

皮革加工廠重建項目

PROJECT TO RECONSTRUCT THE LEATHER
PROCESSING FACILITY IN EMEELT URBAN

АРЬС ШИР БОЛОВСРУУЛАХ ҮЙЛДВЭРИЙГ
ЭМЭЭЛТ ӨРТӨӨНД ДАХИН НҮҮЛГЭН БАРИХ
ТӨСӨЛ

IKH ASAR LLC

“ИХ АСАР” ХХК

一、项目简介 I. PROJECT SUMMARY

项目名称：PROJECT NAME:

在额木额勒特车站重建皮革加工厂并向国内外市场供应半成品及成品皮革的项目 Project for Reconstructing a Leather Processing Plant at Emeelt Station and Supplying Semi-Processed and Fully Processed Products to Domestic and International Markets

项目实施机构 PROJECT IMPLEMENTING ORGANIZATION:

“IKH ASAR” 有限责任公司 / LLC

项目目标：PROJECT OBJECTIVE:

本项目的核心目标是引入先进技术，重建全套半自动皮革加工厂，按照适配的化学配方稳定生产并供应半成品和成品皮革制品。 The fundamental objective of this project is to introduce advanced technology, reconstruct a comprehensive semi-automatic leather processing plant, and provide a stable supply of semi-processed and fully processed leather products in accordance with appropriate chemical formulations.

项目具体目标 Project Objectives

- 按照用途建设和装修厂房，并新建皮革制品储存地下仓库；
Construct and fit out factory premises according to their designated purpose, and additionally construct underground storage facilities for leather products;
- 安装主要及辅助皮革加工生产线，定期培训并实习劳动力，稳定生产运营；
Install the main and auxiliary leather processing production lines, continuously train and drill the workforce, and stabilize operations;

- 持续了解买家需求，不断拓展和开发产品种类； Continuously identify buyer needs and diversify and develop product varieties;
- 采购并储备各类产品所需化学原料； Procure and stockpile the various chemical ingredients required for production;
- 根据运营特点，保障运营及运输的安全可靠性； Ensure guaranteed operational and transportation safety in accordance with the specific characteristics of operations;
- 按照国际标准实施全部生产流程。 Conduct all production processes in accordance with international standards.

项目目标及直接成果PROJECT OBJECTIVES AND DIRECT OUTCOMES :

1. 就品种而言，将拥有20至30种能够完全满足买家需求的产品，项目中选取了4至5种产品作为代表性示例加以展示。从财务测算中可以看出，每日加工300至400张皮革的运营水平已足够可行。加工约1,000张皮革时，将使用设备额定产能（8小时）的40%至70%，本公司完全具备实现这一数量目标的能力。 shown as examples. As can be seen from the financial calculations, an operating level of processing approximately 300–400 units of leather per day is sufficient. Processing approximately 1,000 units of leather will utilize 40–70% of equipment rated capacity (8 hours), and our company is fully capable of achieving this numerical target.

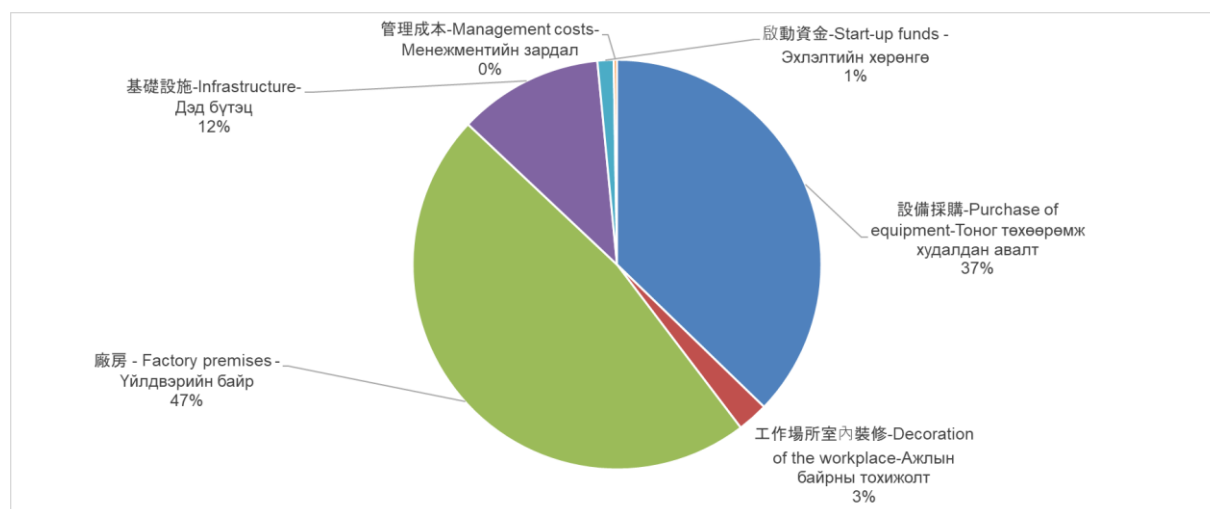
项目核心内容（可行性研究）： CORE PROJECT CONTENT (FEASIBILITY STUDY):

1. 项目投资总额为39亿图格里克，其中购买生产设备需要14亿图格里克，建设厂房需要18亿图格里克的资金支持。这将构成项目稳定、成功实施的基本条件。 Total investment is MNT 3.9 billion, of which MNT 1.4 billion is required for purchasing production equipment and MNT 1.8 billion for factory construction. This will

constitute the fundamental condition for stable and successful project implementation.

投資計算-Investment calculations

成本價值-Value of cost	元-Yuan	美元-USD	泰格魯格-Tugrug
設備採購-Purchase of equipment	¥2,851,725.5	\$403,994	1,454,380,000₮
工作場所室內裝修-Decoration of the workplace	¥186,285.9	\$26,391	95,005,802₮
廠房 - Factory premises	¥3,627,597.3	\$513,910	1,850,074,600₮
基礎設施-Infrastructure	¥877,825.0	\$124,359	447,690,750₮
啟動資金-Start-up funds	¥98,039.2	\$13,889	50,000,000₮
管理成本-Management costs	¥19,607.8	\$2,778	10,000,000₮
總投資額-Total investment	¥7,661,080.7	\$1,085,320	3,907,151,152₮



2. 在60个月内，加工450,000至550,000张皮革，

实现190亿图格里克收入，支出130亿图格里克运营成本， 1

缴纳税款后收回投资， 3.8 净利润达38亿图格里克。 Over 60 months, processing 450,000–550,000 units of leather, generating MNT 19 billion in revenue, incurring MNT 13 billion in operating costs, paying taxes, recovering the investment, and achieving a net profit of MNT 3.8 billion.

