

The concept of the modern city “Vyzyr”

Phase I

ECOLOGICAL

COMFORTABLE

INNOVATIVE

SAFE

SUSTAINABLE DEVELOPMENT

The public development project of the city “Vyzyr”

A strategic initiative of the Vyzyr community aimed at creating a modern, safe and innovative urban environment in line with European standards in the village of Vyzyrka.

A comfortable environment for living, working, relaxing and investing.

- Ecological and safe solutions
- Modern architecture and infrastructure
- Jobs and support for business
- Investments and long-term sustainable development

Vyzyr is a city of opportunities.
Let’s build the future together!



Total development area	**380 ha**
Phase I of development	**>42,2396 ha**
Residential development	5–6-storey residential buildings designed for comfortable living.
Social infrastructure	• School for 1,200 students • Kindergarten for 280 places • Outpatient clinic
Infrastructure indicators	• Development of internal roads • Pedestrian areas and bike paths • Territory will be connected to existing water supply, sewage and gas networks (connection points within 200 m)
Environmental indicators	• Green areas for general use up to 3 ha • Children's and sports playgrounds, relaxation areas

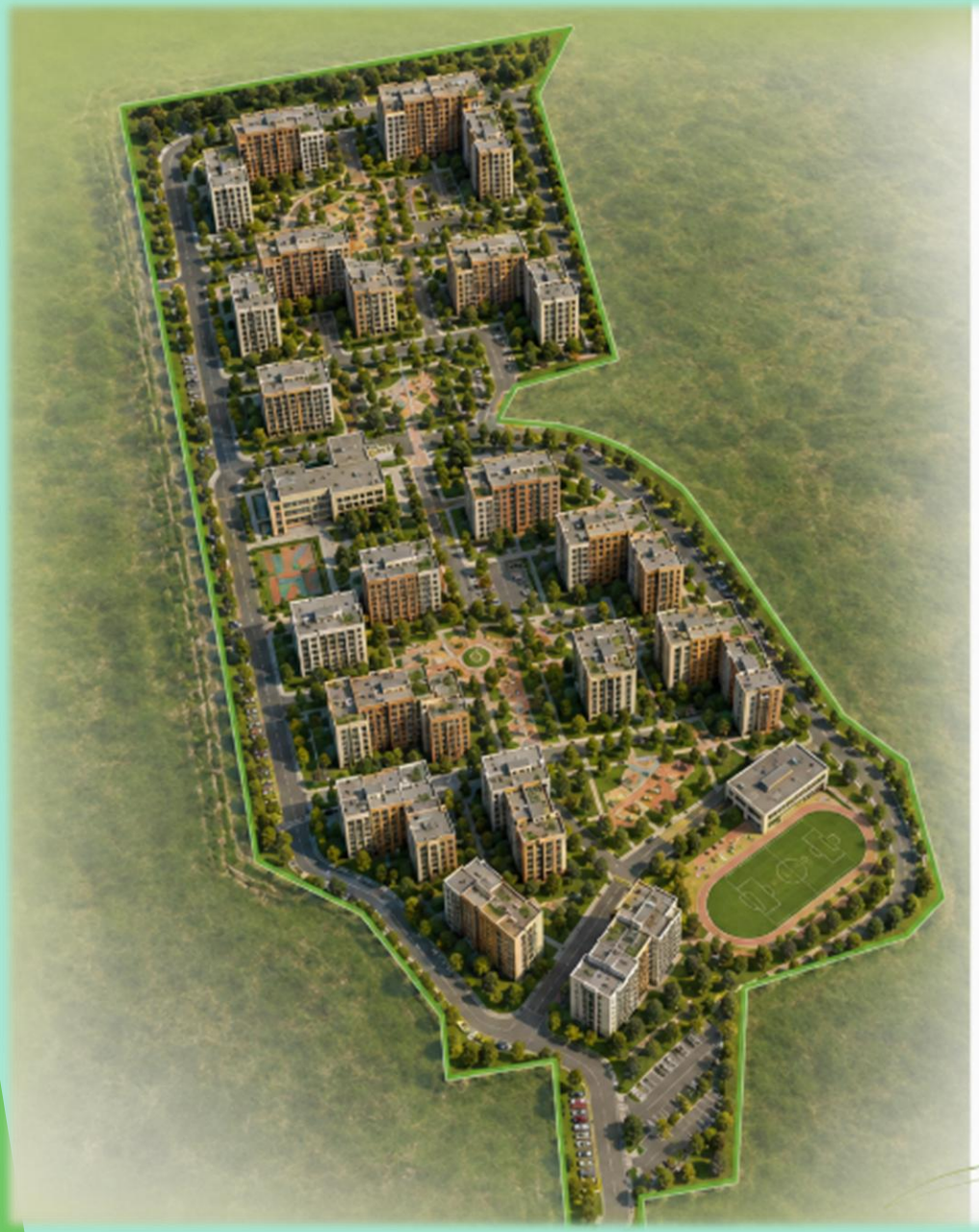












A multi-storey residential quarter development

Within the area, outlined by the green contour, a modern residential quarter with 6- to 9-storey buildings is planned. The development will create a comfortable environment with landscaped courtyards, pedestrian alleys, recreation areas and playgrounds.

The concept is aimed at creating a not "sleeping" district, but a full-fledged urban quarter with housing, education, sports, green areas and public spaces.

URBAN LANDSCAPES, ARCHITECTURE, AMENITIES



URBAN LANDSCAPES

Thoughtfully designed with active pedestrian areas, landscaped greenery, seating areas, and convenient access to public transport.

ARCHITECTURE

Modern 5–6-storey buildings with commercial spaces on the ground floors, comfortable apartments on the upper levels, and stylish, high-quality facades.

AMENITIES

Diverse amenities, public spaces, various architectural forms, pedestrian areas, and recreational zones create a comfortable environment for people of all ages.







Creating a modern, green, and comfortable urban environment.







Your space for living, working and development

A modern quarter for the whole family

Health · Education · Work · Shopping · Comfort













MEDICAL CENTER

A modern clinic with family doctors, specialists, laboratory tests and modern equipment.

OFFICE SPACES

