

Drywall (Gypsum Board) factory
in
Central Asia

Gypsum board.



- Due to its inherent fire resistance, **gypsum board**, commonly known as **drywall** is the premier building material for wall, ceiling, and partition systems in residential, institutional, and commercial structures.

Gypsum board. History



- Sackett Board, the prototype for drywall, was patented by **Augustine Sackett** in 1894, and the evolution of Sackett's invention shaved weeks off the time needed to finish a building. Today, the average new house in American contains over 6,000 feet of drywall.

Gypsum board. History



In 1932, the production of drywall began to be mastered in Germany. Karl and Alfons Knauf, the owners of the famous Knauf company, took up the production of it. The turnover of gypsum boards began to grow after the 2nd World War after the monstrous destruction, where those materials were in demand that accelerated the construction as much as possible, and so the gypsum board also provided excellent quality.

AND FROM THIS TIME GYPSUM BOURD _ THE BEST AND POPULAR PRODUCT IN CONSTRUCTION

Gypsum board. Current sales in Kyrgyzstan



11 warehouse in South
Kyrgyzstan

+2 warehouse in North
Kyrgyzstan in 2023

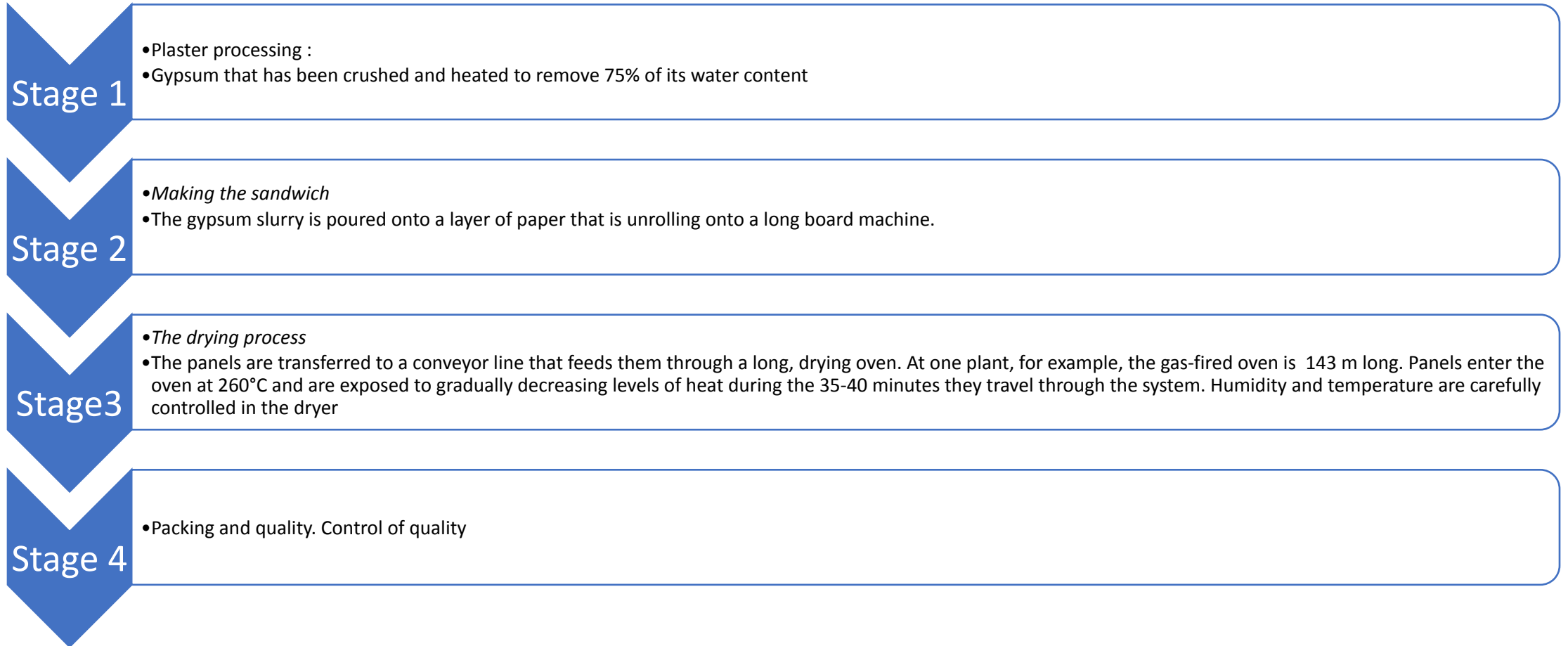
All Gypsum boards come from factory in Kokand city (Uzbekistan) 200 km from our main warehouses in Kyrgyzstan and distributed to our 11 warehouses.