运营费用中已包含7年投资贷款还款额。 The investment loan repayment over 7 years is included in operating expenses.

总成本 / Total Cost

税后利润 / Profit

After Tax

2026-2027	1,891,209,850.7₮	2026-2027	850,823,564.2₮
2027-2028	2,628,881,216.8₮	2027-2028	448,592,858.7₮
2028-2029	2,852,801,749.4₮	2028-2029	749,529,525.4₮
2029-2030	2,968,463,658.4₮	2029-2030	749,529,525.4₮
2030-2031	3,074,461,047.9₮	2030-2031	1,004,799,423.7₮
合计 / Amount	13,415,817,523.2₮	合计 / Amount	3,803,274,897.5₮

增值税及企业所得税

总收入 / Total

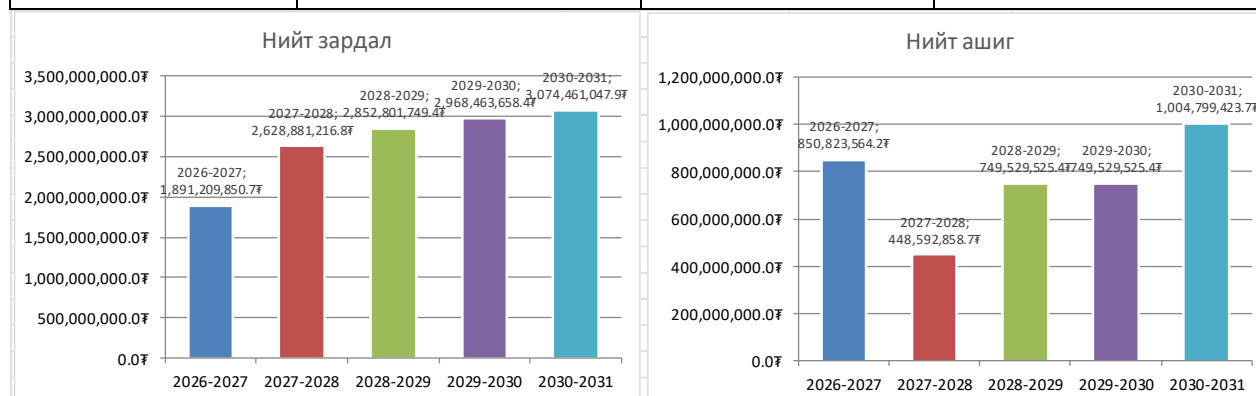
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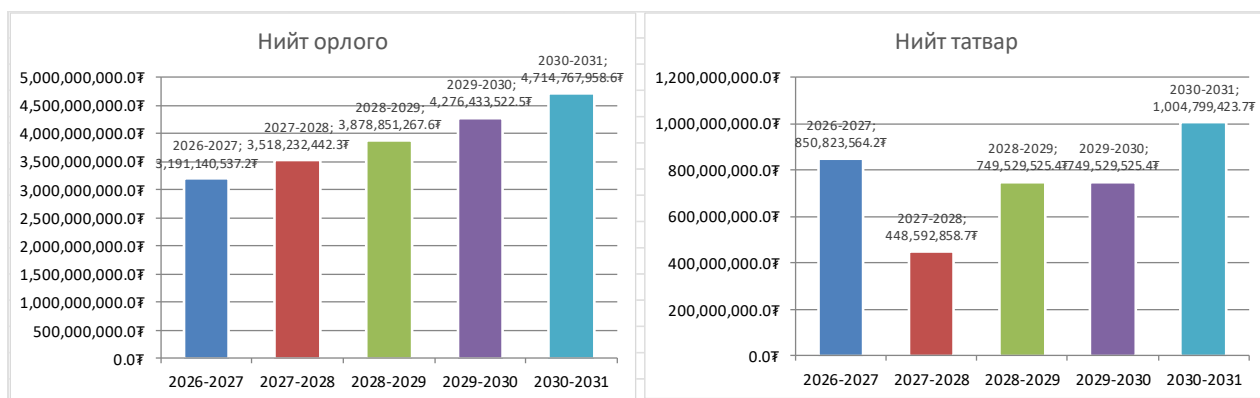
Income

Corporate Income

Tax

2026-2027	3,191,140,537.2₮	2026-2027	449,107,122.4₮
2027-2028	3,518,232,442.3₮	2027-2028	88,935,122.5₮
2028-2029	3,878,851,267.6₮	2028-2029	102,604,951.8₮
2029-2030	4,276,433,522.5₮	2029-2030	130,796,986.4₮
2030-2031	4,714,767,958.6₮	2030-2031	164,030,691.1₮
合计 / Amount	19,579,425,728.2₮	合计 / Amount	935,474,874.2₮

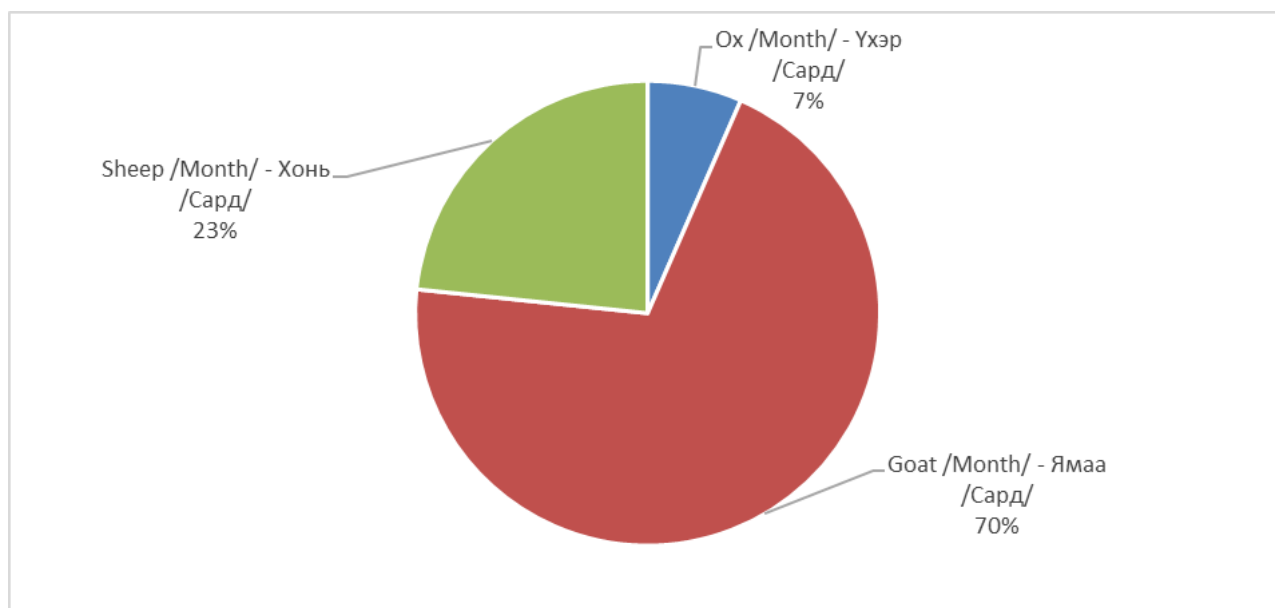




1. 工业生产计划的充足性以下列数字指标体现。 The sufficiency of the industrial production plan is represented by the following numerical indicators.

