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Pishgaman Dry Port



Pishgaman Dry Port



PISHGAMAN DRY PORT

National and International Logistics and Transit Hub in the Heart of Iran

Smartly connecting Iran's production and trade to southern ports, the Caspian Sea, eastern and western borders, and markets in Central Asia, Russia, Turkey and onward to China.

Three core promises of Pishgaman Dry Port

- A real reduction in customers' supply chain cost and risk compared to traditional domestic customs scenarios.
- Reduced cargo time and dwell through consolidation of customs, rail, warehousing, cold storage, silos and transport fleet on a single integrated site.
- Connection to international corridors and becoming a reliable mid-link between southern ports, the Caspian Sea, eastern and western borders, and regional markets.

At a glance

15,000 ton cold
storage facility

Rail infrastructure with a
five-track shunting yard

A logistics village
in the center of Iran

50,000-ton mechanized
silo and warehouse
complex

Dedicated on-site
customs facility

PISHGAMAN DRY PORT IN BRIEF

"National and international logistics and transit hub in the heart of Iran"

Pishgaman Dry Port is being developed on a single, integrated 700 hectare site in Yazd at the geographic center of Iran. With on site customs, direct connection to the national rail network, road transport operators, two temperature cold stores, mechanized silos and warehouses, and covered and open storage areas, the complex becomes a true logistics and transit hub.

Value Proposition

- A single point for customs formalities, warehousing, cold storage, silo handling, and rail & road transport.
- Significant cost reductions through competitive tariffs, rail discounts and bundled warehouse-transport-value added packages.
- Simultaneous access to southern and northern ports, eastern and western borders, and CIS, Russia, Turkey and China corridors.
- Backed by Pishgaman Cooperative Group – an experienced consortium with a network of specialist companies in logistics, energy and agriculture.

Key figures

| | |
|------------------------------|--|
| SITE AREA | 700 hectares |
| RAIL INFRASTRUCTURE | 20 km of track + five line shunting yard |
| DEDICATED CUSTOMS | 8 hectares within Pishgaman Dry Port |
| COLD STORAGE | 15,000 tons, 39 two temperature halls |
| MECHANIZED SILO & WAREHOUSES | 50,000 tons of animal feed inputs |
| COVERED WAREHOUSES | total 20,000 m ² |

PISHGAMAN COOPERATIVE GROUP & THE DRY PORT PROJECT

Pishgaman Cooperative Group was established in 1996 (1375 Iranian calendar) with the aim of creating healthy business space, sustainable employment and economic development in Yazd province and across the country. Relying on a modern cooperative model and broad shareholder participation, the group today manages 27 active cooperative companies, 6 specialized companies and 7 knowledge based (start-up) companies operating in ICT, logistics & transport, energy and agriculture.

The Pishgaman Dry Port project is one of the group's major investments in national infrastructure; an asset that enables intelligent management of cargo flows in central Iran and links them to international corridors.

Value Proposition

- Investment in hard infrastructure (rail, customs, warehouses, cold storage, silos and energy).
- Establishing and supporting operational companies in transport, feed inputs, energy and agriculture.
- Playing a governance role in risk management, service quality and the long term development of the project.

Main activity areas of the Pishgaman Cooperative Group

- Information technology, communications and digital services.
- Logistics, Pishgaman Dry Port and road transport & postal services.
- Energy: power plants, combined cycle and solar projects.
- Agriculture, fruit processing and related industries.
- Insurance, corporate social responsibility and support for knowledge based and early-stage businesses.



GEOGRAPHICAL POSITION & INTERNATIONAL CORRIDORS

Pishgaman Dry Port is located in central Iran at the intersection of the country's main transport axes. This position provides balanced access to ports, borders and production and consumption centers, making it a natural consolidation and distribution point for cargo.

Connection to key ports and borders

- **Southern ports:** Bandar Abbas, Imam Khomeini, Chabahar – Iran's gateway to the Persian Gulf, the Indian subcontinent and East Africa.
- **Northern Caspian ports:** for links to Russia, Kazakhstan, Turkmenistan and Azerbaijan.
- **Western and northwest borders:** for access to Turkey, Iraq and Syria.
- **Eastern borders:** for links to Afghanistan and Pakistan.

International rail corridors

With rail connection from Pishgaman Dry Port toward the rail borders at Sarakhs and Inche-Borun, the hub lies on corridors toward Central Asian countries, Russia and onward to China - and can serve as a reliable mid-point for China Europe and North-South corridors.

In short: any cargo arriving by sea, rail, air or road into Iran can first come to Pishgaman Dry Port and then be distributed across the country and to regional and Eurasian markets.