When local factory will start work it gives opportunity to open 2 warehouse and start sales in North part of Kyrgyzstan

Gypsum board. Current sales in Kyrgyzstan

| | Sales from Uzbekistan factory | | | Sales from future local factory | |
|--------------------------------|-------------------------------|----------------|--------------------|---------------------------------|---------------------------|
| Product name | Fact 2021, pcs | Fact 2022, pcs | Forecast 2023, pcs | Forecast 2024, south, pcs | Forecast 2024, north, pcs |
| Gypsum board 9,5mm | 263 445 | 479 220 | 620 000 | 800 000 | 500 000 |
| Gypsum board 12,5mm | 108 079 | 183 243 | 240 000 | 300 000 | 240 000 |
| Gypsum board waterproof 9,5mm | 1 300 | 980 | 1 500 | 3 000 | 5 000 |
| Gypsum board waterproof 12,5mm | 21 624 | 41 259 | 60 000 | 80 000 | 60 000 |
| Total | 394 448 | 704 702 | 921 500 | 1 183 000 | 800 000 |

Gypsum board. Local Factory. Investments



Gypsum board. Local Factory. Investments

| Land | 30 Hectare | 200.000,00 USD | | |
|-----------------------------------|------------|------------------|---|---|
| plant | 2500 sq. m | 300.000,00 USD | | |
| equipment | China | 3.000.000,00 USD | 30% prepayment 70 % when equipment will be ready for loading. | Production time 6 month since prepayment . installation and launch time 6 month |
| Net Working Capital | | 500.000,00 USD | | Due to the high turnover of products, this amount will be enough |
| technologist with good experience | | | We have specialist | |

Gypsum board. Local Factory. Investments

| ROW MATERIAL | | | | |
|--------------|--|--|----------------------------|--|
| Gypsum | | | big deposits in Kyrgyzstan | |
| Coal | | | big deposits in Kyrgyzstan | |
| Electricity | | | More cheaper than UZ or KZ | |
| Paper | | | produced in KG and Russia | |
| | | | | |

Gypsum board. Local Factory. Investments

| Product name | Estimate Net Income from 1 pcs, USD |
|--------------------------------|-------------------------------------|
| Gypsum board 9,5mm | 0,50 |
| Gypsum board 12,5mm | 0,80 |
| Gypsum board waterproof 9,5mm | 1,00 |
| Gypsum board waterproof 12,5mm | 1,00 |

Gypsum board. Local Factory. Investments

| | Year | NI, USD | Dividend payments |
|---|------|--------------|-------------------|
| 1 | 2023 | 0 | 0 |
| 2 | 2024 | 1.230.000,00 | 0 |
| 3 | 2025 | 1.230.000,00 | 1230000 |
| 4 | 2026 | 1.230.000,00 | 1230000 |
| 5 | 2027 | 1.230.000,00 | 1230000 |
| 6 | 2028 | 1.230.000,00 | 1230000 |
| 7 | 2029 | 1.230.000,00 | 1230000 |
| 8 | 2030 | 1.230.000,00 | 1230000 |

Gypsum board. Local Factory. Investments

| Our own capital | 20 % | 800.000,00 | |
|------------------|------|--------------|--|
| Investor capital | 80% | 3.200.000,00 | |

We would like to offer the investor the conditions of the mudoraba distribution of profits 60/40. After 7 years, the investor can stay in the project or sell his share

