

Resume of Sina Development Company

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1- History of the company

Sina Development Company (private joint stock) was established on 27.10.2007 and was registered under No. 307102 at Tehran Companies Registration and Industrial Property Department on 8/8/2007.

This company is part of subsidiary commercial units of Sina Bank (public joint stock). Head Office of the company is located at No.14, Etehadieh St. (No.9), Ebn-e Sina St., Seyed Jamaledin-e-Asad abadi Ave., Tehran.

3- Current status of the company's combination of shareholders

Names of shareholders	10.06.2017		
	Shares Number	Shares Percent	Shares Amount-Rials
Sina Bank	939,997,500	9997/99	939,997,500,000
Sina Exchange Company	1000	0001/0	1,000,000
Sina Information Technology Development Company	500	00005/0	500,000
Sina Yaran Noor Iranian Company	500	00005/0	500,000
Kowsar Bahman Co.	500	00005/0	500,000
Total	940,000,000	100	940,000,000,000

3-Particulars of the board members of the company on 10.06.2017

Name of Legal Entity	Name & Surname of Agent	Position in Board of Directors
Sina Bank	Mr. Mahdi Fatahi	Chairperson of the Board
Kowsar Bahman Co.	Mr. Abas Daneshpasand	Vice-chairperson and CEO
Sina Exchange Company	Mr. Shirali Shahriari	The Board Member

4- Subject of the company based on the last Article of Association

- Useless repossessions management of Sina Bank (Public Joint Stock) after transfer to this company

- Investing in real estate
- Purchasing properties, land, shares and other securities through the company account
- Carrying out any development activities such as buying, selling, extending, renovating, optimizing owned or supervised units
- Purchasing and selling shares of accepted companies in the securities exchange for the company
- Administrating of investing affairs represented by natural and legal entities
- Examining profit and loss, economic; investing in the framework of the subject of the company's activities
- Selling properties, land, shares and other securities through the company account
- Using financial and credit facilities of banks and credit and financial institutions inside and outside of the country for financing investment plans.
- Fulfilling all authorized operations that are useful for achieving to the company's goals directly or indirectly and are necessary in regard to implement the company's subject. Carrying out any development activities such as extending, renovating, optimizing building and engineering services affairs including design management, phase 1 and 2 and supervising phase 3, contracting construction projects and their mass production, construction and sales, producing and providing comprehensive systems in the field of hardware, communications and computer accessories and other related equipment and their sale; consulting in the field of hardware and software and communications; consulting, designing, installing, supporting and maintaining equipment of computer systems; designing, producing and fulfilling security and management systems, network and data center services, providing relevant specialized services and activities of computer networks and implementing administrative and banking automation; consulting and providing technical and engineering services in the fields of IT and ICT; installing and repairing equipment of electronic, telecommunication and communication and switching and antennas and related communication cables and CCTV; buying and selling and exporting and importing equipment related to information and communication technology and computer.

δ- The company's activities

- Investing (E.P.C.F) in commercial, administrative and residential construction projects including purchasing land, licensing, designing phase 1 and 2 and constructing through the company construction management unit:
 - Designing and engineering by focusing on technological optimization and modernization
 - Procuring standard materials and appropriate modern technologies
 - Constructing projects by utilizing update methods through using subcontractors (Digging, skeleton, framework, electricity, installations, elaborate work, facade)
- Participating in construction projects with appropriate economic justification such that provision of its resources with Sinai Bank or other entities and fulfilling engineering services, design and construction or management of its design is undertaken by Sina Development Company preferably or any types of cooperative methods that are economical in terms of economic justification and technical activity.
- Carrying out project management services (MC) on Sina Bank projects and if there is a capacity, accepting the design management services for other projects.
- Shares transacting through securities exchanges

- Technical and engineering services and construction expert for Sina Bank, superior supervision on reconstruction of the bank branches, including control over drawings and contracts and supervising the good performance and examining relevant statements

