

# AADAR INTERNATIONAL WHOLESALE MARKET



*Nepal's Biggest Organized Wholesale Trade Hub*

**Presented by :**

Aadar Multi Investment Co. Ltd. (AMIC)



# Introduction

**Aadar International Wholesale Market** is **Nepal's first and largest organized wholesale trading complex**, developed by Aadar Multi Investment Co. Ltd. (AMIC).

Strategically located in **Balkhu, Kathmandu**. Serving as a central hub for wholesale trade across Nepal.

Comprises **2,059 modern shops** integrated with **state-of-the-art infrastructure, logistics and warehousing facilities**.

**Over 95% of civil construction completed**, signaling near operational readiness.

Backed by **500+ shareholder / traders**, representing a strong foundation of local business participation.

A **landmark project** that connects **traditional trading systems** with a **modern, structured wholesale ecosystem**, driving Nepal's **commercial transformation**.



**Land Area:** 36 Ropani +  
**Used Land:** 21 Ropani

**Total Construction Area:** 817,879.59 sqft  
**Rentable Area:** 333,000 sqft (approx.)



# Vision and Mission

**"Our purpose is clear: to transform Nepal's wholesale landscape."**

This version is direct, powerful, and perfectly sets the stage for the Vision and Mission that follow.



## Our Vision



To become Nepal's undisputed premier and international level wholesale trading hub, setting new benchmarks in efficiency, infrastructure and economic formalization.

## Our Mission



To empower businesses by providing a modern, organized and centralized marketplace that streamlines the supply chain, reduces operational costs and fosters sustainable growth for the wholesale community.





# Market Gap

Nepal's wholesale sector is trapped in the past, operating from congested, unorganized and inefficient traditional markets like New Road and Ason.

## Current Industry

Fragmented and informal, characterized by chaotic logistics, overcrowding and a complete lack of modern amenities, hindering business growth and scalability.



## Quantified Impact

This inefficiency leads to increased operational costs, lost business from discouraged buyers, damaged goods and a significant loss of potential government revenue through informal trade.

## Systemic Market Inefficiencies

Traders face daily challenges including goods handling on roadsides, severe traffic congestion, inadequate storage, poor safety standards and a frustrating experience for buyers.

## The High Need for Transformation

For generations, traders have accepted these conditions as the cost of doing business. It's time to break the cycle and build a future where Nepali wholesale businesses can thrive, not just survive.





# Core Speciality

We offer a comprehensive commercial ecosystem within our **559,172.13 sqft** complex, catering to every need of the wholesale community.

## Efficient Customer/ User Flow

A retailer arrives, parks easily, efficiently picks up goods from multiple pre-zoned wholesale shops and loads them swiftly from dedicated docks, completing a day's work in hours.

## Unique Selling Proposition

Built by Traders, for Traders. Our unique Ownership model of 522 shareholder-traders ensures the mall is perfectly tailored to the real - world needs of the wholesale community.

## Product Demo/ Visual Preview

We offer site visits to experience the scale and quality firsthand.

## Security & Data Protection

Robust physical security (CCTV 24/7 guards) and planned digital infrastructure ensure a safe and reliable environment for business and data.

# Economic Impact



## Organized Infrastructure & Strategic Location

- Clearly designated product zones with wide corridors and dedicated loading docks
- Strategic location with dry port connectivity & fast-track access
- Positioned as a **Tri-Nation Business Hub** for international trade
- Earthquake - resistant structure ensuring business continuity and safety.

## Massive Employment Generation

- Direct Employment: **5000+ jobs** in operation, management and security
- Indirect Employment: **6000+ jobs** in logistic, service and support sectors
- Comprehensive training and skill development programs

## Modern Amenities & Business Ecosystem

- State-of-the-art warehousing with advanced inventory management
- 24/7 security surveillance and modern fire-fighting systems
- Vibrant commercial area with food courts, banking and business services
- Digital infrastructure supporting e-commerce integration

## Economic Transformation

- Creates Nepal's first organized wholesale corridor in the vibrant Balkhu area
- Enables formal business practices and tax compliance
- Provides platform for SMEs to access regional and international markets
- Drives economic growth through enhanced trade efficiency



