



# READY-TO-USE INDUSTRIAL SITE IN UKRAINE



**BILA TSERKVA**  
INDUSTRIAL PARK



# UKRAINE'S ADVANTAGES FOR MANUFACTURERS

- A. Free Trade Area with EU, EFTA, Canada
- B. Convenient logistic scheme and close to the OEM
- C. Low production costs
- D. Skillful labor force
- E. Competitive tax rates
- F. Industrial Parks State Support and Incentives



# SIGNIFICANT INCENTIVES FOR INVESTORS IN UKRAINE

For centralized support of investors, an investment agency UkraineInvest was already created, and an agency to support industrial parks is being created in Ukraine.

## Government of Ukraine provided incentives for investors:

- for founders, management companies and residents of industrial parks (law "On industrial parks"),
- for implementing of new investment projects (law "On state support of investment projects with significant investments in Ukraine")



- A. Provision of funds on a non-refundable basis for the arrangement of industrial parks, compensation of costs for connection and joining to engineering and transport networks.
- B. Exemption from income tax for 10 years for industrial park participants/residents.
- C. Exemption from VAT of importation of new equipment imported by industrial park participants for their own use.
- D. Exemption from import duty taxation of new equipment imported by industrial park participants for their own use.
- E. Compensation of the interest rate on credits (loans) for arranging and/or carrying out economic activities within the boundaries of industrial parks
- F. Industrial parks and its residents may receive a reduced rate or exemption from land tax and real estate tax



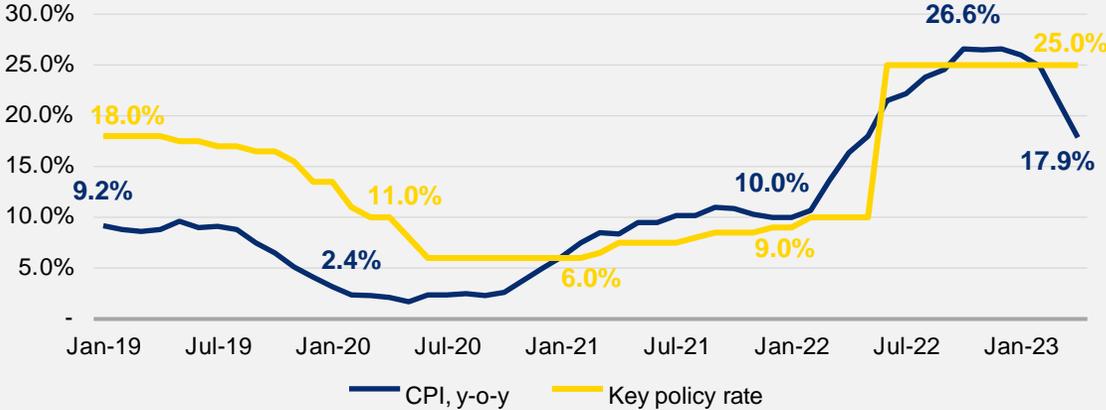
# OVERVIEW OF THE CURRENT UKRAINE MACROECONOMY – AT THE BEGINNING OF RECOVERY

**J.P.Morgan**

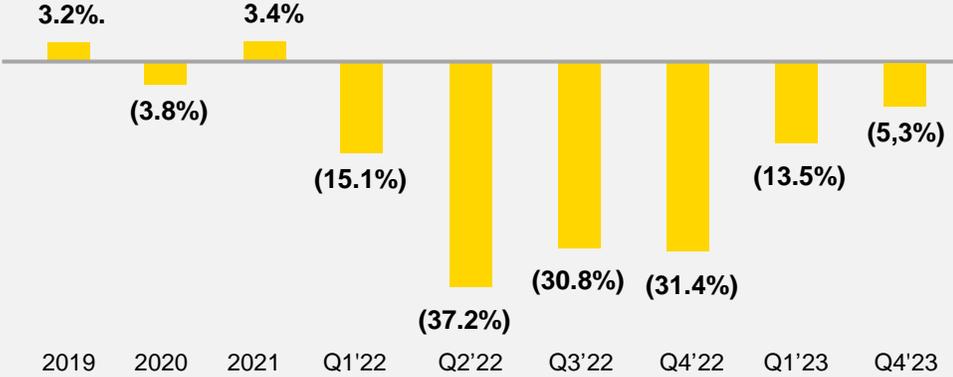
War is a severe shock, but resilience of the Ukrainian economy is remarkable