INFRASTRUCTURE ECOSYSTEM OF PISHGAMAN DRY PORT

Pishgaman's real advantage is the consolidation of supply-chain components on a single site - from customs and rail to warehousing, cold storage, silos, transport companies and energy.

On-site dedicated customs

- 8 hectares of customs area with bonded warehouses.
- Customs formalities for import, export and transit carried out where cargo is discharged.
- Reduced traffic between different customs facilities and elimination of extra time and cost

Rail infrastructure

- 20 km of operational track connected to the national railway network.
- Five-line shunting yard for forming block trains for export and import.
- Rail weighbridge and shunting yard facilities for bulk and container operations.

COVERED AND OPEN STORAGE

- Covered warehouses totaling 20,000 m².
- Bonded and non-bonded open yards for containers and general cargo.
- Extensive open areas for bulk and oversized cargo.

Cold storage and silos

- Two-temperature cold stores with 39 halls & 15,000-ton capacity.
- Mechanized silos and warehouses for feed inputs with 50,000-ton capacity.
- Ability to simultaneously serve strategic reserves and everyday trade.



TRANSPORT COMPANY AND SUSTAINABLE ENERGY

Alongside the port and railway infrastructures, the transportation company has been designed on several hectares of land to serve as a base for fleet operations and driver accommodation.

- Extensive parking for trucks and trailers.
- Driver welfare complex including rest areas, restaurant, welfare services and prayer room.
- Workshops and technical service units for heavy fleet maintenance and spare parts supply.
- Commercial and service spaces related to transport operations.

Pishgaman nationwide logistics company

- Capability to issue waybills nationwide as the first large scale operator in Yazd province.
- Owned and affiliated fleets for nationwide transport from ports, borders and industrial centers.
- Special focus on transporting feed inputs and essential commodities to/from Pishgaman.
- Design of Door to Door services integrated with Pishgaman's rail infrastructure.

Sustainable energy for the logistics hub

- Planned construction of a 50 MW combined cycle power plant to supply stable electricity to the site.
- A 100 MW solar power project to diversify the energy mix and reduce risk.
- Capability to meet the site's power demand and inject surplus into the national grid



PISHGAMAN SERVICE PORTFOLIO (1)

Port & terminal services

- Loading and unloading of bulk, container and general cargo on wagons and trucks.
- Container stripping and stuffing, lashing and other container terminal services, such as:

consolidation of small consignments from multiple shippers into one container; deconsolidation and distribution of container cargo to multiple receivers; warehousing, segregation, labeling, sealing and other ancillary container and cargo services.

- Specialized equipment for mineral, steel, grain and feed input bulk operations.
- Queue management and operations to reduce fleet dwell time.

Customs services

- Complete handling of import, export and transit formalities at the on site customs.
- Bonded storage in covered warehouses, open yards and cold stores.
- Issuance of warehouse receipts, cargo registration and tracking, and analytical reporting.

Warehousing & cold storage services

- Short and long-term storage for raw materials, finished goods and bulk cargo.
- Temperature controlled and covered storage, including cold storage.
- Segregation, stacking and labeling based on SKU, client, destination, etc.
- Storage of temperature-sensitive products in two-temperature cold stores under customs lock.

Silo and feed input services

- Storage of imported feed inputs and grains in mechanized silos and warehouses.
- Gradual, scheduled distribution to feed mills, livestock farms and poultry operations.
- Reduced risk of shortages and price volatility for the country's supply chains.



PISHGAMAN SERVICE PORTFOLIO (2)

Logistics and transport services

- National road transport to/from Pishgaman - to ports, borders and industrial centers.
- Formation of block trains for export and import to southern ports, Sarakhs, Inche-Borun and other destinations.
- Design of combined rail-road-sea and rail-road-air transport services.
- Provision of Door-to-Door solutions from factory gate to port, border or final destination.

Value-added services

- Packaging and repackaging according to the target market's standards.
- Labeling, barcoding and product & price information insertion.
- Sorting and order preparation by destination, client or product type.
- Palletizing, shrink wrapping and strapping for export readiness.

Forwarding and international transit

- Route planning from southern and northern ports to eastern and western borders with Pishgaman as the hub.
- Coordination of rail, road and - where needed - sea transport with a single point of contact.
- Management of transport documents, invoices, packing lists and customs documentation.
- Support for transit projects in CIS, Russia, Turkey and China corridors.