# Competition Analysis

## Infrastructure

### Aadar International Wholesale Market

Modern, earthquake resistance, purpose - built with zoning & logistics

### Traditional Wholesale Market

Scattered, Congested, Unorganized

## Amenities

Parking, warehousing, food courts, security

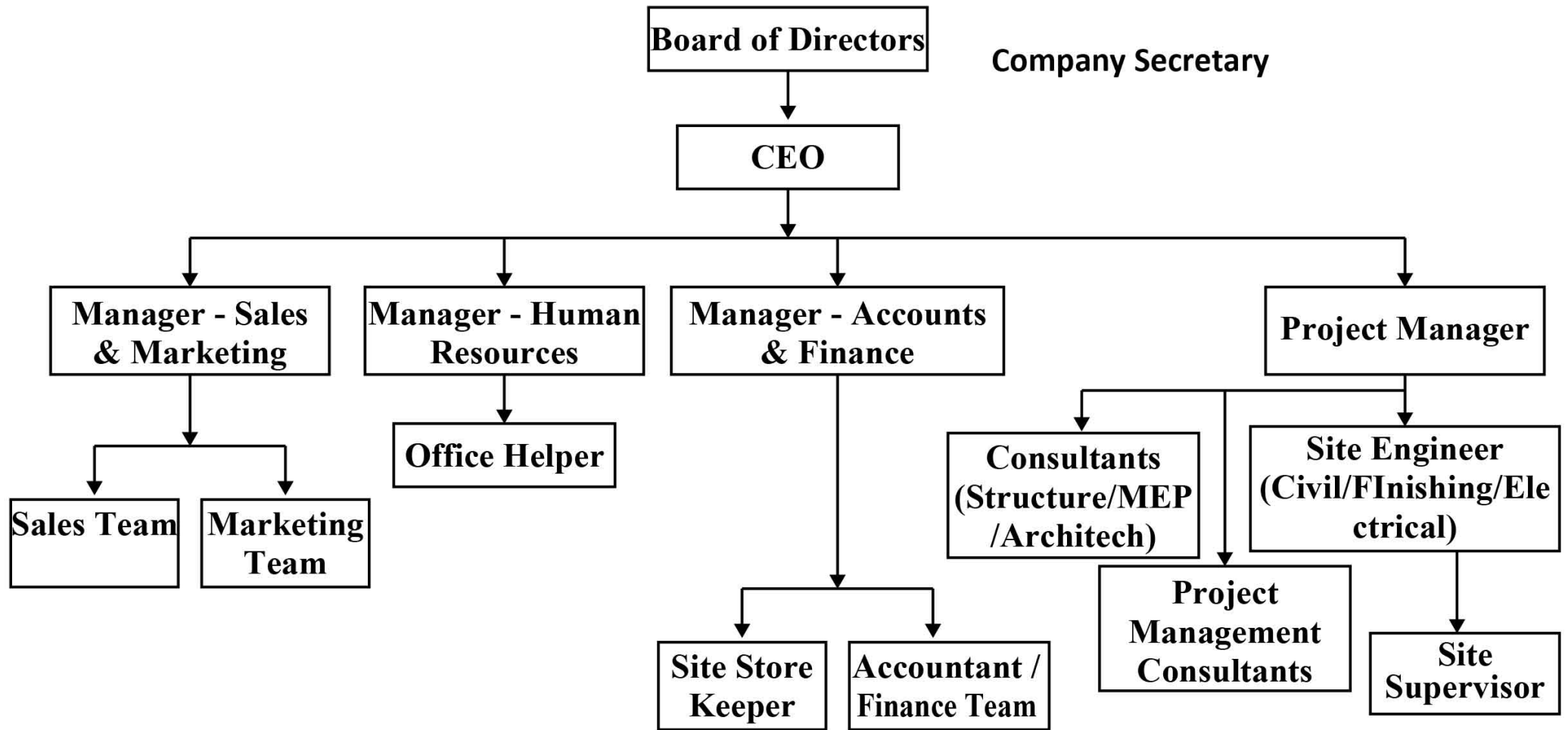
Scattered, Congested, Unorganized

## Efficiency

Streamlined supply chain and dedicated loading zones

Chaotic logistics and goods handling on roads

# ORGANIZATION CHART



# Board of Directors



**Mr. Dipak Sapkota**  
Chairman



**Mr. Baburam Sapkota**  
Director



**Mr. Ramesh Bhattarai**  
Director



**Mr. Laxmi Prasad Neupane**  
Director



**Ms. Sushila Oli**  
Director



**Mr. Hari Kumar Shrestha**  
Independent Director



**Ms. Sushila Gautam**  
Independent Director



# STRATEGIC SITE & MASTER PLAN

Perfectly positioned in Balkhu passing through ring road with highway access, connecting seamlessly to Kalanki (major trade roadways) and the entire Kathmandu Vally.