*Frontier Markets Fixed Income Conference, 2023*

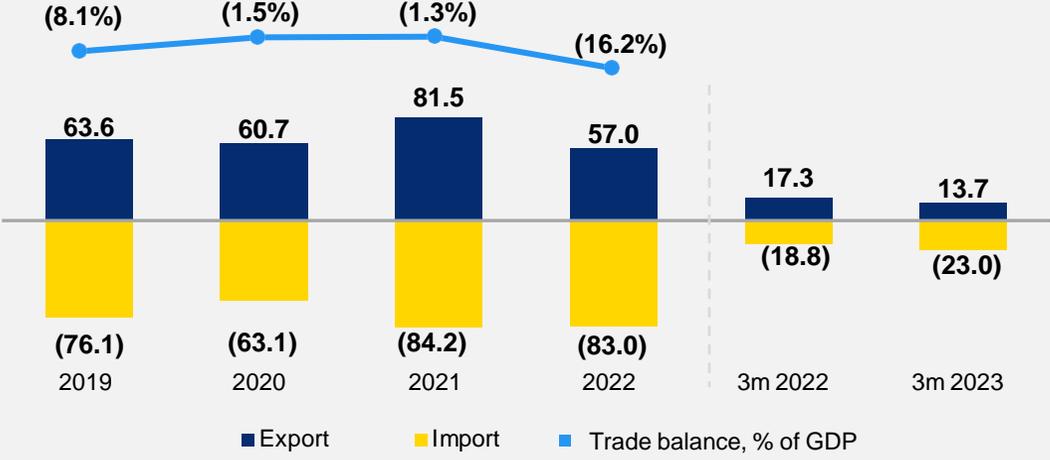
CPI (y-o-y, %)



Real GDP growth (y-o-y, %)



Export & import dynamics (goods and services, USD bn)



# CITY BILA TSERKVA, KYIV REGION, UKRAINE. ADVANTAGES FOR MANUFACTURERS



## FAVORABLE & BALANCED GEOGRAPHIC LOCATION:

- 80 km to Kyiv – largest consuming & labor market in Ukraine with population over 3mln
- International highway E95, part Kyiv – Odesa (M05)
- 120 km to airport Boryspil, 90 km – airport Kyiv
- Two railway stations & airport
- 390 km to seaports in Odesa and Mykolaiv

## BILA TSERKVA - FIRST BIGGEST CITY IN KYIV REGION:

- 220,000 population & 132,000 workforce incl. 40 km suburbs
- 9,000 students & 15 college and high technical schools
- Average gross wage – 391 EUR per month
- Kyiv region unemployment rate – 8% according to ILO methodology as of the end 2023

# ACTUAL PRODUCTION COSTS IN BILA TSERKVA

## UTILITIES COSTS SUMMARY 2024

	Utility	Cost, w/o VAT
	Electricity supply	flexible
	Natural gas	flexible
	Water supply	€ 0,35 /m <sup>3</sup>
	Wastewater	€ 0,5 /m <sup>3</sup>

## LOCAL TAX RATES 2024

Industrial real estate tax* <small>*if used to own purposes</small>	0%
Warehouse real estate tax in 2024	€ 0,85 m / year
Local Industrial land tax in 2024	€ 2 890 ha/year
Local Industrial land tax for IP for 2024	€ 0 ha/year
Local construction tax	0%

## LOCAL WORKFORCE COSTS 2024

	Net Salary, <i>per month</i>	Gross Salary, <i>per month</i>
<b>MANAGER</b> MA in engineering/economy, 5+ year of experience, strong English	≥ € 900	≥ € 1 364
<b>ENGINEER</b> MA in Engineering, 3-5 years of experience, basic English	≥ € 600	≥ € 909,3
<b>WORKER</b> College, 3+ years of experience	≥ € 350	≥ € 530,5

## NET / GROSS SALARY STRUCTURE 2024

<b>GROSS salary, including all taxes</b>	<b>€ 530,5</b>
Social security tax (payable by employer)	22 %
Payroll income tax (payable by employee)	18 %
Military tax (payable by employee)	1,5 %
<b>NET salary payable to employee</b>	<b>€ 350</b>

## BUSINESSES IN BILA TSERKVA

- **Diversified local economy** – food and pharmaceutical products, FMCG, automotive, packaging, rubber ware & tires, garment, wood processing, production of furniture.
- **Advanced engineering infrastructure and qualified labor force** – strong potential and opportunities to develop industrial production.
- Strategy on City Development, Investment passport **are adopted.**



 biopharma

  
Unilever

  
PURE & NATURAL SPICES

  
EURO FOOD SERVICE

  
InTiCa  
Systems

ArdaghGroup 

  
terraFOOD

  
syngenta

  
ALFA  
SMART AGRO

  
Tribo

  
ROSAVA™  
МИ ЗНАЕМО ДОРОГИ - ДОРОГИ ЗНАЮТ НАС

# DISCOVER BILA TSERKVA CITY

- Landscape park with total area 297 hectares founded in XVIII century.
- Zamkova Hora, the citadel where the city was established.
- St. John the Baptist Church and Transfiguration Cathedral built in XIX century.
- Great number of architectural monuments from the XVIII-XX centuries.