2026-2031 各年度工业生产计划 (皮革加工单位) / Industrial Plan for the Years (Leather and Leather Processing Units)

	牛皮 (月产) / Ox Hides (Per Month)	山羊皮 (月产) / Goat Skins (Per Month)	羊皮 (月产) / Sheep Skins (Per Month)	日均加工皮革总量 (张/日) / Total Processing Units of Leather (Per Day)
2026-2027	6,203	66,161	22,054	330
2027-2028	6,513	69,469	23,156	346
2028-2029	6,838	72,943	24,314	364
2029-2030	7,180	76,590	25,530	382
2030-2031	7,539	80,420	26,807	401
合计 / Amount	34,273	365,583	121,861	



项目立项依据 PROJECT RATIONALE

为发展皮革生产和纺织业，国家在“展望2050”、“新复兴政策”等长期发展政策，“蒙古国政府2020—2024年行动计划”，以及2021年第02号“关于在毛绒毛纺行业实施若干措施”决议等政策文件中明确了行业发展政策，并致力于保障其落实。 The state is working to define and ensure the implementation of sectoral development policies through long-term development policy documents such as “Vision 2050” and the “New Revival Policy,” as well as the “Government of Mongolia Action Plan 2020–2024” and Resolution No. 02 of 2021 on “Certain Measures to be Implemented in the Wool and Cashmere Sector” aimed at developing leather production and the textile sector.

截至2021年，在工业总产值中，加工制造业占31.1%，轻工业占25.0%，纺织品生产占1.5%，皮革行业占0.2%。在轻工业部门中，皮革行业占0.8%，纺织业占6.1%；而在加工制造业部门中，皮革占0.7%，纺织品占4.9%。 As of 2021, manufacturing accounted for 31.1%, light industry 25.0%, textile production 1.5%, and the

leather sector 0.2% of total industrial production. Within the light industry sector, the leather sector accounted for 0.8% and the textile sector 6.1%, while within the manufacturing sector, leather accounted for 0.7% and textiles 4.9%.

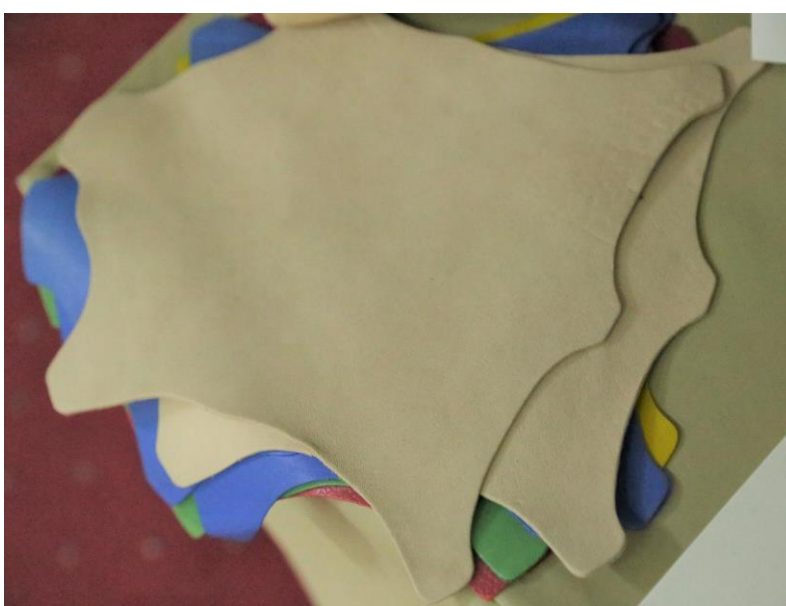
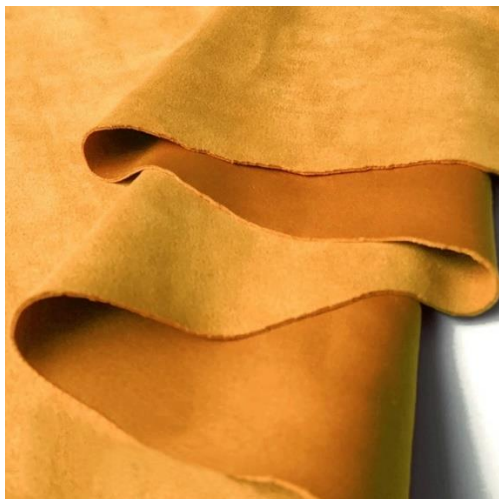
具体而言，截至2021年，羊毛产量为3.32万吨，羊绒产量为1.01万吨，皮革产量为1,800万张。纺织业即毛绒毛纺行业产值占轻工业产值的69.6%。近4年来，轻工业部门平均增速为18.4%，比加工制造业高出1.7个百分点。Specifically, as of 2021, 33.2 thousand tons of wool, 10.1 thousand tons of cashmere, and 18.0 million units of leather were produced in physical terms. Textile production (wool and cashmere sector) accounted for 69.6% of the light industry sector. Over the past 4 years, the average growth rate of the light industry sector was 18.4%, which is 1.7 percentage points higher than that of the manufacturing sector.

产品种类 PRODUCTS

- 厂房面积充裕，在额木额勒特工业园区已有优越位置的用地准备就绪。The factory premises are sufficiently large, and a well-located site at the Emeelt industrial station is ready.