## Key Site Advantages:

### 11 Dedicated Blocks

A master-planned complex with blocks labeled A through K, designed for organized trade and optimal circulation.

### Direct Ring Road Frontage

High-visibility location on Kathmandu's most critical arterial road, ensuring effortless access for trucks and customers.

### Major Infrastructure Compliance

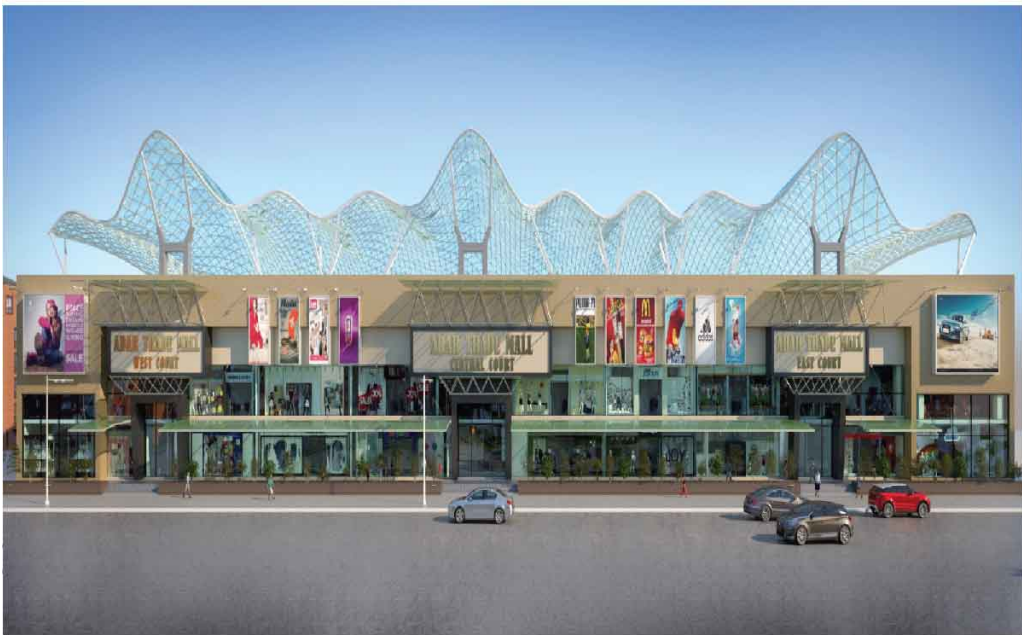
Adheres to all regulatory standards with defined setback lines and a 31-meter Right of Way from the central highway.

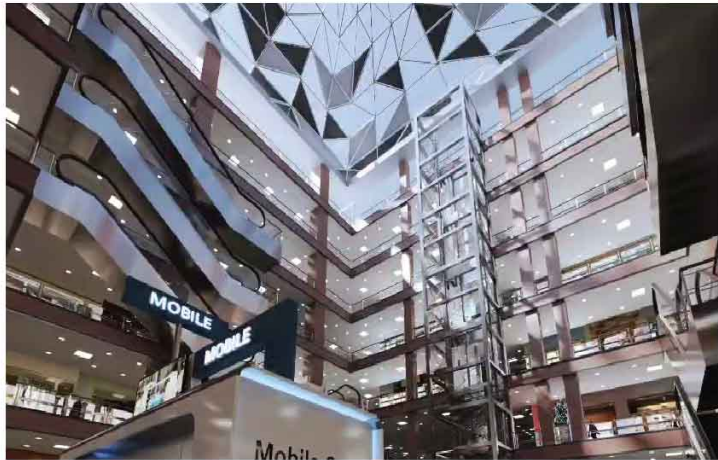
### Dual Access & Logistics

- Served by both the main highway and a dedicated 6meter wide feeder road for smooth ingress and engress.
- Access to international Airport and dryport.

# SITE PLAN







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# Current Progress





# Project Status & Traction

Our progress demonstrates strong execution and commitment, de-risking the investment.



## Civil Construction

95%

Structural work is nearly complete, with finishing and MEP system underway. Overall project progress is **above 60%**.

## Shareholder Funding & Commitment

522+

A strong base of 522 investor - traders provides a built - in tenant base and corporate governance. (Susashan Samiti, Lekha Samiti, Anugaman Samiti, Advisory Committee).

## Pre - Launch Sales & Market Validation

Strong market demands is confirmed with 767 shops already booked, demonstrating clear trader readiness for a modern wholesale destination and ensuring solid initial occupancy.