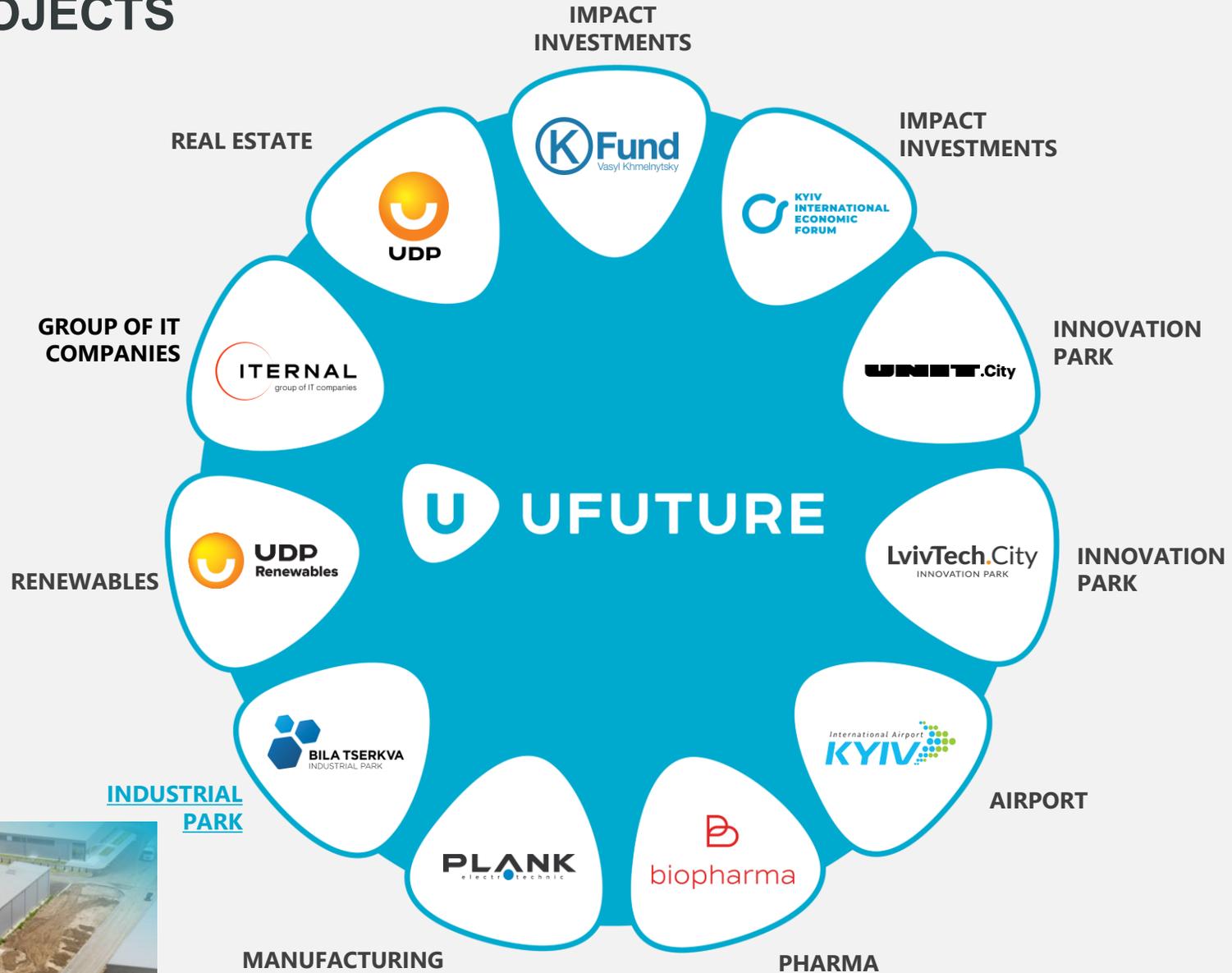


# WHO WE ARE

**UFuture** is a holding company, which has a diversified portfolio of assets in the fields of real estate, infrastructure, industry, renewable energy, pharmaceuticals, and IT. **The total area of the real estate projects covers over 3 million square meters.**



# UFUTURE PROJECTS



# BILA TSERKVA INDUSTRIAL PARK

[ip-bt.com](http://ip-bt.com)