Functional office spaces for business of any scale with all necessary amenities.

SCHOOL

A modern school with STEM labs, libraries and a safe environment for learning.

KINDERGARTEN

A safe and inspiring kindergarten with learning and development programs for children.

STORE & SERVICES

A wide range of goods, fresh products and everyday services within walking distance.

MEDICAL SERVICES

- Family medicine
- Pediatrics
- Stomatology
- Laboratory diagnostics
- Vaccinations and rehabilitation
- Pharmacy

OFFICES & BUSINESS

- Class A business offices
- Meeting and conference rooms
- High-speed internet
- Printing services
- Coworking spaces

EDUCATION

- School with STEM focus
- Kindergarten with development programs
- Foreign languages and arts
- After-school programs
- Safe and modern facilities

KINDERGARTENS

- Groups for children 1.5 to 6 years
- Development programs
- Play and learning areas
- Safe territory and playgrounds

SHOPS & SERVICES

- Supermarket
- Cafe and restaurants
- Pharmacy
- Beauty salon and barbershop
- Household goods store
- Dry cleaning

ADDITIONAL

- Walking and cycling paths
- Sports grounds
- Underground and surface parking
- Round-the-clock security and video surveillance

Everything within reach:

- Convenient location — 10 minutes to the city center
- Accessible transport — Public transport stops nearby
- Modern architecture — Energy-efficient technologies and quality materials







DEVELOPMENT AND AMENITIES

Modern spaces for recreation, sports and family leisure

FAMILY PARK

- dry fountain
- walking alleys
- relaxation areas
- café and family events

YOUTH ZONE

- skate park
- bike track / pump track
- climbing wall
- hangout and socializing areas

EVENT SPACE

- open-air amphitheater
- open stage
- outdoor cinema
- fairs and festivals

ADDITIONAL

- children's playgrounds
- food court
- landscape design
- evening lighting
- safe walking routes
- accessibility





VYZIR
FAMILY PARK

THE NEW HEART OF OUR CITY

FOR THE WHOLE FAMILY | ACTIVE RECREATION | REST AND RELAXATION | ECO-FRIENDLY AND SUSTAINABLE

FOR THE WHOLE FAMILY
Comfortable spaces for every generation

ACTIVE LEISURE
Sport, movement and daily energy

REST AND RELAXATION
Bright impressions close to home



INTEGRATED SHELTER

Safe, comfortable and functional solution for a residential quarter

- Integration into the structure of the residential complex
- Universal and barrier-free access for people with disabilities
- Protected underground space for temporary stay
- Ventilation, lighting, sanitation and backup power supply system
- Can be used as a community space in peacetime