# Financials

The image features a central 3D rendering of several stacks of blue coins, with one coin lying flat in the foreground. A glowing blue arrow points upwards and to the right, passing through the stacks. The background is a dark blue gradient with faint, semi-transparent financial data, including bar charts and numerical values such as 55.124.00, 49.501.00, 21.246.00, 16.197.00, 1.37.00, 13.68100, 10.615.00, 45.815.00, 35.501.00, 22.109.00, 1.619.00, 778.326.00, and 632.673.00. The word "Financials" is written in a large, white, sans-serif font across the middle of the image.

# Details of Project Cost

Particulars	Existing	Additions	Total	%
Land	2,034,931,665	-	2,034,931,665	22.38
Building & Development:				
<i>Civil Construction</i>	2,251,755,618	255,000,000	2,506,755,618	27.57
<i>Finishing Works</i>	25,000,000	1,750,000,000	1,775,000,000	19.52
<i>Sanitary Works</i>		355,000,000	355,000,000	3.90
<i>Electrical Works</i>		22,500,000	22,500,000	0.25
<i>Miscellaneous</i>		23,000,000	23,000,000	0.25
Plant & Equipment	-	419,000,000	419,000,000	4.61
Administrative Expenses	134,000,000	33,595,992	167,595,992	1.84
Interest during construction	1,042,757,638	745,357,500	1,788,115,138	19.67
<b>TOTAL</b>	<b>5,488,444,921</b>	<b>3,562,378,325</b>	<b>9,091,898,413</b>	<b>100.00</b>

# Details of Booked Space and Available Space

Level	Total No. of Shops	Total Area (in sqft)	Occupied No of Shops	Occupied Shop Area (sqft)	Remaining No of Shops	Remaining Area (in sqft)
Parking		113,113				113,113
Godown		113,113				113,113
LVL -1	402	56,490	198	26,445	204	30,045
LVL -0	350	53,483	141	20,254	209	33,229
LVL +I	364	52,079	316	44,078	48	8,001
LVL +II	371	53,705	112	16,263	259	37,442
LVL +III	336	55,133			336	55,133
LVL +IV	236	62,057			236	62,057
<b>TOTAL</b>	<b>2,059</b>	<b>559,172</b>	<b>767</b>	<b>107,040</b>	<b>1,292</b>	<b>452,132</b>

# Revenue Streams

## PRIMARY REVENUE SOURCES

**Unit Sales (65% of Area)**  
*(Level -1, 0, +1, +2)*

**Lease Income (35% of Area)**  
*(Level +3, +4)*

**Open Space Rental,  
Warehouse Rental**

**Service Charges &  
Maintenance Fees**

## SECONDARY REVENUE SOURCES

**Parking Revenue**

**Advertising & Branding**

**Retail Kiosks & Food  
Court**

# Projected Financials



Particulars	FY 2084 / 85	FY 2085 / 86	FY 2086 / 87	FY 2087 / 88	FY 2088 / 89
<b>INCOME</b>					
<i>Income from Sale of Shops</i>	6,885,564,350	2,950,956,150	-	-	-
<i>Rental Income from Shops</i>	237,809,625	317,079,500	348,787,450	348,787,450	383,666,195
<i>Rental Income from Warehouse</i>	76,350,980	101,801,307	111,981,438	111,981,438	123,179,581
<i>CAM Income</i>	28,967,749	47,944,368	47,944,368	47,944,368	47,944,368
<i>Parking Income</i>	219,000,000	292,000,000	321,200,000	321,200,000	353,320,000
<i>Hoarding / Digital Board Income</i>	7,500,000	10,000,000	11,000,000	11,000,000	12,100,000
<b>TOTAL</b>	7,455,192,704	3,719,781,325	840,913,256	840,913,256	920,210,144
<b>EXPENDITURE</b>					
Cost of Sales	3,674,095,883	1,574,612,521	-	-	-
Administrative Expenses	20,181,741	21,190,828	22,250,369	23,362,888	24,531,032
<b>NET PROFIT BEFORE INTEREST AND DEPRECIATION</b>	3,760,915,081	2,123,977,976	818,662,886	817,550,368	895,679,112
Interest	269,302,500	355,500,000	340,875,000	313,875,000	282,825,000
<b>PROFIT BEFORE DEPRECIATION &amp; TAX</b>	3,491,612,581	1,768,477,976	477,787,886	503,675,368	612,854,112
Less: Depreciation	92,380,971	96,049,955	92,803,262	89,671,692	86,650,288
<b>PROFIT BEFORE T</b>	3,399,231,609	1,672,428,021	384,984,624	414,003,676	526,203,824
Less: Income Tax @ 25%	849,807,902	418,107,005	96,246,156	103,500,919	131,550,956
<b>NET PROFIT</b>	2,549,423,707	1,254,321,016	288,738,468	310,502,757	394,652,868
Less: Dividend	-	-	-	-	-
<b>PROFIT T/F TO BALANCE SHEET</b>	2,549,423,707	1,254,321,016	288,738,468	310,502,757	394,652,868
	2,408,947,924	3,663,268,940	3,952,007,409	4,262,510,166	4,657,163,034