## GOALS '30

**235,400 m<sup>2</sup>**

total area of buildings and premises constructed

17%

**41,000 m<sup>2</sup>**

industrial and warehouse real estate is commissioned

**703,100 m<sup>2</sup>**

total area of land plots utilized

36%

**257,000 m<sup>2</sup>**

land plots developed / under development / sold

**\$250 mln**

investments attracted

20%

**\$50 mln**

investments attracted

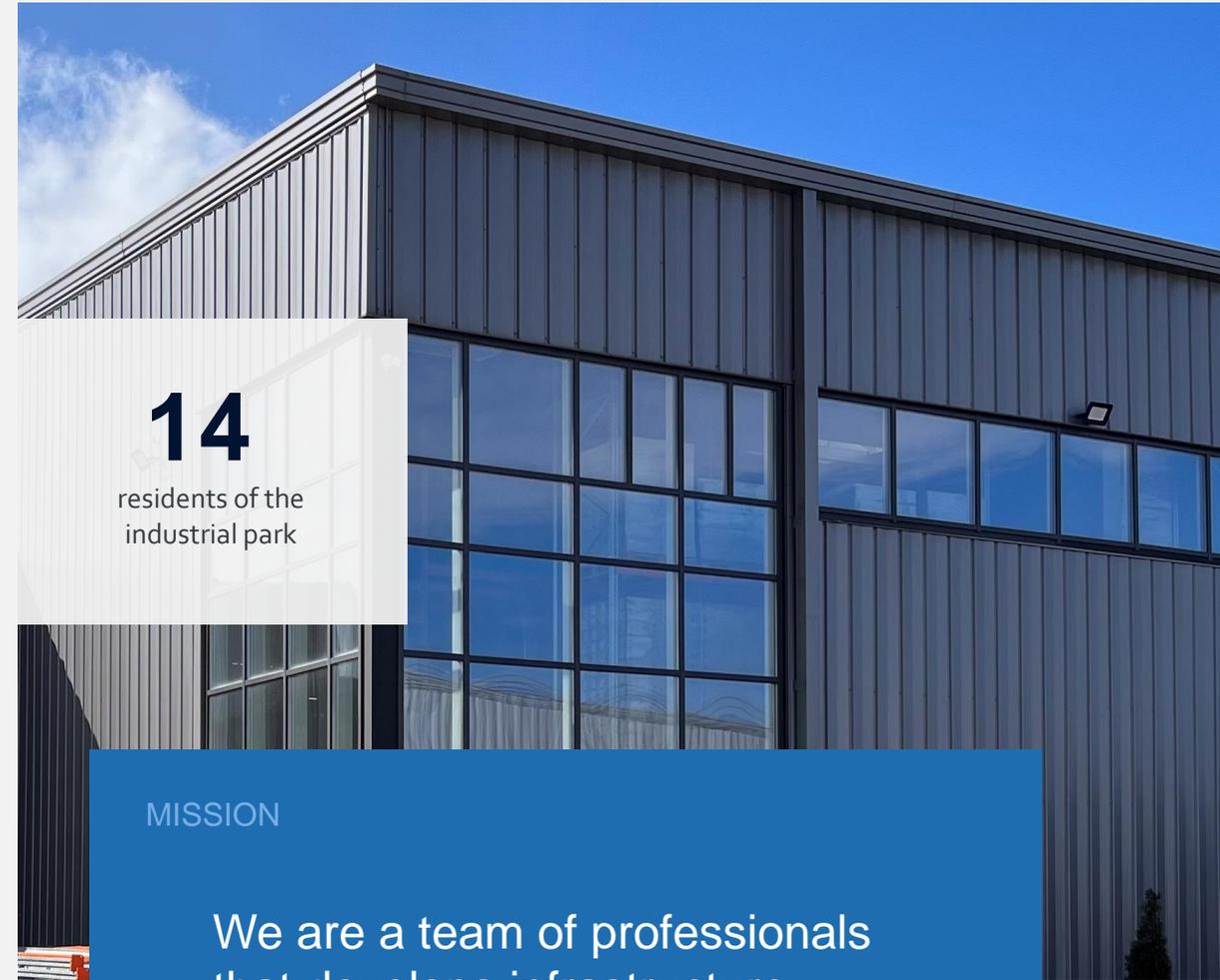
## RESULTS '23

**14**

residents of the industrial park

## MISSION

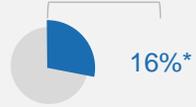
We are a team of professionals that develops infrastructure and conditions for sustainable industrial development of Ukraine



# OUR TRACK RECORDS



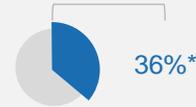
**5**  
production  
and warehouse  
buildings