<u>产品（单位皮革） / Products (Unit Leather)</u>		<u>单位成本 /</u> <u>Unit Cost</u>	<u>项目销售价格</u> <u>/ Project</u> <u>Selling Price</u>
1	用于服饰及包袋的鞣制牛皮 / Treated Cowhide for Clothing and Bags	70,247 ₮	150,000 ₮
2	半成品牛皮 / Semi-Processed Cowhide	17,038 ₮	85,000 ₮
3	用于鞋里的特制山羊皮 / Goat Leather Specially Treated for Shoe Linings	3,595 ₮	35,000 ₮
4	用于服装的鞣制山羊皮 / Goat Skin Treated for	6,535 ₮	35,000 ₮

	Clothing Purposes		
5	半成品山羊皮 / Semi-Finished Goat Leather	1,551 ₮	30,000 ₮
6	半成品羊皮 / Semi-Processed Sheepskin	1,671 ₮	5,000 ₮
7	其他 / Other		



项目位置 PROJECT LOCATION

额木额勒特车站 Emeelt Station



投資：INVESTMENT:

投資計算-Investment calculations

成本價值-Value of cost	元-Yuan	美元-USD	泰格魯格-Tugrug
設備採購-Purchase of equipment	¥2,851,725.5	\$403,994	1,454,380,000₮
工作場所室內裝修-Decoration of the workplace	¥186,285.9	\$26,391	95,005,802₮
廠房 - Factory premises	¥3,627,597.3	\$513,910	1,850,074,600₮
基礎設施-Infrastructure	¥877,825.0	\$124,359	447,690,750₮
啟動資金-Start-up funds	¥98,039.2	\$13,889	50,000,000₮
管理成本-Management costs	¥19,607.8	\$2,778	10,000,000₮
總投資額-Total investment	¥7,661,080.7	\$1,085,320	3,907,151,152₮

設備採購-Purchase of equipment

成本價值-Value of cost	元-Yuan	美元-USD	泰格魯格-Tugrug
Drum (转鼓) / Drum	¥1,411,764.7	\$200,000	720,000,000₮

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大型皮革片皮机 / Large Leather Shaving Device	¥112,941.2	\$16,000	57,600,000₮
去肉机 / Back Shaving Machine	¥84,705.9	\$12,000	43,200,000₮
真空干燥机 / Vacuum Drying Machine	¥77,647.1	\$11,000	39,600,000₮
框架干燥机 / Ram Drying Machine	¥49,411.8	\$7,000	25,200,000₮
去肉机械 / Meat Grinding Machine	¥169,411.8	\$24,000	86,400,000₮
工具及器材 / Tools and Equipment	¥35,294.1	\$5,000	18,000,000₮
电气控制系统 Electronical automation control system	¥17,647.1	\$2,500	9,000,000₮
其他的 - 其他 / Others	¥0.0	\$0	0₮
實驗室 - 实验室 / Laboratory	¥52,941.2	\$7,500	27,000,000₮
內部管理自動化 - 内部管理自动化 / Automation of Internal Management	¥84,705.9	\$12,000	150,000,000₮
交通、工資及其他費用-Transportation, salary and other expenses	¥545,843.1	\$77,328	278,380,000₮
投資-Investment	¥1,958,823.5	\$277,500	1,454,380,000₮

廠房 - Factory premises

成本價值-Value of cost	元-Yuan	美元-USD	泰格魯格-Tugrug
部分原始組織 - 原料准备区 / Portions of Raw Material Section	¥78,431.4	\$11,111	40,000,000₮
工業板塊 - 生产区 / Industrial Section	¥1,882,352.9	\$266,667	960,000,000₮

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成品倉儲區 - 成品儲存区 / Finished Products Storage Area	¥376,470.6	\$53,333	192,000,000₮
辦公室、員工宿舍 - 办公室及员工宿舍 / Office and Staff Quarters	¥313,725.5	\$44,444	160,000,000₮
車庫 - 车库 / Garage	¥150,588.2	\$21,333	76,800,000₮
停車處-停车场 / Parking	¥42,352.9	\$6,000	21,600,000₮
工廠道路已鋪設 - 厂区硬化道路 / Paved Factory Road	¥188,235.3	\$26,667	96,000,000₮
綠色設施 - 绿化设施 / Green Facilities	¥3,529.4	\$500	1,800,000₮
交通、工資及其他費用-Transportation, salary and other expenses	¥591,911.0	\$83,854	301,874,600₮
投資-Investment	¥3,627,597.3	\$513,910	1,850,074,600₮

