҮЙНИЙ ДЭД БҮТЭЦ
MODERN INFRASTRUCTURE
现代基础设施

项目名称 : PROJECT NAME:

在噶楚尔特建设家庭独栋住宅小区项目 Project for Construction of Private Residential Housing Complex in Gachuurt

项目实施机构 PROJECT IMPLEMENTING ORGANIZATION : :

“布颜特·额尔德纳 Buyant Erdene” 有限责任公司 ” LLC

项目目标 : PROJECT OBJECTIVE:

Joyful生态住宅小区项目的目标是，依托现代工程基础设施、节能技术及生态友好型规划，建设52户生态住宅小区，为居民提供健康、安全、舒适的居住环境，同时实施具有稳定投资回报的综合性房地产开发项目。 The objective of the Joyful Eco House Complex project is to construct a 52-unit eco-residential complex based on modern engineering infrastructure, energy-efficient technology, and environmentally friendly planning, providing residents with a healthy, safe, and comfortable living environment while implementing a comprehensive real estate development project with stable investment returns.

项目计划在48个月内分阶段建设总建筑面积为6,212.54平方米的住宅小区，旨在提升居民生活质量、促进区域发展、创造就业机会，并向房地产市场提供优质产品。 The project aims to construct a residential complex with a total building area of 6,212.54 sq.m. in phases over 48 months, with the objectives of improving residents' quality of life, supporting regional development, creating employment, and supplying quality products to the real estate market.

为客观评估项目回报及风险水平提供了依据 providing the basis for an objective assessment of the project's returns and risk level

项目概述 PROJECT SUMMARY

"布颜特·额尔德纳 / Buyant Erdene" 有限责任公司 / LLC

家庭独栋住宅小区建设项目 / Private Residential Housing Complex Construction Project

项目计划在2026年至2030年间，分阶段实施Joyful生态住宅小区52户生态住宅的建设、工程基础设施及配套设施建设。项目总投资额约为15,583,576,700蒙古图格里克，即2,207,673美元，相当于7,947,624,099元人民币。The project is planned to be implemented in phases between 2026 and 2030, covering the construction of 52 eco-housing units, engineering infrastructure, and ancillary facilities of the Joyful Eco House Complex. Total project investment is estimated at MNT 15,583,576,700, equivalent to USD 2,207,673 or CNY 7,947,624,099.



项目将建设共52套生态住宅小区，并采取将全部建成房产完全售出的策略。小区规划配备现代工程基础设施、内部道路广场、污水处理设施、视频监控系统及完善的景观绿化设施。The project entails constructing a residential complex comprising 52 eco-housing units, with a strategy to fully sell all completed real estate. The complex is planned to feature modern engineering infrastructure, internal roads and plazas, wastewater treatment facilities, a CCTV surveillance system, and comprehensive landscaping.

САНХҮҮГИЙН ЕРӨНХИЙ ТООН МЭДЭЭЛЭЛ			FINANCIAL SUMMARY		
财务概览					
	НИЙТ ХӨРӨНГӨ ОРУУЛАЛТ	₮7,947,624,099		НИЙТИЙН АРИУТГАХ БАЙГУУЛАМЖ	₮75,000,000
	TOTAL INVESTMENT	\$2,207,673		PUBLIC SANITATION FACILITY	
	总投资	¥15,583,578		公共卫生设施	
	БАРИЛГЫН ҮНДСЭН ӨРТӨГ	₮6,357,148,124		ХЯНАЛТЫН КАМЕРЫН СИСТЕМ	₮25,000,000
	CONSTRUCTION COST			CCTV SYSTEM	
	建筑成本			监控摄像系统	
	САНТЕХНИКИЙН ДЭД БҮТЭЦ	₮500,000,000		НИЙТ ҮЙЛ АЖИЛЛАГААНЫ ЗАРДАЛ	₮690,475,976
	PLUMBING INFRASTRUCTURE			OPERATING EXPENSES	
	给排水基础设施			运营费用	
	ЦАХИЛГААНЫ ДЭД БҮТЭЦ	₮300,000,000		НИЙТ ТАТВАР	₮2,963,670,281
	ELECTRICAL INFRASTRUCTURE			TOTAL TAXES	
	电力基础设施			税费	
				НИЙТ ЦЭВЭР АШИГ	₮7,375,420,396
				NET PROFIT	
				净利润	