ECONOMIC ADVANTAGES, DISCOUNTS & INCENTIVES

Pishgaman's commercial policy is designed to reduce the total cost and risk of the customer's supply chain — not merely a single tariff line

Pricing principles

- Operator tariffs are on average up to approximately 20% lower than domestic customs charges.
- For Yazd province manufacturers, transport cost from Pishgaman to the factory is treated as equivalent to transport from Yazd customs to the factory.
- Ability to design bundled packages of warehousing, cold storage, rail & road transport and value added services at preferential rates.

Rail discounts

- Attractive discounts on rail access fees for routes to Central Asia and the CIS (applicable to private and public wagons).
- Special discounts for the Turkey rail route to make this corridor more competitive.
- Discounts on rail access fees for imports from Amirabad port to Pishgaman Dry Port.

Warehousing discounts & exemptions

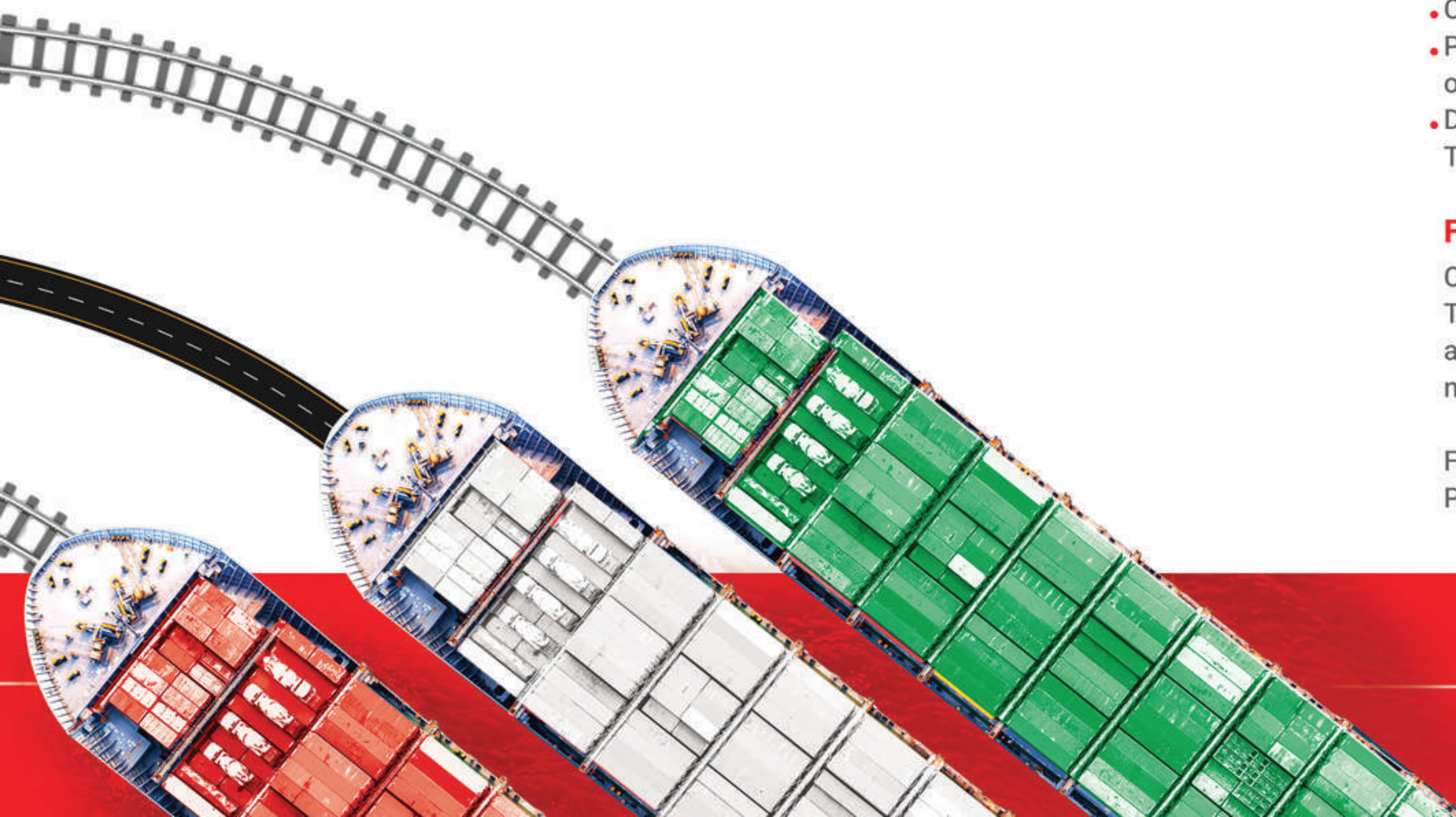
- In many cooperation models, the first month of export storage is free, with subsequent months offered at preferential rates.
- Free open-yard storage available for some Yazd manufacturers under defined cooperation terms.
- Container allowances and Free Time
- Possibility to source containers at foreign origin with appropriate Free Time at origin and destination to reduce demurrage.
- Due to consolidated container depots, warehouses, cold stores and silos, Free Time can be tailored to each project.

