



READY-TO-USE INDUSTRIAL SITE IN UKRAINE



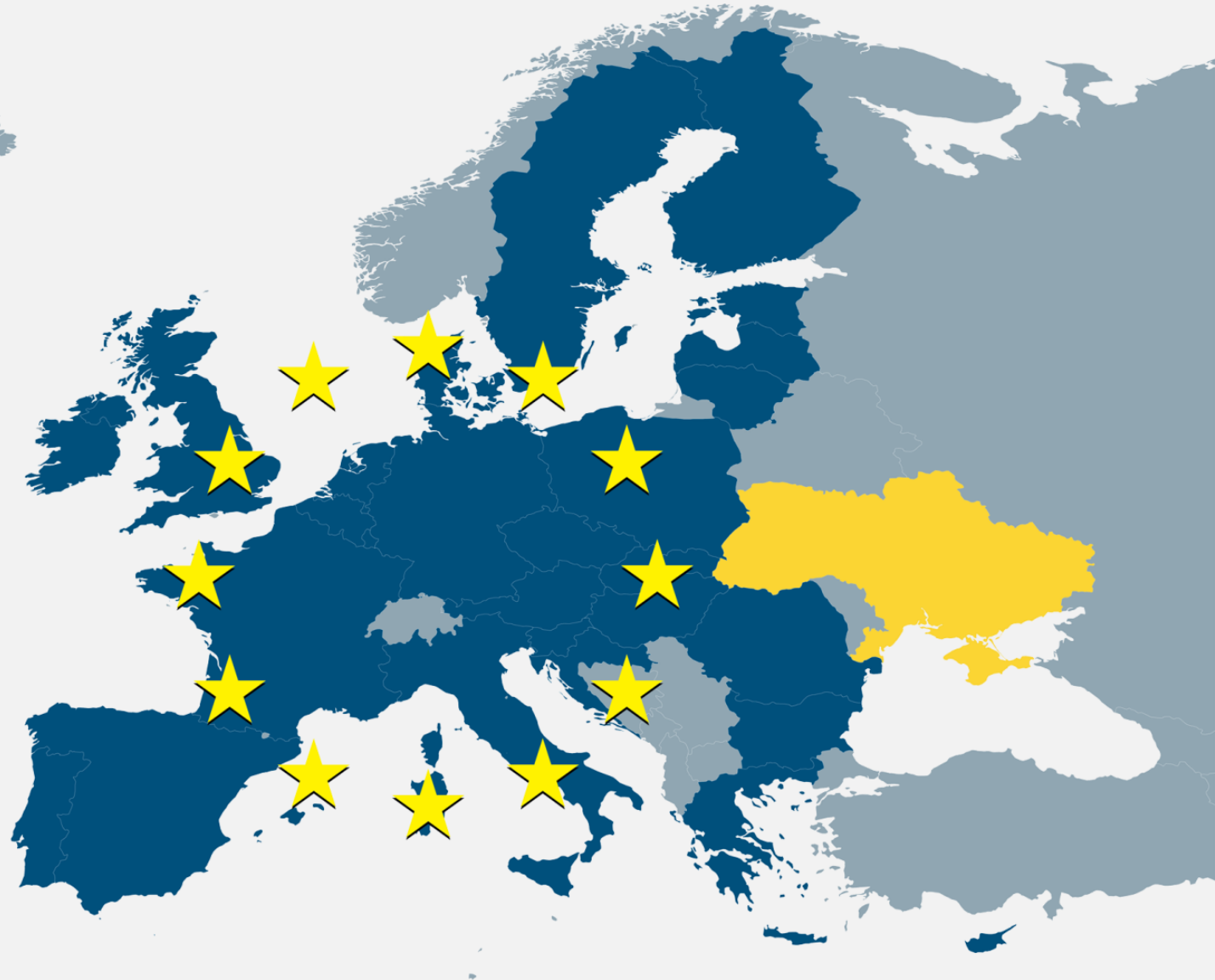
BILA TSERKVA
INDUSTRIAL PARK

FOR DECADES UKRAINE HOSTED MANY INTERNATIONAL PRODUCERS BOTH DOMESTIC AND TRANSNATIONALS



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")



