FEASIBILITY STUDY & BUSINESS PLAN

Utimate Plast Factory for Plastic Industries

Biodegradable Shrink Film · Labels · Stretch Wrap

Sponsor:	[redacted] · [redacted]
Commercial Registration:	CR No. 232012 · State of Qatar
Legal Form:	Limited Liability Company (Single Owner)
Issued by:	Ministry of Commerce & Industry · Qatar

Prepared by: UTS Services WLL

Date: May 2026 · CONFIDENTIAL

Total Investment

QAR 6.3M

Y1 Revenue

QAR 5.68M

Net Profit Margin Y1

17.3%

Payback Period

~4 Years

IRR

~16%

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Project Snapshot — Key Metrics at a Glance

Total Investment **QAR 6,342,939**	Fixed Assets **QAR 4,863,313**	Working Capital **QAR 1,404,627**	Products **3 SKU Lines**	Annual Capacity **635,000 kg/yr**
Y1 Revenue **QAR 5,680,000**	Y1 Gross Margin **36.4%**	Y1 EBITDA Margin **24.6%**	Y1 Net Margin **17.3%**	Y5 Revenue **QAR 8,316,088**
IRR **~16%**	Payback Period **~4 Years**	Break-Even Cap. **52% (Y1)**	Financing **100% Equity**	Employees **18 Staff**

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Executive Summary

Investment Overview · Financial Highlights · Strategic Rationale

Study Rationale & Investment Overview

Why This Investment

• Qatar's Vision 2030 mandates phasing out conventional single-use plastics — creating immediate and growing demand for biodegradable alternatives.

• Qatar currently imports 100% of its biodegradable shrink film, bottle labels and stretch wrap — total annual import value exceeds QAR 82 million.

• No local manufacturer currently exists for biodegradable printed shrink film or water bottle labels — a clear first-mover opportunity.

• Factory site secured in the Industrial Zone, Doha; CR No. 232012 already issued by Ministry of Commerce & Industry.

• Sponsor [redacted]s a [redacted] entrepreneur with deep knowledge of the local plastics trade.

• Strong alignment with Qatar National Environment & Biodiversity Strategy and green procurement policies.

Investment Structure

Investment Component	Amount (QAR)	Share
Land & Buildings	QAR 2,700,000	42.6%
Machinery & Equipment	QAR 1,813,313	28.6%
Vehicles	QAR 295,000	4.7%
Furniture & Fixtures	QAR 35,000	0.6%
Computers & Software	QAR 20,000	0.3%
Total Fixed Assets	QAR 4,863,313	76.7%
Working Capital	QAR 1,404,627	22.1%
Pre-operating Expenses	QAR 75,000	1.2%
TOTAL INVESTMENT	**QAR 6,342,939**	**100%**

Revenue & Net Profit Projection (Y1 – Y5)