Financial summary for the customer

Combining competitive tariffs, rail and warehousing discounts, appropriate Free Time and customized package design helps customers achieve better cost, time and risk outcomes compared with using dispersed domestic customs and non-centralized scenarios.

For a tailored price proposal and a special discount package for your business, Pishgaman's commercial team is ready to assist.

In this model, Pishgaman Dry Port is not merely a passage for goods — It is a partner in designing and executing the supply chain.
This catalog is a general introduction only. Technical and contractual details will be provided transparently at the negotiation stage.





SOLUTIONS FOR INDUSTRIES AND CUSTOMERS

Pishgaman Dry Port is designed to provide tailored solutions for different customer groups.

Industrial and mining factories

- Import of raw materials via ports and borders to Pishgaman, storage and regular supply to production lines.
- Shipment of finished products to domestic and export markets by rail and road.
- Reduced fleet dwell time at ports and customs by moving operations to the country's center.

Food and agricultural industries

- Use of two-temperature cold stores for storing agricultural and food products.
- Processing, packing and preparing shipments for export to CIS and Russian markets.
- Reduced spoilage and product loss due to proximity to distribution center and transport network

Importers of feed inputs

- Direct discharge of grains and feed inputs into on site silos and mechanized warehouses.
- Planned and scheduled distribution to feed mills, livestock farms and poultry operations.
- Reduced risk of cargo accumulation in ports and costs associated with idle time and demurrage

Forwarders and transport companies

- Use Pishgaman as a hub for consolidation and deconsolidation of cargo for different routes.
- Design shared rail and road services using available fleet and infrastructure.
- Increase service quality to end customers with a single central coordination point in central Iran.

WHY PISHGAMAN DRY PORT?

If we summarize the reasons to choose Pishgaman Dry Port in a few points, they fall into five pillars:

- Strategic location: geographic center of Iran with simultaneous access to southern and northern ports, eastern and western borders, and international corridors.
- Complete infrastructure ecosystem: customs, rail, warehousing, cold storage, silos, transport company and energy on a single integrated site.
- Economic advantages: competitive tariffs, rail and warehousing discounts, container Free Time and the ability to design custom packages for clients.
- Logistical and operational capability: a combination of rail and road transport, a large scale logistics company, value added services and forwarding.
- Backing and development outlook: supported by Pishgaman Cooperative Group, development projects and a long term vision rather than short term initiatives.

The combination of these factors makes Pishgaman Dry Port an ideal option for hubbing import, export, transit and domestic distribution operations for many companies and industries.





THE HEART OF IRAN'S TRADE

HOW TO COOPERATE WITH US

Pishgaman Dry Port, as a national and international logistics and transit hub in the heart of Iran, welcomes strategic cooperation in production, trade, investment and logistics.

Key cooperation areas

1- Attracting national and international customers

- Use of logistics, customs, warehousing (silo, cold storage, covered and open warehouses), rail and road transport services to manage imports, exports, transit and domestic distribution.
- Design and implementation of Door-to-Door supply chains using Pishgaman's integrated infrastructure.

2- Attracting and settling manufacturing and service industries (industrial park)

- Establishment of factories, production sheds, logistics centers and service hubs within Pishgaman's industrial and logistics park.
- Benefit from customs advantages, direct rail access, transport company services and other site facilities.

3- Infrastructure investment and partnerships

- Participation in the development of future project phases, construction of warehouses, sheds and new infrastructure.
- Investment in complementary projects such as combined cycle and solar power plants, fleet development and other supporting schemes.

Our specialized teams are ready to design a tailored, competitive package for your supply chain based on activity type, operation volume and commercial goals.

COOPERATION, INFRASTRUCTURE AND THE FUTURE

Pishgaman Dry Port is an example of cooperative synergy, public investment and infrastructure development; a demonstration of how collective participation can create a nationally significant logistics and trade project.

Our invitation to you is to consider this logistics hub in the heart of Iran as your strategic partner in developing your trade and supply chain – a partner whose mission is to make the flow of goods simpler, safer and more economical for you.