6- Introduction of the company's projects

A) The completed projects of the company

- Investment projects, design management and contract management
- Sina commercial- administrative complex project in Tabriz (Investment)
- Parsa Sina administrative complex project (Investment)
- Sina commercial- administrative complex project in Sari (Investment)
- Sina commercial- residential complex project in Rasht (Investment)
- Gheytaieh residential complex project (Investment)
- Commercial- administrative complex project in Shahrivar Vaein (Contract Management)
- Esfahan data support site project (Design Management)
- Eram commercial complex project (Design Management)
- Sina bank branches supervisory projects
- Supervision projects for the reconstruction, renovation and optimization of Sina Bank branches located in Tehran and the cities

B) Under implementation projects

Investment Projects

- Shahrzad residential project
- Azadi Sina commercial-administrative project
- Shadabad residential project

Contract management projects

- Supervision building project of Mazandaran province – Sari

7- Specifications of the company's projects

A) Investment Projects:

1) **Specification of Azadi Sina commercial-administrative complex project**

Location:	No. 45, next to police department, between Navab and Roodaki , Azadi Ave.
Responsibility:	Sina development responsibility: investment, design management and construction management Sina development ownership percent:100%
Design and Supervision Consultants:	Geotechnical consultant and studies and high supervision over the implementation: Mandro Consulting Engineers Stabilization resident supervision: Mr. Ahmadian, engineer Legal supervision body: Mahbad Consulting Engineer Architecture interior design: Architecture interior designers company Facade design: Azhandshahr Consulting Engineers Redesign based on value engineering: Avini engineer and Shamaohammadi engineer
Construction Contractors:	First and second phase studies of consulting design and services: Jahan Peyvasteh consultant engineers Contractor for digging and nailing: Bespar Pey Iranian Company Contractor for construction and execution of skeleton: Zarrin Soleh Company
The project geometrical specification:	Land: 2807 sq.m
	Total building: 31694 sq.m
	Usable building: 9968 sq.m (5390 sq.m commercial and 4578 sq.m administrative)
	Number of floors: 18 floors, (7 floors basement, ground floor, first to tenth floor)
	Number of units: 91 commercial units, 49 administrative units and 1 restaurant unit} seventh to fourth basement (296 parking, service, WC and installations units), third and second basement(119 parking and installations units), first basement(21 commercial, service, WC and installations units), ground floor (24 commercial, service, WC units), first floor (22 commercial, service, WC units), second floor (24 commercial, service and WC units), third floor (1 restaurant unit), fourth to tenth floors (each one 7 administrative units, totally 49 administrative units)}
The project time specification	The project start date: 22.06.2013
	Forecast of the project completion date: 22.09.2017

2) **Specification of Shahrzad residential complex project**

Location:	Next to No.3, Narvan alley, Shahrzad Blvd., Dr. Shariati, Tehran
Responsibility:	Sina development responsibility: investment, design management and construction management Sina development ownership percent:100%
Design and Supervision Consultants:	Engineering and design services: Padyab Consulting Engineers Geotechnical studies: Arian Sazeh Azma Company Construction: by Sina development central management
Construction Contractors:	Contractor for digging and nailing: Sarouj Pey Iranian Company
	Land: 943.5 sq.m

The project geometrical specification:	Total building: 4736 sq.m
	Usable building: 2883 sq.m
	Number of floors: 14 floors, (3 floors basement, ground floor, first to tenth floors)
	Number of units: 22 residential units} basement-3 (12 parking and installations and storeroom units), basement-2 (8 parking and installations and storeroom units), basement-1 (9 parking, storeroom and custodianship units), ground floor (2 residential and lobby and terrace units), first to tenth floors (each one 2 residential units) totally 22 residential units }
The project time specification	The project start date: 06.08.2014
	Forecast of the project completion date: 21.06.2017