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家庭独栋住宅小区建设项目 / Private Residential Housing Complex Construction Project

建筑总建设费用为6,357,148,124蒙古图格里克，其中给排水基础设施投入500,000,000图格里克，电气基础设施投入300,000,000图格里克，公共污水处理设施投入75,000,000图格里克，视频监控系统投入25,000,000图格里克。加上运营准备及项目实施费用后，项目总投资额达7,947,624,099蒙古图格里克。 Total construction cost amounts to MNT 6,357,148,124, with MNT 500,000,000 allocated for plumbing infrastructure, MNT 300,000,000 for electrical infrastructure, MNT 75,000,000 for public sewage facilities, and MNT 25,000,000 for the CCTV system. Including operational preparation and project implementation costs, the total project investment reaches MNT 7,947,624,099.



项目总建筑面积为6,212.54平方米，每平方米平均建设费用约为128万蒙古图格里克，与当地房地产市场基准价格相比， The project will deliver a total building area of 6,212.54 sq.m., with an average construction cost of MNT 1.28 million per unit area, which compared to the local real estate market benchmark price, 处于具有竞争力的水平。财务测算中， 综合考虑建材、施工、运输物流及其他费用的增长因素， 预计建设成本将逐年上升， 这使得项目财务模型更加真实可靠， 具备较强的风险承受能力。 is at a competitive level. The financial projections incorporate annual increases in construction costs, accounting for rises in building materials, labor, logistics, and other expenses, making the project's financial model more realistic and risk-resilient.