**650**  
new jobs were  
created



**10<sup>s</sup>**  
kilometers of  
utility networks  
were laid out



**25000**  
square meters of paved  
roads were built

\*Part of the Plan

## OUR CLIENTS PORTFOLIO



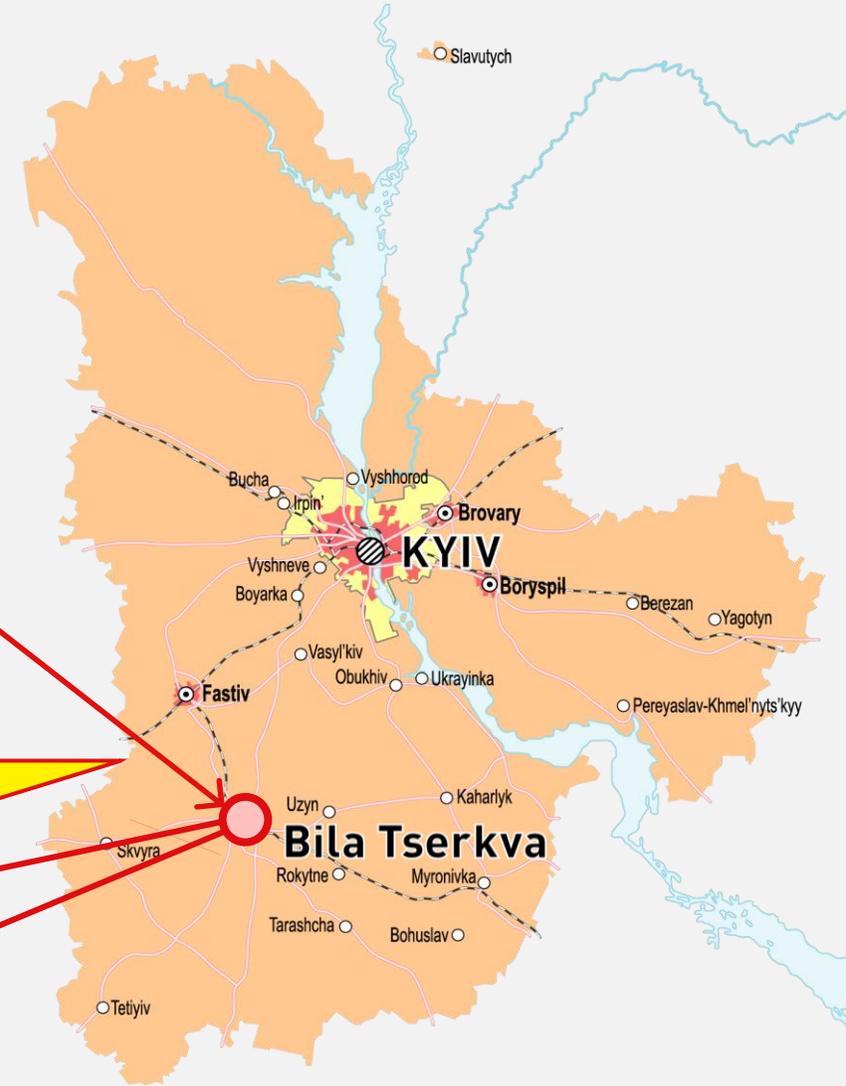
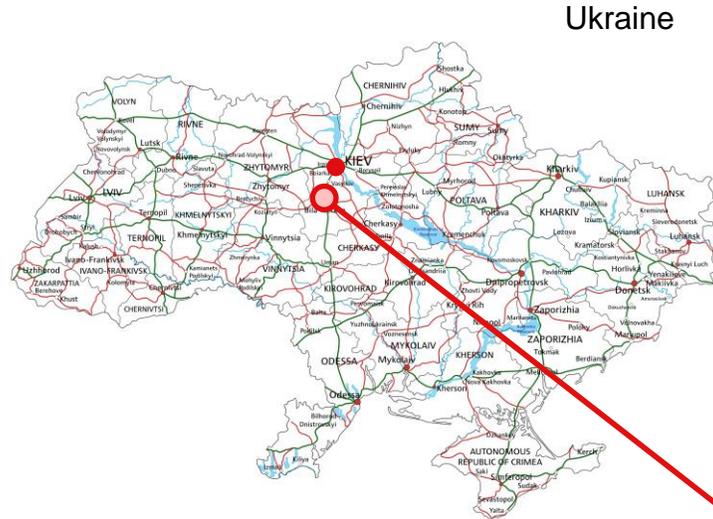
## OUR DONORS



# INDUSTRIAL PARK LOCATION

## Distance to:

- 75 km Kyiv city
- 0.9 km E95 motorway (Helsinki – Kyiv – Odesa)
- 0.6 km P32 motorway (Kremenets – Bila Tserkva)
- 0.0 km Railway line
- 0.5 km "Rotok" Railway Station
- 14 km Cargo Aviation Terminal
- 120 km International Airport (KBP)
- 390 km Odesa Sea Port
- 14.5 km Bila Tserkva customs office
- 468 km OEM and EU border



# MASTER PLAN & UTILITIES, 1<sup>st</sup> PHASE



## Electricity

Available capacity: **7.5 MW**

Voltage: **10 kV**;

Distance: **0 m**;

Extra capacity: **10 MW\***.