# Financial Indicators

**Total Project Cost**

**NRs. 9.09 Arab**

**Sales Proceeds (Till FY 2094 / 95)**

**NRs. 20 Arab**

**IRR of Project**

**13.04%**

**Payback Period**

**3.57 Years**

**Return on Equity**

**22.03%**

# Source of Financing

Particulars	Existing	Additions	Total
Equity Finance	1,500,000,000	1,500,000,000	3,000,000,000
Shop Advance / W.C (Net)	1,738,444,921	353,453,492	2,091,898,413
Bank Finance	2,500,000,000	1,500,000,000	4,000,000,000
Total	5,488,444,921	3,603,453,492	9,091,898,413



# Company Roadmap

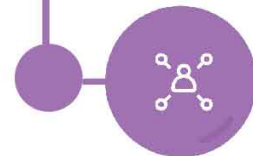
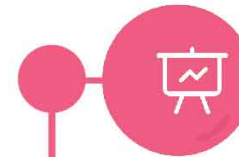
## Year 2084 / 85

Complete construction and launch operations with a GRAND OPENING during Dashain 2085 / 85 achieving 70% sales of commercial units



## Year 2086 / 87

In FY 2086 / 87, transition into an investment cooperative model, leveraging our proven success to fund and launch new commercial infrastructure projects, expanding the Aadar Brand Nationwide.



## Year 2085 / 86

Target full occupancy in FY 2085 / 86 by leasing the remaining 30% of commercial units





# IPO Roadmap



## 2083 Shrawan IPO Application Submission

- Finalize prospectus and SEBON application
- Begin investor roadshows and market outreach

## 2083 Chaitra SEBON Approval and Allotment

- Receive regulatory approval from SEBON
- Complete share allotment to public investors

## 2084 Ashad NEPSE Listing and Trading Commences

- Official listing on Nepal Stock Exchange (NEPSE)
- Shares open for public trading

## 2084 Shrawan Post - Listing Compliance and Growth

- Execute expansion using raised capital
- Deliver first post-IPO performance report





## आदर अन्तराष्ट्रिय होलसेल बाजारका प्रमुख विशेषताहरु :

- १) नेपालमा अन्तराष्ट्रिय स्तरको होलसेल बजार ।
- २) भूकम्प जोखीम रहित एउटै छानामुनी २१०० भन्दा बढी पसल युनिटहरु ।
- ३) प्रशस्त पार्कीङ / सहज ट्रान्सपोर्टेशनको उचित व्यवस्था ।
- ४) करीब १० हजार भन्दा बढीलाई प्रत्यक्ष र अप्रत्यक्ष रोजगारीको श्रृजनाको संभावना ।
- ५) राजधानीको अस्तव्यस्त र अव्यवस्थित महाबौद्ध Area वरपरको बजारलाई व्यवस्थित ठाँउमा व्यवस्थापन गर्ने अवसर ।
- ६) राजधानीको ट्राफिक व्यवस्थापनमा प्रत्यक्ष भूमिका ।
- ७) राज्यलाई ठूलो राजश्व संकलनको अवसर ।
- ८) बैंक वित्तिय तथा बिमा कम्पनीहरुलाई प्रत्यक्ष / अप्रत्यक्ष सहयोग ।
- ९) नेपालकै एउटा ठूलो व्यापारीक हव को रुपमा विकाश तथा राज्यको समग्र GDP मा योगदानको ठूलो संभावना ।
- १०) आफ्नै देशमा Public Level बाट ठूलो संभावना र योजना सहितको सन्देश ।



# Thank You

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OPPORTUNITY TO TRANSFORM  
NEPAL'S WHOLESALE LANDSCAPE

**The Board of Directors**  
Aadar Multi Investment Co. Ltd.





# आदर मल्टि इन्वेष्टमेन्ट कम्पनी लि.

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Contact: +977 01 5344367, Email: aadarmic@gmail.com, Website: aadarmic.com.np

Project Site: Balkhu - 14, Kathmandu