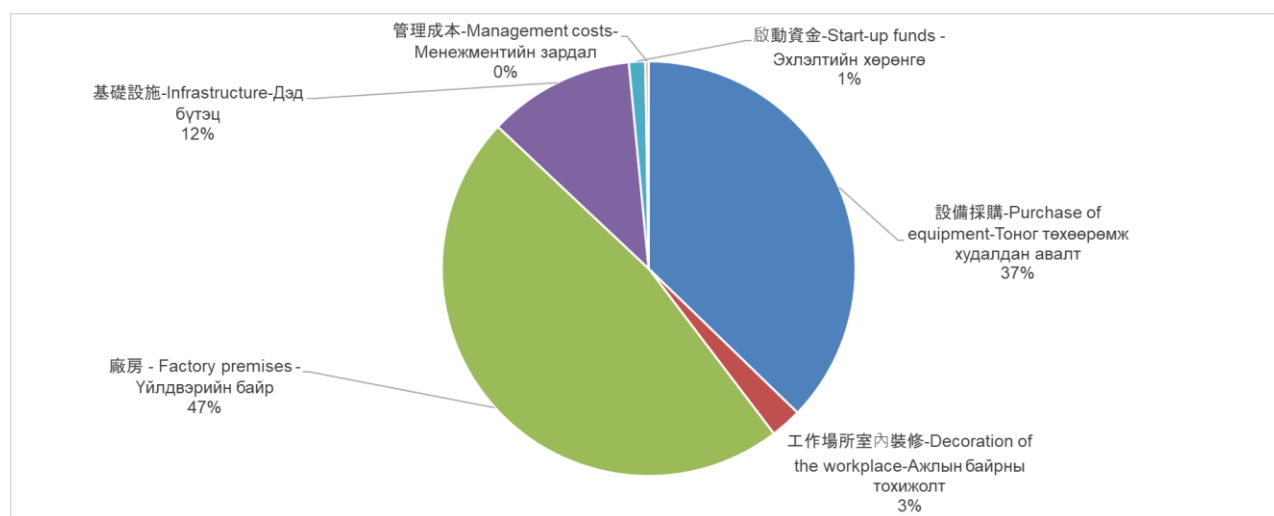
工作場所室內裝修-Decoration of the workplace

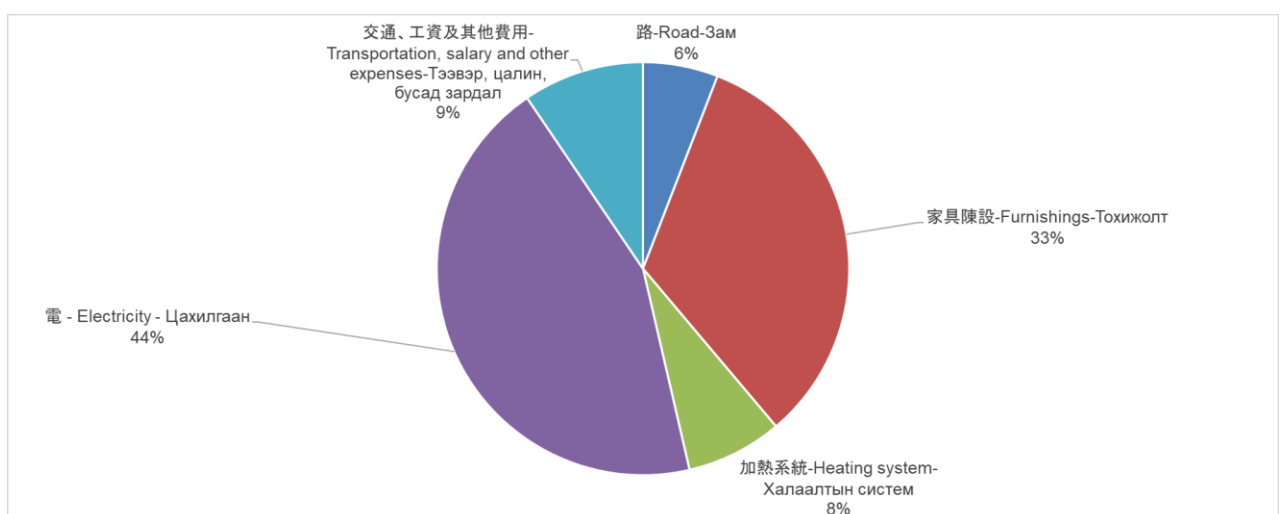
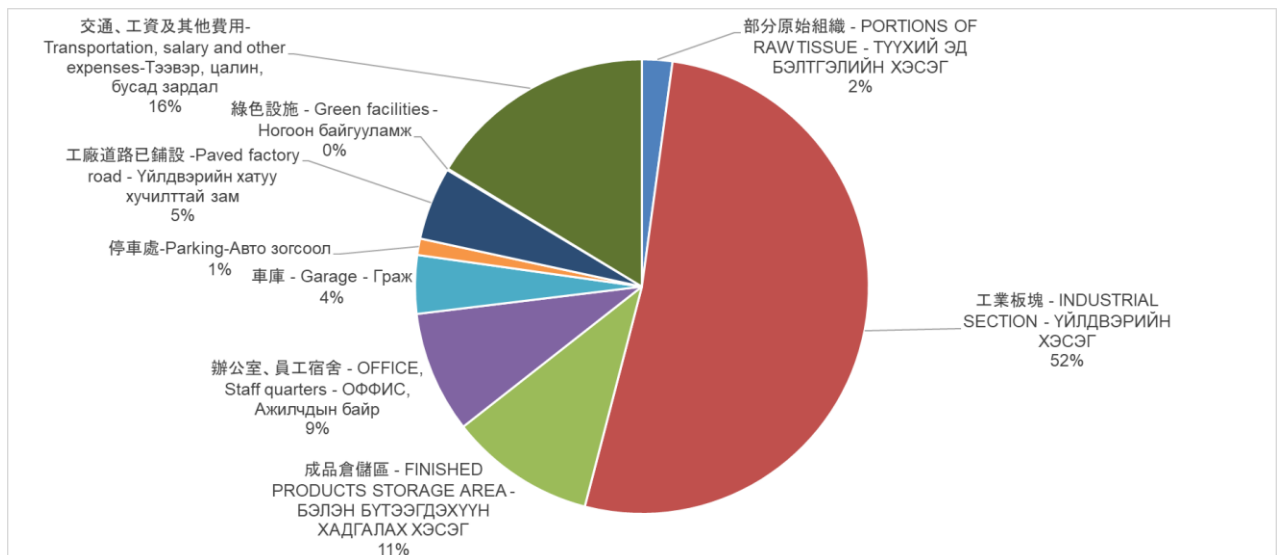
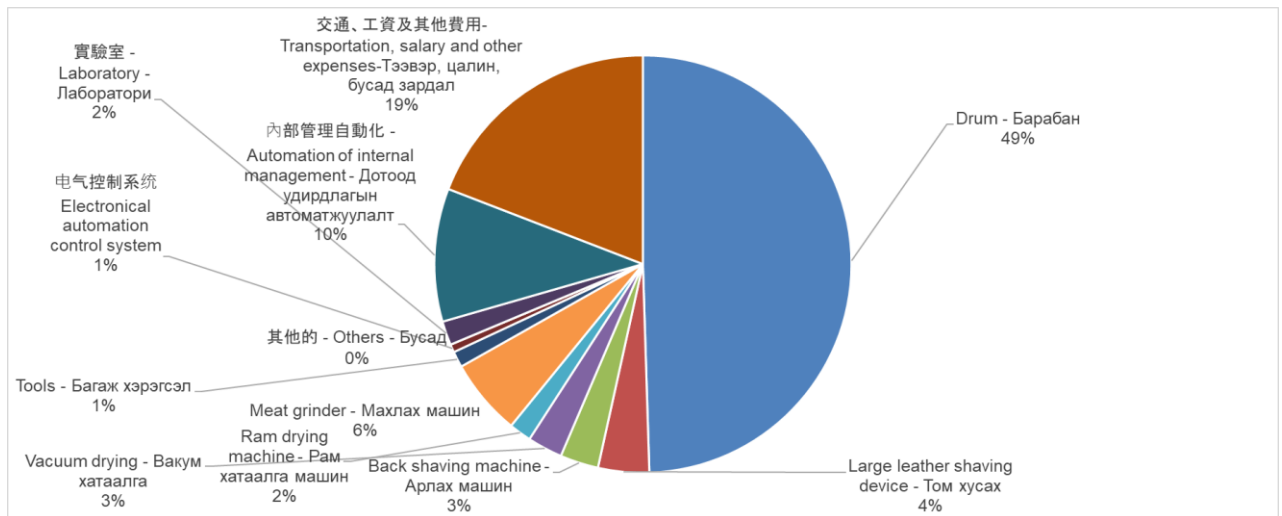
成本價值-Value of cost	元-Yuan	美元-USD	泰格魯格-Tugrug
部分原始組織 - 原料准备区 / Portions of Raw Material Section	¥2,352.9	\$333	1,200,000₮
工業板塊 - 生产区 / Industrial Section	¥112,941.2	\$16,000	57,600,000₮
成品倉儲區 - 成品儲存区 / Finished Products Storage Area	¥18,823.5	\$2,667	9,600,000₮
辦公室、員工宿舍 - 办公室及员工宿舍 / Office and Staff Quarters	¥31,372.5	\$4,444	16,000,000₮
車庫 - 车库 / Garage	¥752.9	\$107	384,000₮