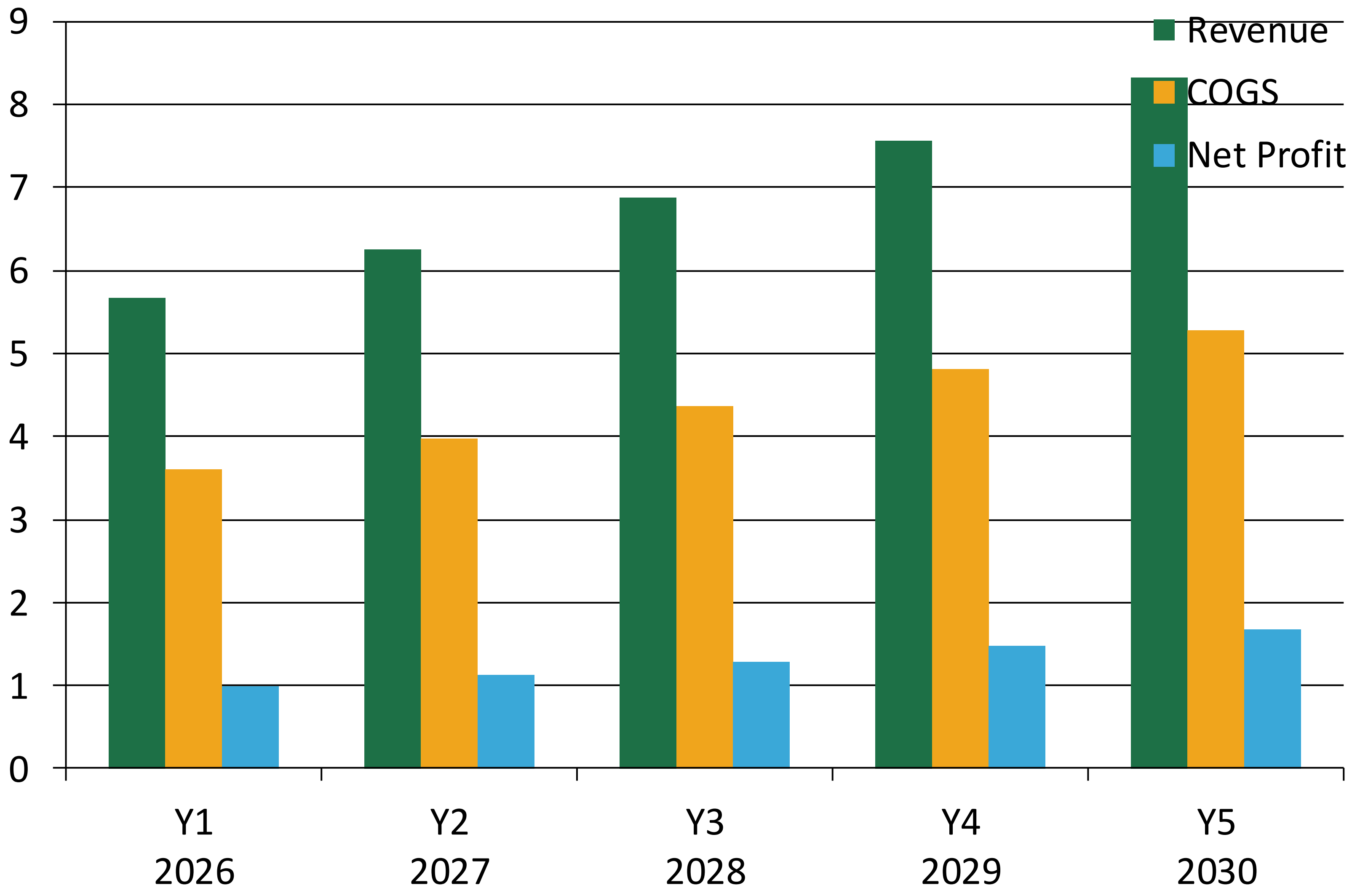

Chart values in QAR millions. Revenue grows at a compounded 10% per annum; COGS held to ~63% of revenue.

Total 5-Year Revenue

QAR 34.7M

Y5 Gross Margin

36.4%

Revenue CAGR (Y1–Y5)

10% (Projected)