\*Status: technical conditions received;  
 design developed; materials partially ordered.



## Gas

Available capacity:

**6 400 m<sup>3</sup>/h**;

Distance: **0 m**;

Pipe diameter: **310 mm**.



## Water supply

Available capacity:

**1 300 m<sup>3</sup> /24h**;

Distance: **0 m**;

Pipe diameter: **2x160 mm**.



## Sewage

Available capacity:

**1 300 m<sup>3</sup> /24h**;

Distance: **0 m**;

Pipe diameter: **2x110 mm**.

# MASTER PLAN & UTILITIES,

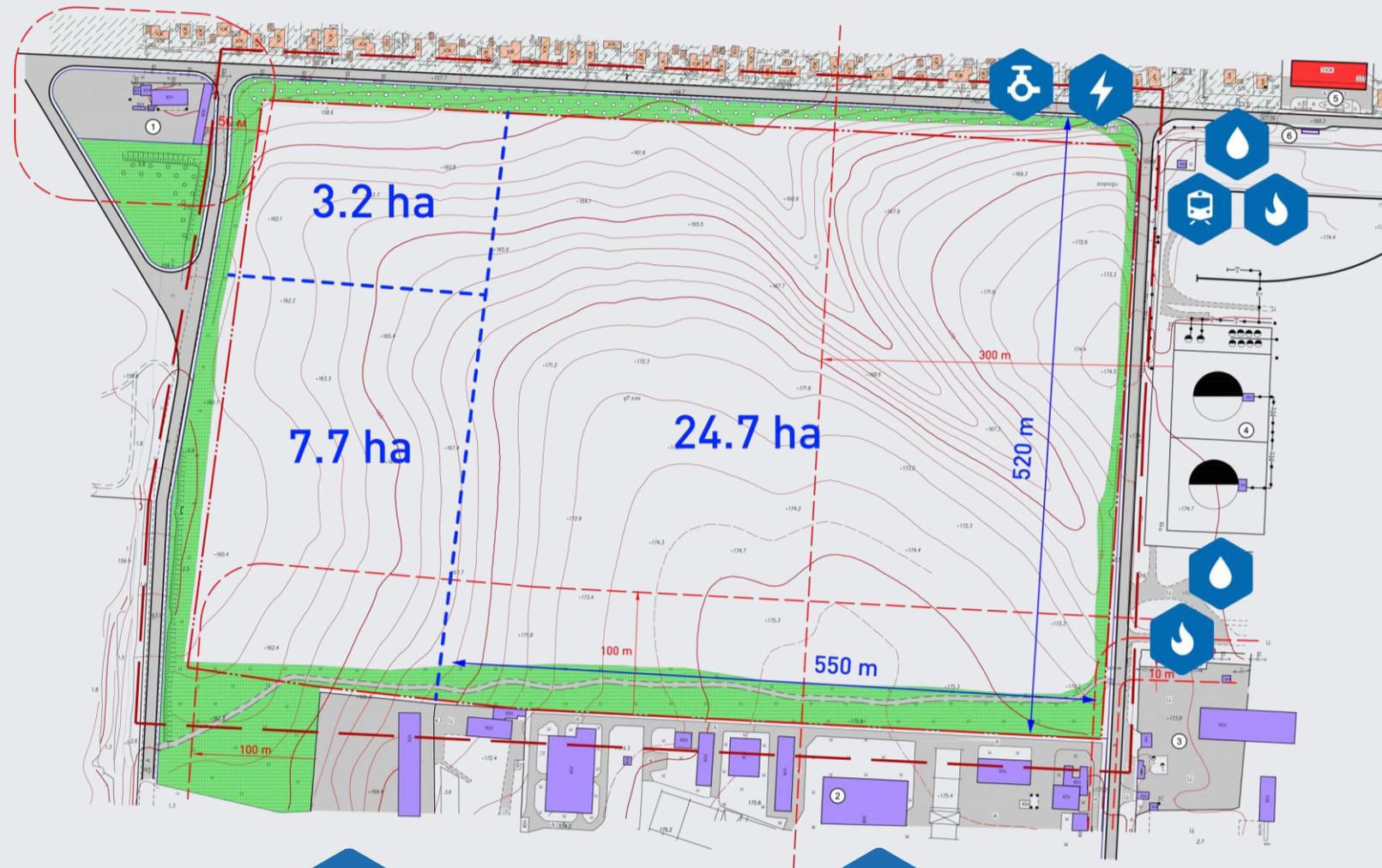
## 2<sup>nd</sup> PHASE

### Status

Available capacity: **720x470 m**

Ownership: **Private**

Land: **Industrial**



### Electricity

Available capacity: **250 kW**

Voltage: **0.4 kV;**

Distance: **on the border;**

Extra capacity: **15 MW at 10 kV\*.**

\*Status: technical conditions received; design developed; materials partially ordered.



