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PROJECT № 2094

Industrial complex for the production of premium pasta with export orientation (Turkey)

REQUIRED INVESTMENT AMOUNT:

€42 000 000 (~$45 360 000)

RETURN ON INVESTMENT:
20.95%

Project Description: The project provides the creation of a modern, high-tech industrial complex for the production of pasta products in the **Edirne region (Ipsala district), Turkey.**

Production will be focused on the manufacture of natural and nutritious **premium-quality** pasta with subsequent supply to **European and international markets.**

The project includes the implementation of energy-efficient technologies, reduction of carbon emissions, and ensuring long-term financial sustainability, fully complying with environmental and production standards of **the European Union.**

- The production complex will include:
- Production area – about **20,000 m²** of enclosed facilities
- Land plot – about **50,000 m²**
- Annual production capacity: **50,000** tons of pasta
- High-tech pasta production lines
- Certified quality standards**: ISO 9001, ISO 14001, ISO 50001, HACCP, BRC, IFS, HALAL**
- Integration of a **2 MW** solar power plant to reduce energy costs (energy savings up to **70%,** annual savings ≈ **$453,600**)

Current project status:

- A detailed feasibility study and investment report have been prepared
- The project complies with EU Investment Funds requirements
- A full investment study has been developed
- Compliance analysis with EC funds (EIB, EBRD, GreenTech) has been conducted — the project fully meets the criteria

Project implementation period:

24 months (construction, equipment installation, and test production)

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Project implementation:

The project is being implemented by an experienced international entrepreneur and executive with more than **30 years** of experience in business and the food industry.

At different times, he held executive positions in international companies in **the USA and the United Kingdom,** including roles such as Sales Director, General Manager, CEO, and Board Member. He managed teams of more than **1,500 employees**, controlled budgets **exceeding $900 million**, and supervised two production facilities.

Currently, he heads an international company with offices in **London**, **UK, Hong Kong, Kampala (Uganda), and Istanbul (Turkey)** specializing in food production and export operations.

Project advantages

Strategic location

- Proximity to the **EU market**

Due to proximity to the EU and competitive production costs, Turkish manufacturers hold strong positions in the European market

- Developed export logistics enabling delivery to Europe by road within 2 days
- Industrial zone with infrastructure and government incentives

High production efficiency

Capacity: **50,000 tons per year**

Raw material efficiency: **92%**

Environmental sustainability

- Use of solar power plants
- Reduction of carbon footprint
- Compliance with ESG criteria

Financial attractiveness

- High export orientation

Turkey is one of the largest pasta producers in the world. Over the past **15 years**, Turkey's exports have increased by **405%**. Turkey exports products to more than **160 countries.**

- Total production capacity: about 3 million tons
- Market size: approximately $2 billion

The global pasta market in **2024–2025** is estimated at **~$80–88 billion**

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Required Investments:

Total investment: **€42,000,000 ≈ $45,360,000**

Investment breakdown	Amount,€	Description
Land and Organized Industrial Zone Allocation	3.500.000	Land price in Edirne Ipsala Organized Industrial Zone
Construction and Infrastructure	15.000.000	Factory, administrative building, warehouses, infrastructure
Machinery and Equipment	8.680.000	Production lines and auxiliary systems
Installation, Transportation, and Commissioning	1.500.000	Technical installation and testing
Solar Power Plant Installation	1.500.000	2 MWp rooftop system
Certification, Licensing, and Engineering	820.000	ISO. HACCP. CE certifications
R&D and Laboratory	500.000	-
Depreciation is an unforeseen expense	500.000	-
Working capital (2 years)	10.000.000	Raw materials, energy, personnel
Total: €42 000 000		

The project envisages the attraction of long-term investment financing in the amount of **€42,000,000 (~$45 360 000)** The proposed financing structure envisages a long-term loan with a maturity of **15 years** at an average annual interest rate of **4%.**

Debt repayment structure:

The first **5 years** represent a grace period, during which only interest payments are made at an annual rate of **4%.**

The following **10 years** constitute the full debt service period, during which both interest payments and the gradual repayment of the **principal** are made in equal annual installments.

Year	Interest Payment,€	Principal Payment,€	Total Debt Service,€	DSCR
1-5	1.680.000	0	1.680.000	5,65
6-15	2.112.000	2.128.000	4.240.000	2,24

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Key project indicators at full capacity:

Production capacity: **50,000 tons/year**

Revenue: **€42,500,000/year**

Selling price: **€850 per ton**

Cost: **€500 per ton**

Net profit: **€8,800,000**

$$ROI = \frac{Net\ Profit}{Required\ Investment} \text{ x } 100\% = 20.95\%$$

$$ROI = \frac{8\ 800\ 000}{42\ 000\ 000} \text{ x} 100\% = 20.95\%$$