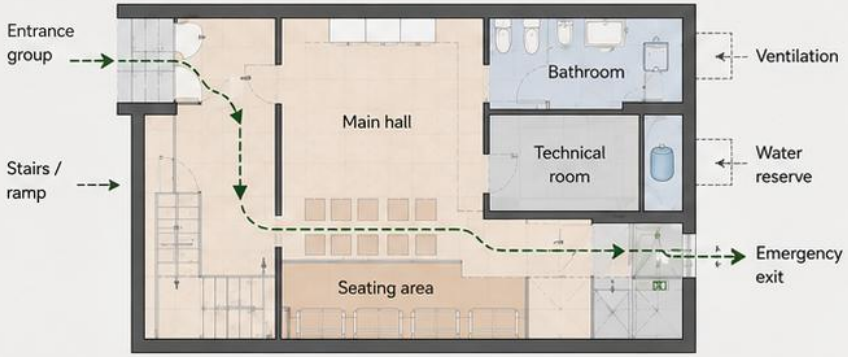
Model



1. Entrance group
2. Stairs / ramp
3. Main hall
4. Seating area
5. Bathroom
6. Technical room
7. Ventilation
8. Water reserve
9. Emergency exit

Landscaping and natural materials create a comfortable environment and a sense of safety

Layout

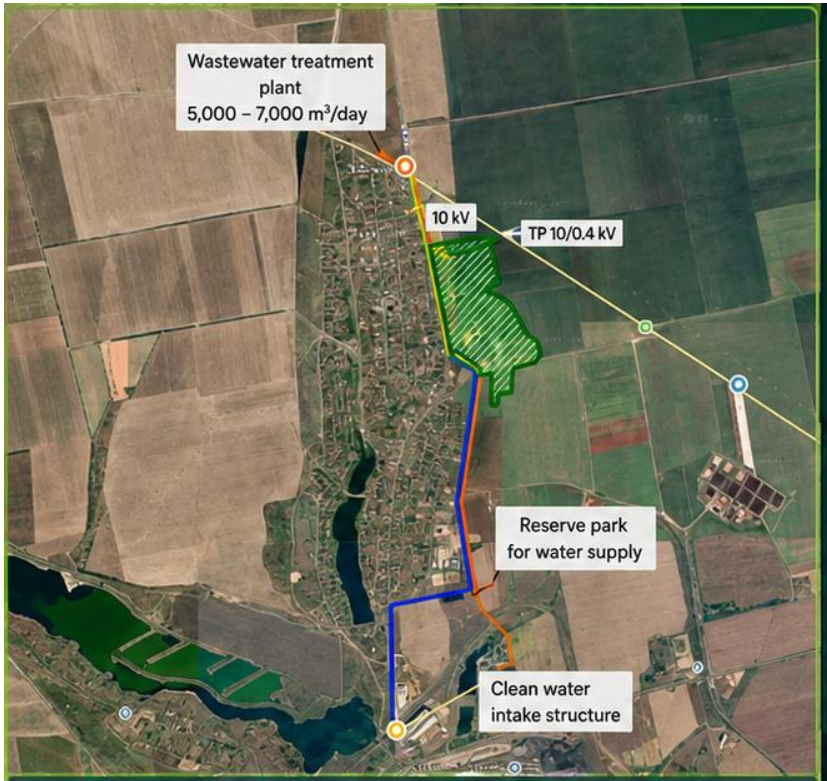


Rellable protection

Barrier-free access

Ecological materials and landscaping

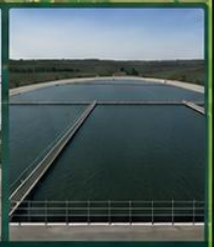
Can be used as a community space in peacetime




Wastewater treatment plant


Pumping station


Transformer substation


Water supply reserve park

WATER SUPPLY

Connection to existing clean water facilities with a capacity of 5,000 – 7,000 m³/day. Provides a stable and high-quality water supply for the residential complex and park infrastructure.

WASTEWATER DISPOSAL

Connection to the existing sewage system and the VNS reserve park.
Technical conditions received from the sewage system for **250 m³/day**.
The system ensures reliable wastewater disposal in accordance with modern environmental standards.