實驗室 - 实验室 / Laboratory	¥2,647.1	\$375	1,350,000₮
交通、工資及其他費用-Transportation, salary and other expenses- other expenses	¥17,395.7	\$2,464	8,871,802₮
投資-Investment	¥186,285.9	\$26,391	95,005,802₮

基礎設施-Infrastructure

成本價值-Value of cost	元-Yuan	美元-USD	#REF!
路-Road（道路）	¥51,666.7	\$7,319	26,350,000₮
家具陳設-Furnishings（内部设施）	¥289,215.7	\$40,972	147,500,000₮
加熱系統-Heating system（供暖系统）	¥66,176.5	\$9,375	33,750,000₮
電 - Electricity（电力）	¥387,352.9	\$54,875	197,550,000₮
交通、工資及其他費用-Transportation, salary and other expenses	¥83,413.2	\$11,817	42,540,750₮
投資-Investment	¥340,882.4	\$48,292	447,690,750₮





投资详细测算 Detailed Investment Calculations

投資計算-Investment calculations-Хөрөнгө оруулалтын тооцоо

設備採購-Purchase of equipment-Тоног төхөөрөмж худалдан авалт

費用名稱-The name of the expense-Зардлын нэр			解釋-Note-Тайлбар	測量單位-Unit of measurement-Хэмжих нэгж	容量/kW/ - Capacity /kW/- Хүчин чадал /к.вт/	所需單位-Required units- Шаардлагатай нэгж	單位成本-Unit cost-Нэгжийн өртөг			投資成本-INVESTMENT COST-ХӨРӨНГӨ ОРУУЛАЛТ ЗАРДАЛ		
							元-Yuan-Юань	美元-USD- Ам.доллар	泰格魯格-Tugrug-Tөгрөг	元-Yuan-Юань	美元-USD- Ам.доллар	泰格魯格-Tugrug-Tөгрөг
1	設備採購-Purchase of equipment-Тоног төхөөрөмж худалдан авалт	基本裝置 - Basic equipment - Үндсэн тоног төхөөрөмж	Drum - Барабан	單元-Unit-Нэгж		6	¥235,294.1	\$50,000	120,000,000₮	¥1,411,764.7	\$300,000	720,000,000₮
2			Large leather shaving device - Том хусах	單元-Unit-Нэгж		2	¥56,470.6	\$8,000	28,800,000₮	¥112,941.2	\$16,000	57,600,000₮
3			Back shaving machine - Арлах машин	單元-Unit-Нэгж		2	¥42,352.9	\$6,000	21,600,000₮	¥84,705.9	\$12,000	43,200,000₮
4			Vacuum drying - Вакум хатаалга	單元-Unit-Нэгж		2	¥38,823.5	\$5,500	19,800,000₮	¥77,647.1	\$11,000	39,600,000₮
5			Ram drying machine - Рам хатаалга машин	單元-Unit-Нэгж		2	¥24,705.9	\$3,500	12,600,000₮	¥49,411.8	\$7,000	25,200,000₮
6			Meat grinder - Махлах машин	單元-Unit-Нэгж		2	¥84,705.9	\$12,000	43,200,000₮	¥169,411.8	\$24,000	86,400,000₮
7			Tools - Багаж хэрэгсэл	單元-Unit-Нэгж		5	¥7,058.8	\$1,000	3,600,000₮	¥35,294.1	\$5,000	18,000,000₮
		基本裝置 - Basic equipment - Үндсэн тоног төхөөрөмж								¥1,941,176.5	\$375,000	990,000,000₮
8		电气控制系统 Electronical automation control system	單元-Unit-Нэгж		1	¥17,647.1	\$2,500	9,000,000₮	¥17,647.1	\$2,500	9,000,000₮	
11		其他的 - Others - Бусад	單元-Unit-Нэгж		1	¥0.0	\$0	0₮	¥0.0	\$0	0₮	
12	實驗室 - Laboratory - Лаборатори	單元-Unit-Нэгж		1	¥52,941.2	\$7,500	27,000,000₮	¥52,941.2	\$7,500	27,000,000₮		
13		内部管理自動化 - Automation of internal management - Дотоод удирдлагын автоматжуулалт	單元-Unit-Нэгж		1	¥84,705.9	\$12,000	43,200,000₮	¥84,705.9	\$12,000	150,000,000₮	
設備採購-Purchase of equipment-Тоног төхөөрөмж худалдан авалт									¥2,305,882.4	\$397,000	1,176,000,000₮	
14	設備使用-Use of equipment- Тоног төхөөрөмжийн ашиглалт	UB 市内交通費用-Transport costs within UB city-УБ хот доторх тээврийн зардал	單元-Unit-Нэгж	採購成本 0.5% -0.5% Purchase cost- Худалдан авах өртгийн 0.5%			¥11,529.4	\$1,633	5,880,000₮			
15		進口運費-Import shipping costs-Импортны тээврийн зардал	40噸集裝箱-40 ton container-40 тонн чингэлэг	8	¥12,745.1	\$10,001	6,500,000₮	¥101,960.8	\$80,008	52,000,000₮		
15		設備安裝費用-Equipment installation costs-Тоног төхөөрөмжийн суурилуулалтын зардал	單元-Unit-Нэгж	採購成本 1% -1% Purchase cost-Худалдан авах өртгийн 1%			¥23,058.8	\$3,267	11,760,000₮			
16		設備測試費用-Equipment testing costs-Тоног төхөөрөмжийн туршилтын зардал	40噸集裝箱-40 ton container-40 тонн чингэлэг	採購成本 2% -2% Purchase cost- Худалдан авах өртгийн 2%			¥46,117.6	\$6,533	23,520,000₮			
16		設備關稅、增值稅/15.75%-/Equipment customs duty, VAT /15.75%/- Тоног төхөөрөмжийн Гаалийн татвар, НӨАТ /15,75%/-	單元-Unit-Нэгж				¥363,176.5	\$51,450	185,220,000₮			
交通、工資及其他費用-Transportation, salary and other expenses-Тээвэр, цалин, бусад зардал									¥545,843.1	\$142,891	278,380,000₮	
設備採購-Purchase of equipment-Тоног төхөөрөмж худалдан авалт									¥2,851,725.5	\$539,891	1,454,380,000₮	

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廠房 - Factory premises - Үйлдвэрийн байр