3) Specification of Pars Sina administrative complex project

Location:	No.25, Naghdi St., north Mofateh intersection., Motahari, Tehran
Responsibility:	Sina development responsibility: investment, design management and construction management Sina development ownership percent:100%
Design and Supervision Consultants:	Design consultant: Golamini, engineer Architecture interior design: Ms. Ghader, engineer Facade design: Ms. Amini, engineer Structural design review: Shahmohammadi, engineer Construction: by central management of Sina development company
The project geometrical specification:	Land: 425.5 sq.m
	Total building: 2222.15 sq.m
	Usable building: 1196.16 sq.m
	Number of floors: 9 floors, (2 floors basement, ground and 6 floors above it) Number of units: 12 units { basement-2 (10 parking and lobby units), basement-1 (5 parking and lobby units), ground floor (9 parking, information and lobby), first, second, third, fourth, fifth and sixth (each one 1 unit) totally 6 administrative units }
The project time specification	The project start date: 24.09.2012
	The project completion date: March 2014

4) Specification of Sina commercial, administrative complex project in Tabriz

Location:	Vali-e Asr three-way, Darvaze Tehran, Vali-e Asr Ave.
Responsibility:	Sina development responsibility: investment, design management and construction management Sina development ownership percent:100%
Design and Supervision Consultants:	Design phase 1: Sar Adersa Consulting Engineers Company Designer and Supervisor: Sanjazar Structural Engineers Company Interior Architecture: Vav Consulting Engineers Company Executive on behalf of engineering system: Pish Tanideh concrete company Construction: by central management of Sina development company
The project geometrical specification:	Land: 1501 sq.m
	Total building: 15605 sq.m

	Usable building: 8931 sq.m (7206 sq.m administrative, 1725 sq.m commercial)
	Number of floors: 15 floors, (3 floors basement, ground and half-floor, first to tenth floors)
	Number of units: 23 commercial units, 68 administrative units, {basement-3 (40 parking and installations units), basement-2 (30 parking and installations units), basement -1(29 parking, services and installations), ground floor (bank, entrance and information, 12 commercial and installations units), half-floor (terrace of the bank, WC and buttry)n first floor (9 commercial units), second floor (7 commercial units), and terrace, third, fourth, fifth, sixth, seventh. Eighth and ninth (each one 8 administrative units) and tenth floor (10 administrative units)}
The project time specification	The project start date: 22.06.2010
	The project completion date: July 2013

5) Specification of Gheytaieh residential complex project

Location:	Mirafzal alley, Rahmani St., south Gheytaieh
Responsibility:	Sina development responsibility: investment Sina development ownership percent:100%
Design and Supervision Consultants:	Design and Construction: Sina development Company
The project geometrical specification:	Land: 803.92 sq.m
	Total building: 2734 sq.m
	Usable building: 1918 sq.m
	Number of floors: 9 floors, (2 floors basement and 7 floor above it)
	Number of units: 14 units { basement-1 (storerooms, engine rooms and parking) Basement-2, (parking, storeroom, custodianship) , first, second, third, fourth, fifth, sixth and seventh floors (each floor has 2 residential units)
The project time specification	The project start date: 05.04.2010
	The project completion date: May 2012

6) Specification of Sina commercial-residential complex project in Rasht

Location:	Next to Gheyam print, near to Pardis Hotel, Emam Khomeini Ave.
Responsibility:	Sina development responsibility: investment Sina development ownership percent:100%
Design and Supervision Consultants:	Design (structure: Payadezh Consulting Engineers- Architecture, Electricity and Mechanics: Sina Development) Supervision: Sina Development
Construction Contractor:	Gilan Zolal Company
The project geometrical specification:	Land: 366.42 sq.m
	Total building: 2619 sq.m
	Usable building: 1886 sq.m (354 sq.m commercial and 1532 sq.m administrative)
	Number of floors: 10 floors, (basement-1, ground, half-floor and 7 floor above it)

	Number of units: 9 units { basement-1 (engine room and 10 parking units) ground (bank branch), half-floor (bank balcony), first and second floors (each one, 1 unit for supervision of Sina Bank in Gilan province), third, fourth, fifth and seventh (each one, 1 residential unit with administrative situation)
The project time specification	The project start date: 09.04.2009
	Interim delivery date of the project floors : 18.10.2011 Interim delivery date of the first and second floors of the supervision: 12.11.2011 Final delivery date of the first and second floors of the supervision: 31.12.2011 Final delivery date of the floors : 18.02.2013