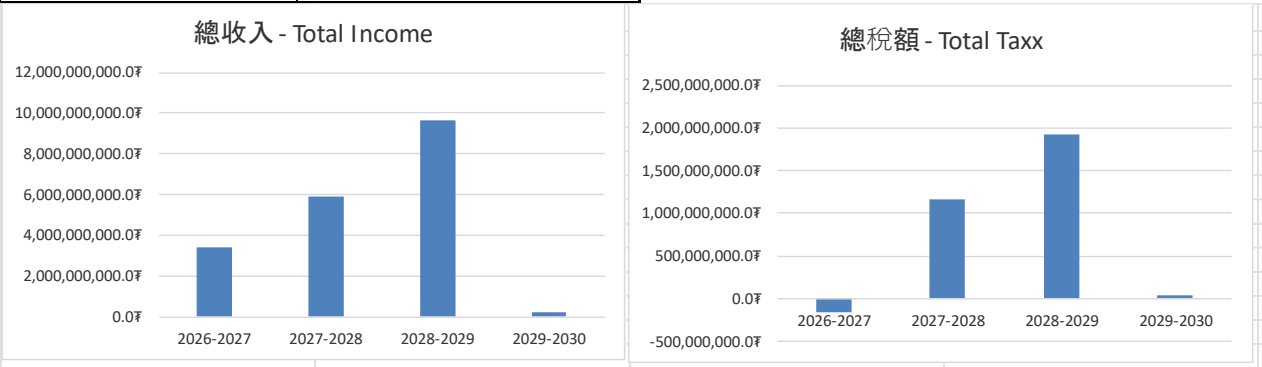
项目财务信息 PROJECT FINANCIAL INFORMATION

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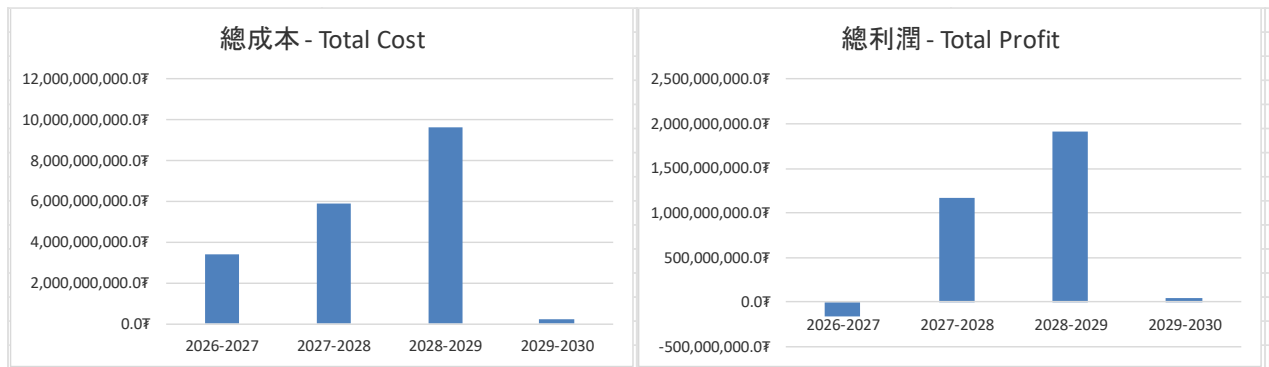
總收入 - Total Income		總稅額 - Total Tax	
年份 / Year	總收入 - Total Income	年份 / Year	總稅額 - Total Tax
2026-2027	3,374,592,000.0₮	2026-2027	-155,448,679.0₮
2027-2028	5,921,510,400.0₮	2027-2028	1,163,488,102.8₮
2028-2029	9,621,780,480.0₮	2028-2029	1,914,856,807.8₮
2029-2030	224,280,576.0₮	2029-2030	40,774,049.7₮
合计 / Total	19,142,163,456.0₮	合计 / Total	2,963,670,281.3₮

總成本 - Total Cost		總利潤 - Total Profit	
年份 / Year	總成本 - Total Cost	年份 / Year	總利潤 - Total Profit
2026-2027	8,303,670,790.2₮	2026-2027	-4,929,078,790.2₮
2027-2028	208,139,771.7₮	2027-2028	4,549,882,525.5₮
2028-2029	94,992,881.9₮	2028-2029	7,611,930,790.3₮
2029-2030	40,820,655.3₮	2029-2030	142,685,871.0₮
合计 / Total	8,647,624,099.1₮	合计 / Total	7,375,420,396.6₮

總收入 - Total Income	19,142,163,456.0₮
總成本 - Total Cost	8,647,624,099.1₮
總稅額 - Total Tax	2,963,670,281.3₮
總利潤 - Total Profit	7,375,420,396.6₮



家庭独栋住宅小区建设项目 / Private Residential Housing Complex Construction Project



项目位置 PROJECT LOCATION

乌兰巴托市，拜因珠赫区，第33号霍罗，噶楚尔特 Ulaanbaatar City, Bayanzurkh District, 33rd Khoroo, Gachuurt



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- Joyful Эко Хаус Хотхон
- Спорт, амралт, хүүхдийн тоглоом, үйлчилгээ
- Хүлэмжийн шинэ ногоо, жимс
- Фермийн мах, сүү, цагаан идээ
- Амралт сувилал

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

第一 First, 由于乌兰巴托市人口过度集中、空气污染及交通拥堵等问题，市民对具有清洁空气、安静环境及私属庭院的生态住宅需求日益增长。 , due to issues such as population concentration, air pollution, and traffic congestion in Ulaanbaatar, demand for eco-housing with clean air, quiet surroundings, and private plots is increasing.

第二 Second, 拜因珠赫区第33号霍罗噶楚尔特地区位于乌兰巴托市东向发展走廊，被视为土地价格和房地产估值长期具有高度增值潜力的区域。 , the Gachuurt area of the 33rd Khoroo, Bayanzurkh District, is situated within the eastern development corridor of Ulaanbaatar and is considered a zone with high long-term appreciation potential for land values and real estate valuations.

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第三 Third，市场上配备绿化设施、农业区、温室、运动休闲区及完整工程配套的综合生态住宅小区供应有限，这是提升Joyful生态住宅小区项目竞争力及投资价值的基本条件。 , the limited market supply of comprehensive eco-residential complexes featuring green spaces, agricultural zones, greenhouses, sports and recreation areas, and full engineering solutions constitutes the fundamental condition for enhancing the competitiveness and investment value of the Joyful Eco House Complex project.