費用名稱-The name of the expense-Зардлын нэр			解釋-Note-Тайлбар	測量單位-Unit of measurement-Хэмжих нэгж	Unit Area Size - Unit Area Size - Нэгжийн талбайн хэмжээ	所需單位-Required units-Шаардлагатай нэгж	單位成本-Unit cost-Нэгжийн өртөг			投資成本-INVESTMENT COST-ХӨРӨНГӨ ОРУУЛАЛТ ЗАРДАЛ		
							元-Yuan-Юань	美元-USD-Ам.доллар	泰格魯格-Tugrug-Tөгpөг	元-Yuan-Юань	美元-USD-Ам.доллар	泰格魯格-Tugrug-Tөгpөг
1	廠房 - Factory premises - Үйлдвэрийн байр	部分原始組織 - PORTIONS OF RAW TISSUE - ТҮҮХИЙ ЭД БЭЛТГЭЛИЙН ХЭСЭГ	米平方- M. Sq - M.кв	15 meter : 10 meter	25	¥3,137.3	\$444	1,600,000₮	¥78,431.4	\$11,111	40,000,000₮	
2		工業板塊 - INDUSTRIAL SECTION - ҮЙЛДВЭРИЙН ХЭСЭГ	米平方- M. Sq - M.кв	30 meter : 20 meter	600	¥3,137.3	\$444	1,600,000₮	¥1,882,352.9	\$266,667	960,000,000₮	
3		成品倉儲區 - FINISHED PRODUCTS STORAGE AREA - БЭЛЭН БҮТЭЭГДЭХҮҮН ХАДГАЛАХ ХЭСЭГ	米平方- M. Sq - M.кв	12 meter : 10 meter	120	¥3,137.3	\$444	1,600,000₮	¥376,470.6	\$53,333	192,000,000₮	
4		辦公室、員工宿舍 - OFFICE, Staff quarters - ОФФИС, Ажилчдын байр	米平方- M. Sq - M.кв	10 meter : 10 meter	100	¥3,137.3	\$444	1,600,000₮	¥313,725.5	\$44,444	160,000,000₮	
5		車庫 - Garage - Граж	米平方- M. Sq - M.кв	12 meter : 4 meter	48	¥3,137.3	\$444	1,600,000₮	#VALUE!	\$21,333	76,800,000₮	
6		停車處-Parking-Авто зогсоол	米平方- M. Sq - M.кв	15 meter : 12 meter	180	¥235.3	\$33	120,000₮	#VALUE!	\$6,000	21,600,000₮	
7		工廠道路已鋪設 -Paved factory road - Үйлдвэрийн хатуу хучилттай зам	米平方- M. Sq - M.кв	160 meter : 5 meter	800	¥235.3	\$33	120,000₮	#VALUE!	\$26,667	96,000,000₮	
8		綠色設施 - Green facilities - Ногоон байгууламж	米平方- M. Sq - M.кв	20 meter : 20 meter	400	¥8.8	\$1	4,500₮	#VALUE!	\$500	1,800,000₮	
建築庫存成本-Construction inventory costs-Бүтээн байгуулалтын бараа материалын зардал									¥3,035,686.3	\$430,056	1,548,200,000₮	
12	廠房營運成本-Operating costs of factory premises-Үйлдвэрийн байрны ашиглалтын зардал	施工運輸費用-Construction transportation-Бүтээн байгуулалтын импортын тээврийн зардал	40噸集裝箱-40 ton container-40 тонн чийггэлэг		10	¥12,745.1	\$1,800	6,500,000₮	¥127,451.0	\$18,056	65,000,000₮	
13		UB 市内交通費用-Transport costs within UB city-УБ хот доторх тээврийн зардал	米平方- M. Sq - M.кв		建設成本 0,3% -0,3% of Construction cost- Бүтээн байгуулах өртгийн 0,3%			¥9,107.1	\$1,290	4,644,600₮		
14		開發費/15%-Development fee /15%-Бүтээн байгуулалтын ажлын хөлс /15%/	米平方- M. Sq - M.кв		建設成本 15% -15% of Construction cost- Бүтээн байгуулах өртгийн 15%			¥455,352.9	\$64,508	232,230,000₮		
交通、工資及其他費用-Transportation, salary and other expenses-Тээвэр, цалин, бусад зардал									¥591,911.0	\$83,854	301,874,600₮	
廠房 - Factory premises - Үйлдвэрийн байр									¥3,627,597.3	\$513,910	1,850,074,600₮	

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工作場所室內裝修-Decoration of the workplace-Ажлын байрны тохижилт

費用名稱-The name of the expense-Зардлын нэр		解釋-Note-Тайлбар	測量單位-Unit of measurement-Хэмжих нэгж	所需單位-Required units-Шаардлагатай нэгж	單位成本-Unit cost-Нэгжийн өртөг			投資成本-INVESTMENT COST-ХӨРӨНГӨ ОРУУЛАЛТ ЗАРДАЛ			
					元-Yuan-Юань	美元-USD-Ам.доллар	泰格魯格-Tugrug-Tөгрөг	元-Yuan-Юань	美元-USD-Ам.доллар	泰格魯格-Tugrug-Tөгрөг	
1	工作場所室內裝修- Decoration of the workplace-Ажлын байрны тохижилт	部分原始組織 - PORTIONS OF RAW TISSUE - ТҮҮХИЙ ЭД БЭЛТГЭЛИЙН ХЭСЭГ	對象構建的百分比-Percentage of object construction-Объектын бүтээн босголтын хувь	建設成本 3% -3% of Construction cost- Бүтээн байгуулах өртгийн 3%				¥2,352.9	\$333	1,200,000₮	
2		工業板塊 - INDUSTRIAL SECTION - ҮЙЛДВЭРИЙН ХЭСЭГ						¥112,941.2	\$16,000	57,600,000₮	
3		成品倉儲區 - FINISHED PRODUCTS STORAGE AREA - БЭЛЭН БҮТЭЭГДЭХҮҮН ХАДГАЛАХ ХЭСЭГ						¥18,823.5	\$2,667	9,600,000₮	
4		辦公室、員工宿舍 - OFFICE, Staff quarters - ОФФИС, Ажилчдын байр						¥31,372.5	\$4,444	16,000,000₮	
5		車庫 - Garage - Граж						¥752.9	\$107	384,000₮	
6		實驗室 - Laboratory - Лаборатори						¥2,647.1	\$375	1,350,000₮	
7			其他的-Others-Бусад						¥0.0	\$0	0₮
		工作場所室內裝修-Decoration of the workplace-Ажлын байрны тохижилт						¥168,890.2	\$23,926	86,134,000₮	
8		UB 市內交通費用-Transport costs within UB city-УБ хот доторх тээврийн зардал	單元-Unit-Нэгж	建設成本 0.3% -0.3% of Construction cost- Бүтээн байгуулах өртгийн 0.3%				¥506.7	\$72	258,402₮	
9		進口運費-Import shipping costs-Импортын тээврийн зардал	單元-Unit-Нэгж	8				¥16,889.0	\$2,393	8,613,400₮	
		交通、工資及其他費用-Transportation, salary and other expenses-Тээвэр, цалин, бусад зардал						¥17,395.7	\$2,464	8,871,802₮	
工作場所室內裝修-Decoration of the workplace-Ажлын байрны тохижилт									¥166,243.1	\$26,391	95,005,802₮