7) Specification of Sina commercial-administrative complex project in Sari

Location:	Corner of Moalem St., Ayatollah Taleghani Blvd., Sari
Responsibility:	Sina development responsibility: investment Sina development ownership percent:100%
Design and Supervision Consultants:	Design and Supervision: Mazand Tarh Company
Construction Contractor:	Construction: Tan Sari Company, elaborate work of Sina Bank branch: Sina Development
The project geometrical specification:	Land: 538 sq.m
	Total building: 3532 sq.m
	Usable building: 2251 sq.m (332 sq.m commercial, 75 sq.m commercial stores, 522 sq,m Sina Bank branch and 1322 sq.m administrative)
	Number of floors: 9 floors, (2 floors, ground, half-floor and 5 floor above it)
	Number of units: 18 units { basement-2 (engine room and 14 parking units), basement-1 (storeroom, treasury and 13 parking units), ground and half-floor (bank branch) and 2 commercial stores units and balcony, first floor (1 commercial unit) , second floor (1 administrative), thirs and fourth and fifth floors (4 units in each floor of which including 12 units)}
The project time specification	The project start date: 29.08.2008
	Interim delivery date of the project floors : 18.08.2010 and final pre-delivery: 19.02.2011 Final delivery date: 31.12.2011

B) Design Management Projects:

1) Specification of Eram commercial complex project

Location:	Eram commercial complex, corner of Simay-e Iran St., Sanat Sq.
Responsibility:	Employer: Sina Bank- Mahestan Company Sina development responsibility: Design Manager
Design and Supervision Consultants:	Design: Saradersa Consulting Engineers
	Supervision: Atak Consulting Engineers
	Interior Architecture: Isolar Company (Italian Consultant)
Construction Contractor:	Mahestan Company
The project geometrical specification:	Land: 10.553 sq.m Total building: - Primary: 54934 sq.m Built: 63315 sq.m
	Usable building: 16299 sq.m Ratio of usable area to total area: % 7.25 (12628 sq.m commercial, 2225 sq.m restaurant and coffee shop and 899 sq.m Cultural and 547 sq.m other
	Number of floors: 14 floors, (2 floors basement and first to ninth floors)
	Number of units: 295 commercial and 5 restaurant and coffee shop units {basement-5 (installations, parking, storeroom), basement-4 (cultural, installations and parking), basement -3 (kitchen, installations, parking), basement -2 (kitchen, cultural, installations, parking, storeroom and monitoring), basement -1 (4 commercial units and 1 unit of bank branch, game room of children, entrance terrace, installations, parking and void and management), first floor (34 commercial units and 1 unit for Sina bank branch, entrance terrace, installations, void), second floor (71 commercial units, installations and void), third floor (63 commercial units, installation and void), fourth floor (59 commercial units, installations and void), fifth floor (42 commercial units, installations and void), sixth floor (20 commercial units, installations and void), seventh floor (1 restaurant and installations unit), eighth floor (1 restaurant and installations), ninth floor (1 restaurant and installations unit)}
The project time specification	The project start date: 22.08.2008
	The project completion date: 2016

C) Contract Management

1) Completion operations of commercial, administrative project in Shahriar Vaein:

Location:	First of Emam Khomeini, opposite justice, Shahrak-e Vaeen, Shahriar
Responsibility:	Sina development responsibility: Contract Management (completion-construction and installations operations) Employer: Sina Bank
Design and Supervision Consultants:	Architecture Design: Padyab Consulting Engineers Design of electrical and mechanical facilities: by managing Sina Development Company (electrical and mechanical Designer: Mr. Mahboubifar, engineer) Construction: Sina Development Company
The project geometrical specification:	Land area: 5537 sq.m Total building: 25621 sq.m (25437 sq.m +184 sq.m mound)
	Usable building: 13501 sq.m (4833 sq.m commercial, 3381 sq.m administrative, 2078 sq.m hall and 3249 sq.m guesthouse) number of parking: 134 units
	Number of floors: 11 floors, (basement (-1,-2,-3), ground, first to sixth floor and half-floor)
	Number of units: 168 commercial units and 104 administrative units {floor -2 and -3 (parking, storeroom and commons), floor -1 (commercial and parking and commercial commons), ground floor (commercial and parking and commercial commons), first floor (commercial and commercial commons), second and third floors (administrative and administrative commons), fourth and fifth floor (guesthouse and commons), sixth floor (hall, commons and half-floor of hall)}
The project time specification	The project start date: 05.03.2012
	The project completion: completion of administrative and commercial units: June 2013 <ul style="list-style-type: none"> - Interim delivery of the project(building, installations and space): September 2013 (visit Dr. Hemmati) - Delivering and purchasing and installing electricity branches: September 2013 - Delivering and purchasing and installing water branches: March 2013 and delivering and purchasing and installing gas branches: May 2014