### Gas

Available capacity: **0 m<sup>3</sup>/h;**

Project capacity: **10 ths. m<sup>3</sup>/h\***

Distance: **35 m;**

Pipe diameter: **400 mm.**

\*Status: technical conditions to be received/design to be developed by the end-user



### Water supply

Available capacity: **500 m<sup>3</sup>/day;**

Distance: **on the border;**

Increase: **1224 m<sup>3</sup>/day\*;**

Distance: **3 km;**

Pipe diameter: **city pipeline (300 mm).**

\*Status: technical conditions received; design developed; materials partially ordered



### Sewage

Available capacity: **0 m<sup>3</sup>/day;**

Increase: **900 m<sup>3</sup>/day\*;**

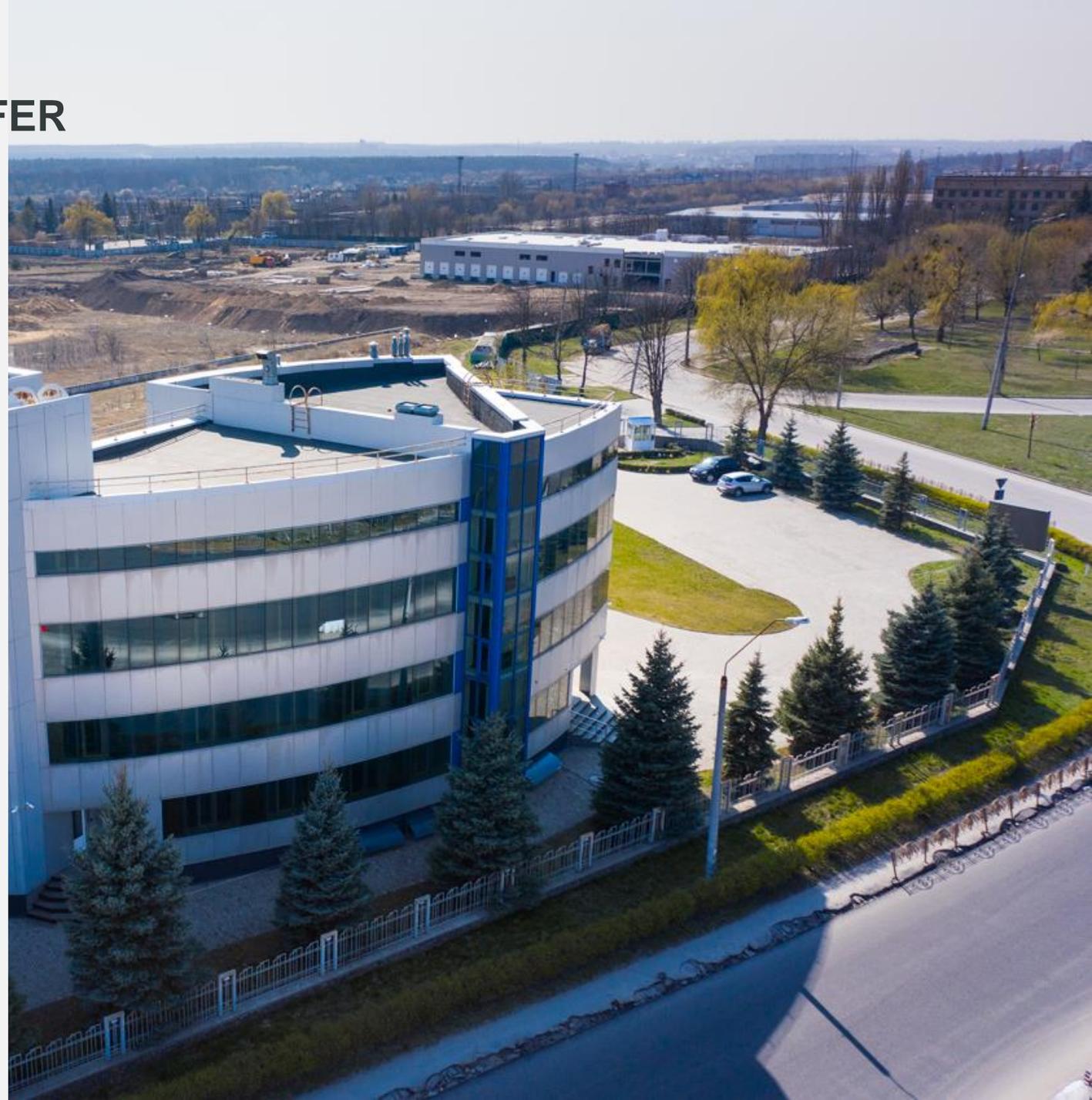
Distance: **2 km;**

Connection: **city pipeline (500 mm).**

\*Status: technical conditions received; design developed; materials partially ordered