POWER SUPPLY

Connection to the 10 kV line and transformer substation TP 10/0.4 kV. Sufficient capacity to ensure power supply for all facilities, including reserve capacity.

WATER SUPPLY RESERVE PARK

Serves for accumulation and regulation of water pressure in the network. Ensures stable water supply system for all consumers.

SYSTEM ADVANTAGES

- ✓ Reliability and stability
- ✓ Modern treatment technologies
- ✓ Environmental safety
- ✓ Sufficient capacity for future development
- ✓ Easy connection

ROAD NETWORK

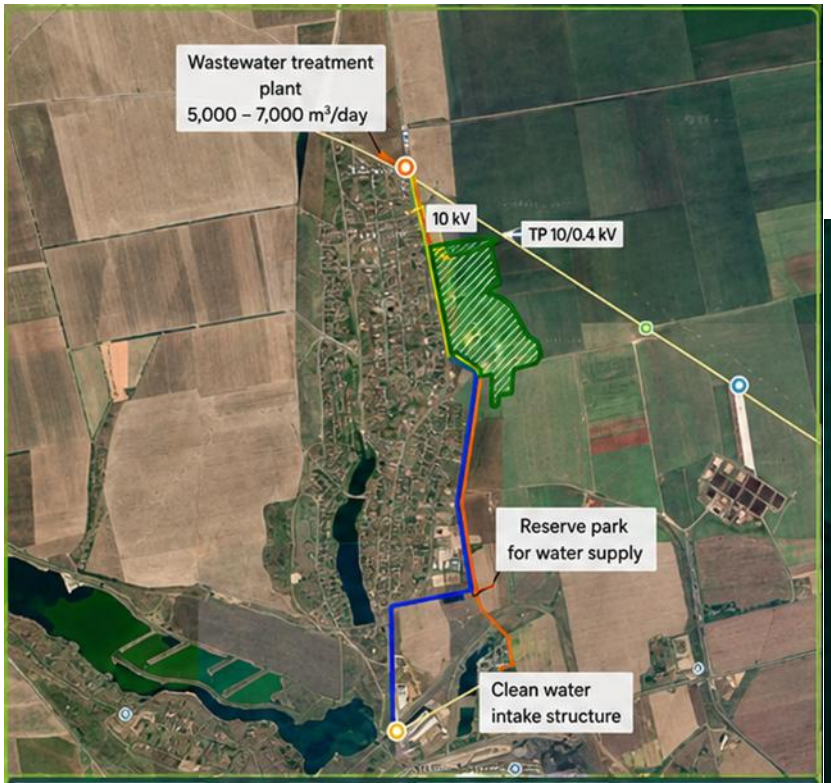
Existing road network provides access to the site and ensures convenient connection to the main external engineering systems.

SUSTAINABLE DEVELOPMENT

Engineering networks are designed to meet modern energy efficiency and environmental safety requirements, ensuring comfortable and safe living for future residents.

QUALITY AND RELIABILITY

The use of modern technologies and high-quality materials guarantees long-term and safe operation of all engineering systems.





Wastewater treatment plant | Pumping station | Transformer substation | Water supply reserve park

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Wastewater treatment facilities with a capacity of 5,000–7,000 m^3/day (Phase II connection) that will meet the needs of the prospective residential, public and commercial development of the Vyzir city.

Engineering and Geological Surveys, 2025

TEO Stage • Land Plots and Queues



WHAT WE OBTAINED

15 meters exploration depth

Comprehensive field and laboratory testing

Reliable basis for engineering solutions and construction safety

WHAT THIS PROJECT PROVIDES

- Optimal design solutions
- Protection of groundwater
- Cost effectiveness of the project
- Compliance with environmental requirements
- Infrastructure safety

TERRITORY AND WATER PROTECTION PLANNING



- Consideration of surface flow directions
- Protection of groundwater
- Preservation of green spaces

KEY DATA

- Engineering and geological surveys performed in 2025 (TEO stage)
- Site: land plots and queues
- Exploration depth: **15 meters**

RECOMMENDATIONS FOR PROJECT DEVELOPMENT

- Design the complex of structural and water protection measures
- Ground conditions: **II type** by soil consistency
- Exclude emergency discharges into stormwater communications
- Organize a surface drainage system for atmospheric precipitation
- Design proper vertical planning of the site
- Establish a **surface water outfall**