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基礎設施-Infrastructure-Дэд бүтэц

費用名稱-The name of the expense-Зардлын нэр			解釋-Note-Тайлбар	測量單位-Unit of measurement-Хэмжих нэгж	Unit Area Size - Unit Area Size - Нэгжийн талбайн хэмжээ	所需單位-Required units-Шаардлагатай нэгж	單位成本-Unit cost-Нэгжийн өртөг			投資成本-INVESTMENT COST-ХӨРӨНГӨ ОРУУЛАЛТ ЗАРДАЛ		
				元-Yuan-Юань	美元-USD-Ам.доллар		泰格魯格-Tugrug-Tөгрөг	元-Yuan-Юань	美元-USD-Ам.доллар	泰格魯格-Tugrug-Tөгрөг		
1	基礎設施-Infrastructure-Дэд бүтэц	路-Road-Зам	人行道-Footpath-Явган хүний зам	儀表-Meter-Метр		30	¥88.2	\$13	45,000₮	¥2,647.1	\$375	1,350,000₮
4			防洪溝建設-Construction of flood ditches-Үерийн шуудуу татах	儀表-Meter-Метр		1000	¥49.0	\$7	25,000₮	¥49,019.6	\$6,944	25,000,000₮
5			其他的-Others-Бусад									
		路-Road-Зам								¥51,666.7	\$7,319	26,350,000₮
6		家具陳設-Furnishings-Тохижилт	戶外區域 - Outdoor area - Гадна талбай	平方米 - M. Sq - М.кв	1	1	¥107,843.1	\$15,278	55,000,000₮	¥107,843.1	\$15,278	55,000,000₮
7			柵欄 - Fence - Хашаа	儀表-Meter-Метр	500	1	¥343.1	\$49	175,000₮	¥171,568.6	\$24,306	87,500,000₮
8			帕薩德 - Passad - Пассад	平方米 - M. Sq - М.кв	1	1	¥9,803.9	\$1,389	5,000,000₮	¥9,803.9	\$1,389	5,000,000₮
9			其他的-Others-Бусад				¥9,803.9	\$1,389	5,000,000₮	¥0.0	\$0	0₮
		家具陳設-Furnishings-Тохижилт								¥289,215.7	\$40,972	147,500,000₮
10		加熱系統-Heating system-Халаалтын систем	Дулааны эх үүсвэр	單元-Unit-Нэгж		1	¥43,137.3	\$6,111	22,000,000₮	¥43,137.3	\$6,111	22,000,000₮
11			Дулаан хувиарлалт	單元-Unit-Нэгж		10	¥588.2	\$83	300,000₮	¥5,882.4	\$833	3,000,000₮
12			Дулаан дамжуулалт	儀表-Meter-Метр		500	¥34.3	\$5	17,500₮	¥17,156.9	\$2,431	8,750,000₮
13			其他的-Others-Бусад							¥0.0	\$0	0₮
		加熱系統-Heating system-Халаалтын систем								¥66,176.5	\$9,375	33,750,000₮

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14	基礎設施-Infrastructure-Дэд бүтэц	電 - Electricity - Цахилгаан	АТР-轉換器-ATP-Transformer-АТП-Трансформатор	米平方 - M. Sq - M.кв	1	¥254,902.0	\$36,111	130,000,000₮	¥254,902.0	\$36,111	130,000,000₮	
15			電線桿-Electric pole-Цахилгааны шон	米平方 - M. Sq - M.кв	5	¥2,352.9	\$333	1,200,000₮	¥11,764.7	\$1,667	6,000,000₮	
16			電纜-cable-Цахилгааны утас	儀表-Meter-Метр	500	¥49.0	\$7	25,000₮	¥24,509.8	\$3,472	12,500,000₮	
17			桿配件-Pole accessories-Шонгийн дагалдах хэрэгслүүд	米平方 - M. Sq - M.кв	5	¥117.6	\$17	60,000₮	¥588.2	\$83	300,000₮	
18			配電系統-Electrical distribution system-Цахилгаан хувиарлалтын систем	米平方 - M. Sq - M.кв	1	¥49,019.6	\$6,944	25,000,000₮	¥49,019.6	\$6,944	25,000,000₮	
19			戶外照明-Outdoor lighting-Гадна гэрэлтүүлэг	米平方 - M. Sq - M.кв	4	¥9,803.9	\$1,389	5,000,000₮	¥39,215.7	\$5,556	20,000,000₮	
20			內部電力 - Internal electricity - Дотор цахилгаан	儀表-Meter-Метр	500	¥14.7	\$2	7,500₮	¥7,352.9	\$1,042	3,750,000₮	
			電 - Electricity - Цахилгаан								¥380,000.0	\$54,875
21		建築庫存成本-Construction inventory costs-Бүтээн байгуулалтын бараа материалын зардал							¥794,411.8	\$112,542	405,150,000₮	
22		交通費用將從UB帶來用於開發-Transport costs to be brought from UB for development-Бүтээн байгуулалтын УБ-с авч ирэх тээврийн зардал		米平方 - M. Sq - M.кв	建設成本 0.5% -0.5% of Construction cost- Бүтээн байгуулах өртгийн 0.5%				¥3,972.1	\$563	2,025,750₮	
23	開發費-Construction fee-Бүтээн байгуулалтын ажлын хөлс		米平方 - M. Sq - M.кв	建設成本 10% -10% of Construction cost- Бүтээн байгуулах өртгийн 10%				¥79,441.2	\$11,254	40,515,000₮		
	交通、工資及其他費用-Transportation, salary and other expenses-Тээвэр, цалин, бусад зардал							¥83,413.2	\$11,817	42,540,750₮		
基礎設施-Infrastructure-Дэд бүтэц									¥877,825.0	\$124,359	447,690,750₮	
啟動資金-Start-up funds -Эхлэлтийн хөрөнгө			前2個月總費用-Total expenses for the first 2 months-Эхний 2 сарын нийт зардлын нийлбэр					¥98,039.2	\$13,889	50,000,000₮		
管理成本-Management costs-Менеджментийн зардал								¥19,607.8	\$2,778	10,000,000₮		
總投資金額-TOTAL INVESTMENT-НИЙТ ХӨРӨНГӨ ОРУУЛАЛТ									¥7,661,080.7	\$1,085,320	3,907,151,152₮	

Ам.доллар	3,600₮
Юань	510₮