# OUR COMMERCIAL/INVESTMENT OFFER

- A. Sale/lease of land with utilities
- B. Sale/lease of ready-built industrial facilities
- C. Built to suit (buy or lease) of the industrial and logistics facilities
- D. Development (managing construction) of the clients' industrial and logistics facilities
- E. "One-stop-shop" (support with permits, business launch, product certification, etc).
- F. Operational services from IP managing company (security, maintenance of infrastructure and facilities of residents, HR- and LEAN-support)
- G. Sale of the Industrial park land bank / project or joint venture



# LAND PLOTS OF PHASE 1

35% OF LAND PLOTS ARE ALREADY UNDER DEVELOPMENT AND CONSTRUCTION OF INDUSTRIAL AND LOGISTICS



# BUILT-TO-SUIT PROJECTS



## NOVA POSHTA

Innovative logistics depot in Bila Tserkva, Kyiv region

- Modern building with total area of 3900 m<sup>2</sup>.
- Automatized sorting line with AI and machine learning systems capable to process more than 3 ths. of parcels per hour. Central office and client servicing outlet in the region.
- Commissioned in 3Q2020.



## PLANK ELECTROTECHNIC

The single producer of electric furniture in Ukraine

- Modern building with total area of 3600 m<sup>2</sup>.
- Heating by thermal pumps combined with recuperation of waste heat from equipment, automatized accounting and remote access systems.
- The building is certified by BREEAM (high level of energy efficiency, ecology and personell comfort).
- Commissioned in 2Q2019.

# READY-BUILT INDUSTRIAL FACILITIES\*



**2 000 sq.m.**

building area, including production, warehouse, technical and office area.



**Frame**

steel made by Astron (Luxemburg).



**6 m.**

Minimum clear height.  
Maximum clear height 6,9 m



**Walls and roof**

built-up sandwich panels with heat and noise insulating properties.



**4 t/m<sup>2</sup>**

loading capacity on self-levelling floor.



**2 cargo docks**

equipped with industrial sectional gates.



\*Availability: 3Q2024



## ADD-ON VALUES

- A. Lowering investment risks.
- B. Developed production and transport infrastructure.
- C. Partnership and acceleration programs are in operation.
- D. Creating optimal supply chains.
- E. Developing sustainable ecosystem that mitigates negative impact on the environment, reduces consumption of energy and raw materials, and supports decent working conditions.



# OUR COMPETITIVE ADVANTAGES

## SUPPORT OF FOREIGN INDUSTRIAL AND LOGISTIC INVESTORS IN UKRAINE

	BILA TSERKVA INDUSTRIAL PARK	vs	STAND ALONE
INDUSTRIAL REAL ESTATE	<ul style="list-style-type: none"><li>▪ Existing manufacturing platform</li><li>▪ Private ownership for industrial land &amp; all utilities in place</li><li>▪ Built to sell / lease of production units</li></ul>		
LOCATION & INFRASTRUCTURE	<ul style="list-style-type: none"><li>▪ Railway &amp; highway (E95)</li><li>▪ Public transport stations &amp; railway station</li><li>▪ 80 km to Kyiv by highway</li></ul>		
SOURCES	<ul style="list-style-type: none"><li>▪ Cost effective and skillful labor force</li><li>▪ Students: Bila Tserkva 9,000 &amp; Kyiv 380,000</li><li>▪ 5 high technical schools, including Service and Design College</li></ul>		
ADD-ON VALUE	<ul style="list-style-type: none"><li>▪ Leading UA real estate developer</li><li>▪ Comprehensive support, including labor force recruitment, LEAN Institutes of Ukraine and other services</li><li>▪ Co-investment for risk mitigation</li></ul>		
EXPERTISE IN RISKS MITIGATION	<ul style="list-style-type: none"><li>▪ War and politics risks insurance within Export-credit agency of Ukraine</li><li>▪ Experienced in development of industrial property for foreign investors during martial law (2 plants already build, 2 plants under construction)</li><li>▪ Underground and mobile bomb shelters for employees of the residents and construction workers of industrial park are available</li></ul>		



# THANK YOU FOR ATTENTION!

If you have any questions or on issues of cooperation, please do not hesitate to contact us:

## CONTACTS

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LinkedIn: [@Bila-Tserkva-Industrial-Park-1](https://www.linkedin.com/company/Bila-Tserkva-Industrial-Park-1)

YouTube: [@Bila-Tserkva-Industrial-Park](https://www.youtube.com/channel/UCBila-Tserkva-Industrial-Park)

## More Available Production and Warehouse Premises



Production premises



Warehouse premises



Logistics terminal