Financing Structure

100% Equity

EBITDA & Returns Dashboard

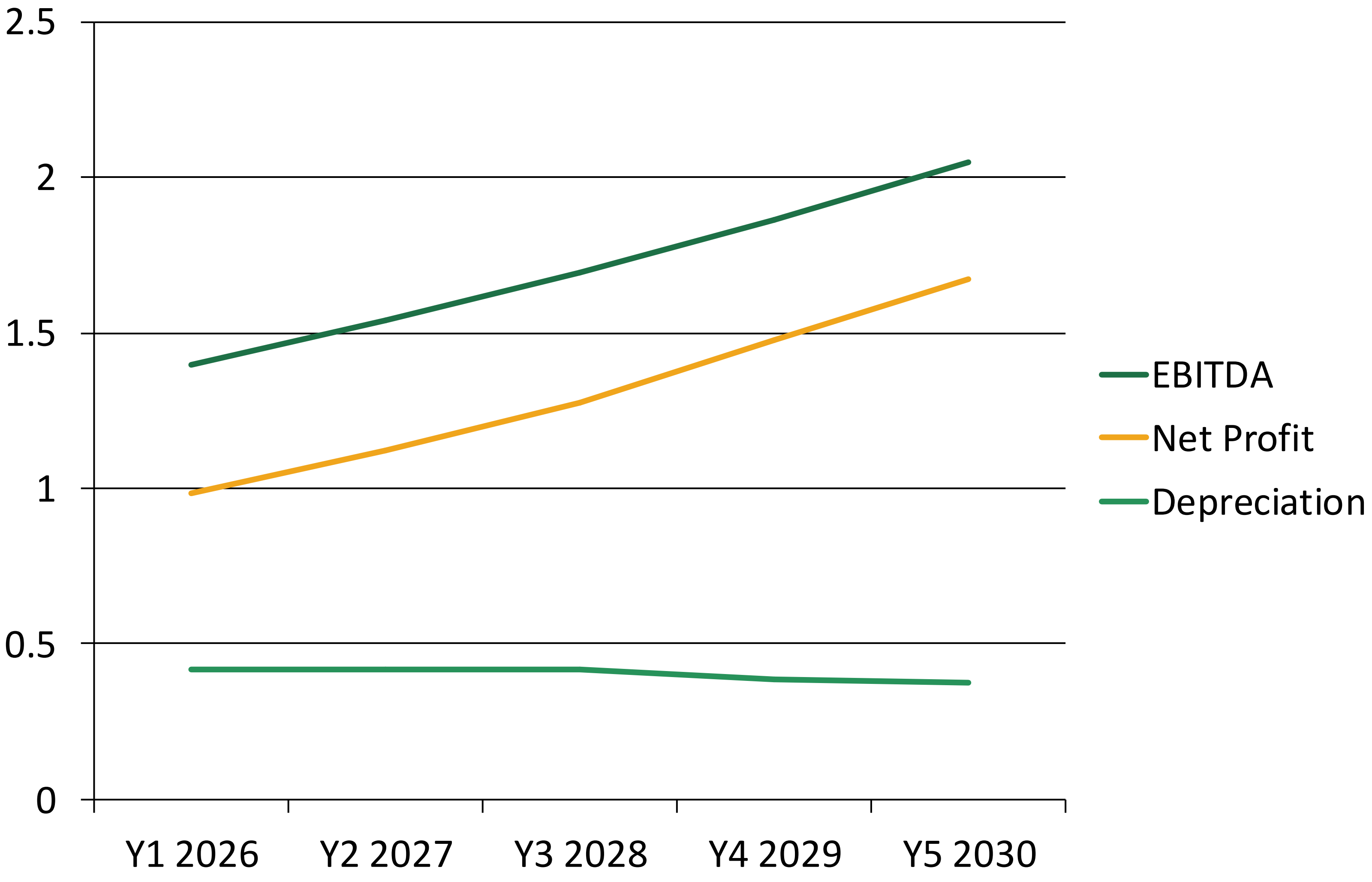

Chart values in QAR millions. EBITDA margin expands from 24.6% (Y1) to 24.6% (Y5) — stable cost structure.

IRR (6-Year Horizon)

~16%

NPV (at 10% WACC)

QAR 1.5M+

Payback Period

~4 Years

Break-Even Capacity

52% (Y1)

Executive Verdict

VERDICT: FEASIBLE — RECOMMENDED FOR INVESTMENT

Commercial Viability

Qatar imports 100% of target products from abroad. No local biodegradable film manufacturer exists. The factory addresses a confirmed gap in the supply chain with captive domestic demand and growing regulatory tailwinds.

Financial Strength

Year-1 EBITDA of QAR 1.4M (24.6% margin) demonstrates strong unit economics. Net profit margin of 17.3% in Year 1 improves to 20.1% by Year 5. Investment fully recovered within ~4 years.

Low Risk Profile

100% equity financing eliminates debt-service risk. Raw materials are standard commodity-grade polymers widely available. Qatar's stable regulatory environment and Vision 2030 alignment reduce policy risk.