8- The Projects Images



Eram Commercial Complex



Gheytrarieh Residential Complex



Sina Commercial-Administrative Complex in Sari



Sina Commercial-Administrative Complex in Tabriz



Shahzad Residential Complex



Azadi Sina Commercial-Administrative Complex



Pars Sina Administrative Complex



Commercial-Administrative Complex in Shahriar Vaein



Sina Commercial-Residential Complex in Rasht

9- Certificate and Confirmations

- Establishment of quality management system based on standards series ISO 9000



1- Building Products Transactions Between Companies:



A) Sina Development Company, Shahrzad residential building, which has the following geometrical description which is in the sale order.

Next to No.23, Narvan alley, Shahrzad Blvd., Dr. Shariati, Tehran	
Sina development responsibility: investment, design management and construction management Sina development ownership percent: 100%	
Engineering and design services: Padyab Consulting Engineers Geotechnical studies: Arian Sazeh Azma Company Construction: by Sina development central management	
Construction Contractors: Contractor for digging and nailing: Sarouj Pey Iranian Company	
Land: 943.5 sq.m	
Total building: 4736 sq.m	
Usable building: 2883 sq.m	
Number of floors: 14 floors, (3 floors basement, ground floor, first to tenth floors)	
Number of units: 20 units{ basement-3 (10 parking and installations units), basement-2 (8 parking and installations units), basement-1 (8 parking, storeroom units), ground floor (2 residential and lobby units), first to tenth floors (each one 2 residential units) totally 22 residential units }	
Land delivery date: 22.09.2012	Executive operations start date: 07.08.2014
The project completion date: 21.05.2017	



B) Sina Development Company, Azadi project, which is under building and with the following geometrical description which is in the sale order.

No. 45, next to police department, between Navab and Roodaki , Azadi Ave.
Sina development responsibility: investment, design management and construction management Sina development ownership percent:100%
Geotechnical consultant and studies and high supervision over the implementation: Mandro Consulting Engineers Stabilization resident supervision: Mr. Ahmadian, engineer Legal supervision body: Mahbad Consulting Engineer Architecture interior design: Architecture interior designers company Facade design: Azhandshahr Consulting Engineers Redesign based on value engineering: Avini engineer and Shamaohammadi engineer
First and second phase studies of consulting design and services: Jahan Peyvasteh consultant engineers Contractor for digging and nailing: Bespar Pey Iranian Company Contractor for construction and execution of skeleton: Zarrin Soleh Company
Land: 2807 sq.m
Total building: 31668 sq.m
Usable building: 10,060sq.m (4.791 sq.m commercial and 656 sq.m conference hall and 4613 sq.m administrative)
Number of floors: 18 floors, (7 floors basement, ground floor, first to tenth floor)
Number of units: 94 commercial units, 56 administrative units and 1 floor conference hall{ seventh to fourth basement (291 parking, service, WC and installations units), third and second basement(120 parking and installations units), first basement(22 commercial, service, WC and installations units), ground floor (24 commercial, service, WC units), first floor (24 commercial, service, WC units), second floor (24 commercial, service and WC units), third floor (1 restaurant unit), fourth to tenth floors (each one 8 administrative units, totally 56 administrative units)}

The project start date: 22.06.2013
The project completion date: 21.06.2017

10- Certificate and Confirmations

Sina Development Company is located at No.14, Etehadieh St. (No.9), Ebn-e Sina St., Seyed Jamaledin-e-Asad abadi Ave., Tehran.

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