CONCLUSION

The site for construction is in a **stable condition**

No extraordinary changes in engineering and geological conditions **are expected** during the operation of existing buildings



Why "Vyzyr" is a business, not only a building site

The demand under this project is paid for by wages, not by aid

01

A working port economy

Ukraine's Black Sea port cluster, directly adjacent — one of the country's largest sources of foreign-currency revenue and formal employment

02

Employment and income

Port, logistics, industrial and service activity generate structural demand for labour — and for housing near it

03

Buyers and tenants who can pay

Households with earned income, reinforced by displacement-driven demand across the Odesa region

04

A living district

Shops, cafés, services and corporate space with a catchment from the first residents onward

WHAT MAKES IT PROFITABLE

- **Mixed-use from day one.** Ground-floor retail and corporate space in the Stage 1 village core generate lease income in parallel with first occupancy, not years later.
- **Blended population.** Middle-market and premium sales cross-subsidise the affordable component, reducing dependence on grant funding and improving bankability.
- **Programme scale.** Unit costs and delivery efficiency improve materially at scale; Phase 1 builds the supply chain and proven unit-cost base that Phase 2 then uses.

WHAT LIMITS THE RISK

- **Pilot then scale.** A deliberately small, certified first stage proves demand and performance before Stage 2 capital is committed.
- **Existing capacity used first.** Municipal infrastructure and school places carry early demand; the social and recreational layer is built in Stage 2, timed to population uptake, so no capital stands idle.
- **Staged absorption.** Demand is taken up progressively rather than delivered into an untested market.

Technologies and partners we want to attract

Early access to project definition — before specifications and procurement are locked

BUILDING SYSTEMS

- Industrialised and prefabricated construction systems, including engineered timber
- Building envelope, insulation and façade systems
- Fire protection and passive safety
- Technical installations: ventilation, sanitation, controls

ENERGY AND RESILIENCE

- Hybrid power and battery energy storage
- Solar generation and energy-management systems
- Heat pumps, district and local heating solutions
- Shelter, backup power and civil-protection systems

WATER AND ENVIRONMENT

- Water treatment and distribution
- Wastewater treatment and reuse
- Surface drainage and water-protection design
- Landscape and public-realm delivery

COMMERCIAL TERMS

DDP is the commercial floor. Partners who share risk beyond it are preferred.

PROFESSIONAL PARTNERS

- Architecture and engineering practices experienced in IFI documentation standards
- Feasibility, financial modelling and environmental & social advisors
- Green-building certification advisors
- Ukrainian EPC contractors and construction partners

CAPITAL AND COMMITMENT PARTNERS

- Forward purchasers and offtake partners for the Stage 1 housing component
- Concessional lenders and guarantee providers
- Development finance institutions and donors for the displacement-related share
- Commercial co-investors and institutional housing operators

Why an investor should take interest now

The expensive early questions have already been answered

ALREADY IN PLACE

- **Land formed and designated.** 42.2396 ha assembled from four cadastral plots, designated use 02.10 — multi-apartment housing with commercial and market infrastructure.
- **Ground proven.** Engineering and geological survey completed in 2025 to 15 m; site assessed as stable, no extraordinary changes expected.
- **Utilities confirmed.** Water 5,000–7,000 m^3/day; technical conditions received for 250 m^3/day wastewater; 10 kV line and 10/0.4 kV substation; connection points within 200 m.
- **Municipal partner in place.** Hromada development agency as counterpart, under a signed memorandum of understanding.

THE ROUTE TO FINANCING

- Positioned to enter Ukraine's national project pipeline and a project preparation facility, which co-funds feasibility rather than leaving it on the investor.
- Financing structured on precedent: concessional debt blended with a guarantee instrument, as used by comparable Ukrainian housing platforms.
- Enabling works sized to qualify as a Quick Win under a municipal preparation facility.
- A model built to be repeated — on Phase 2 and in comparable hromadas.

Interest from a regional port operator in housing its workforce has been strongly signalled. It is not yet a binding commitment.

380 ha
total development area, Phases 1 and 2

42.2 ha
Phase 1 — four plots, single contiguous site

15 m
survey depth, 2025 — ground conditions Type II

200 m
to water, sewage and gas connection points

Contacts

Project team for the Vyzyr city concept



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