所需资金 REQUIRED FINANCING

费用名称 / Cost Item	图格里克 / MNT (₮)	美元 / USD (\$)	人民币 / CNY (¥)
建筑建设费用 / Construction Cost of Buildings	₮ 6,357,148,124	\$1,765,874.5	¥12,464,996.3
给排水基础设施建设 / Plumbing Infrastructure Construction	₮ 500,000,000	\$138,888.9	¥980,392.2
电气基础设施建设 / Electrical Infrastructure Construction	₮ 300,000,000	\$83,333.3	¥588,235.3
信号系统及视频监控 / Signaling and CCTV Installation	₮ 25,000,000	\$6,944.4	¥49,019.6
公共污水处理设施 / Public Sewage Treatment Facility	₮ 75,000,000	\$20,833.3	¥147,058.8
运营费用汇总 / Operational Costs Summary	₮ 690,475,976	\$191,798.9	¥1,353,874.5
项目总建设费用 / TOTAL PROJECT CONSTRUCTION COST	₮ 7,947,624,099	\$2,207,673.4	¥15,583,576.7

家庭独栋住宅小区建设项目 / Private Residential Housing Complex Construction Project

 ВАЛЮТЫН НЭГЖ CURRENCY UNIT 货币单位		₮ ТӨГРӨГ (₮) \$ АМ.ДОЛЛАР (\$) ¥ ЮАНЬ (¥)	 ТӨСӨӨЛЛЫН ҮНДЭС BASIS OF ESTIMATION 估算基础		Судалгаанд үндэслэсэн Based on research 基于研究	 ТӨСЛИЙН ХУГАЦАА PROJECT PERIOD 项目期间		2026-2030 5 жил / years / 年
ЗАРДЛЫН НЭР (МОНГОЛ) COST ITEM (MONGOLIAN) 费用项目 (蒙古语)		ТӨГРӨГ (₮) MNT (₮) 蒙古图格 (₮)	АМ.ДОЛЛАР (\$) USD (\$) 美元 (\$)	ЮАНЬ (¥) CNY (¥) 人民币 (¥)				
 Барилгуудын бүтээн байгуулах өртөг Construction cost of buildings 建筑建设成本		₮ 6,357,148,124	\$1,765,874.5	¥12,464,996.3				
 Сантехникийн дэд бүтцийн бүтээн байгуулалт Plumbing infrastructure construction 给排水基础设施建设		₮ 500,000,000	\$138,888.9	¥980,392.2				
 Цахилгааны дэд бүтцийн бүтээн байгуулалт Electrical infrastructure construction 电力基础设施建设		₮ 300,000,000	\$83,333.3	¥588,235.3				
 Дохиолол, камержуулалт Alarm system and CCTV 报警与监控系统		₮ 25,000,000	\$6,944.4	¥49,019.6				
 Нийтийн ариутгах байгууламж Public sanitation facility 公共卫生设施		₮ 75,000,000	\$20,833.3	¥147,058.8				
 Үйл ажиллагааны зардлуудын нэгтгэл Operating expenses (total) 运营费用 (汇总)		₮ 690,475,976	\$191,798.9	¥1,353,874.5				
 ТӨСЛИЙН НИЙТ БҮТЭЭН БАЙГУУЛАЛТЫН ӨРТӨГ TOTAL PROJECT CONSTRUCTION COST 项目总建设成本		₮ 7,947,624,099	\$2,207,673.4	¥15,583,576.7				
 ЗАРДЛЫН ХЯНАЛТ БА ҮР АШИГ COST CONTROL & EFFICIENCY 成本控制与效率 Зардлыг оновчтой төлөвлөж, үр ашгийг нэмэгдүүлнэ. Optimize costs and improve efficiency. 优化成本, 提高效率。		 ЭРСДЛИЙГ БУУРУУЛАХ RISK MITIGATION 降低风险 Нарийвчилсан судалгаа, тооцоогоор эрсдэлийг бууруулна. Reduce risks through detailed research and estimation. 通过详细研究和估算降低风险。		 ТӨСВИЙН ТӨЛӨВЛӨЛТ BUDGET PLANNING 预算规划 Төсвийг ил тод, бодитой төлөвлөж, хэрэгжилтийг хангана. Plan budget transparently and ensure effective execution. 透明、合理地规划预算, 确保有效执行。				

家庭独栋住宅小区建设项目 / Private Residential Housing Complex Construction Project

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