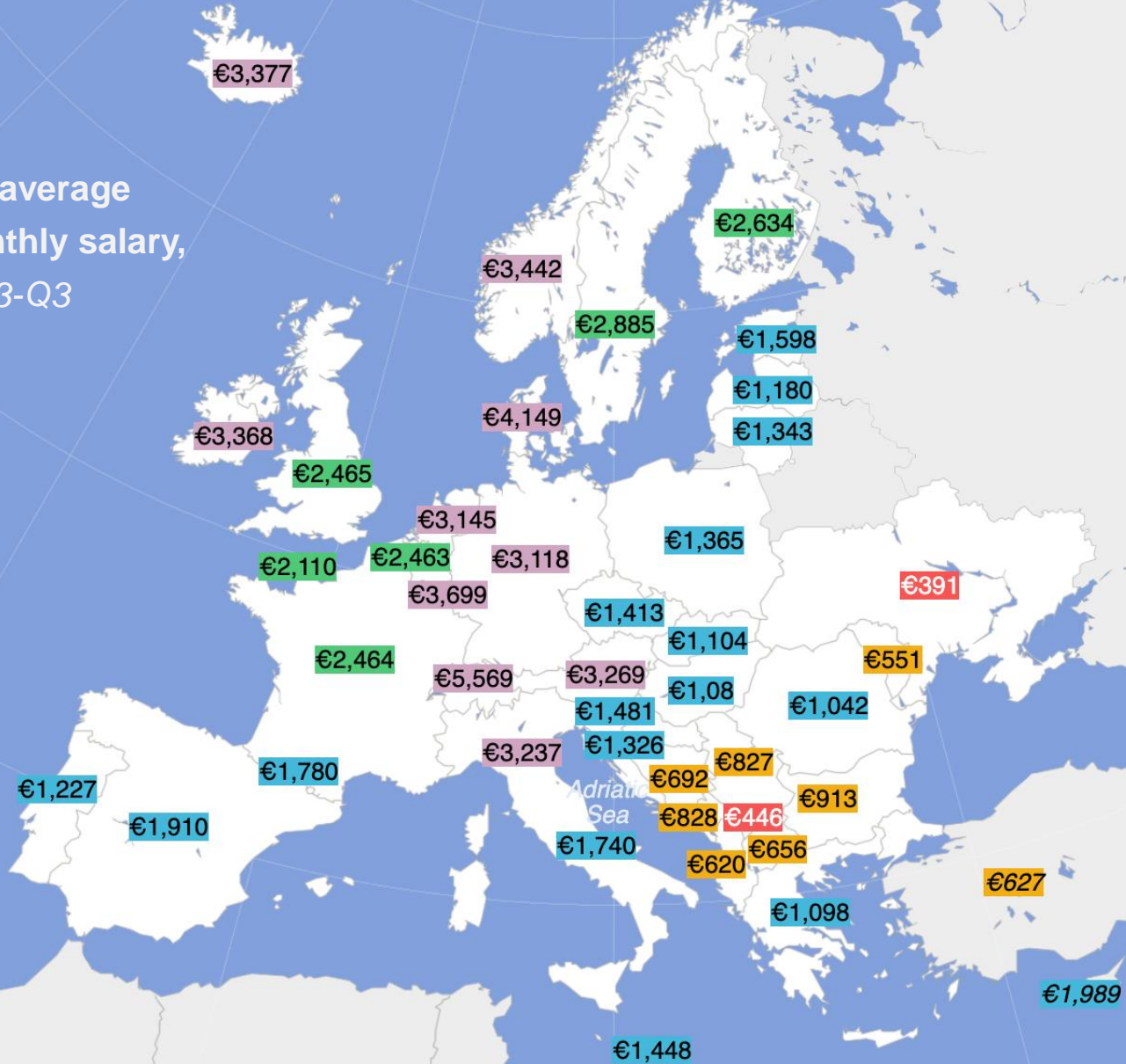
- A. Provision of funds on a non-refundable basis for the arrangement of industrial parks, compensation of costs for connection and joining to engineering and transport networks.
- B. Exemption from income tax for 10 years for industrial park participants/residents.
- C. Exemption from VAT of importation 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

STRONG COST-EFFECTIVE ADVANTAGES OF UKRAINE

Net average monthly salary, 2023-Q3

Country	Net average monthly salary (€)
Iceland	€3,377
Sweden	€3,442
Finland	€2,634
Norway	€2,885
Denmark	€1,598
Switzerland	€4,149
Austria	€3,145
Germany	€3,118
France	€3,699
Spain	€3,368
Portugal	€1,227
Italy	€3,237
Greece	€1,098
Turkey	€627
Ukraine	€391

**Net average
monthly salary,
2023-Q3**



Natural gas

Country	EUR/kWh w/o VAT
Poland	0.093
Slovakia	0.176
Czech Rep.	0.140
Romania	0.093
Hungary	0.140
Ukraine	0.030

For industrial use in Q4'23-Q1'24

Electricity

Country	EUR/kWh w/o VAT
Poland	0.533
Slovakia	0.379
Czech Rep.	0.143
Romania	0.212
Hungary	0.269
Ukraine	0.134

Source: Eurostat, NKREKP

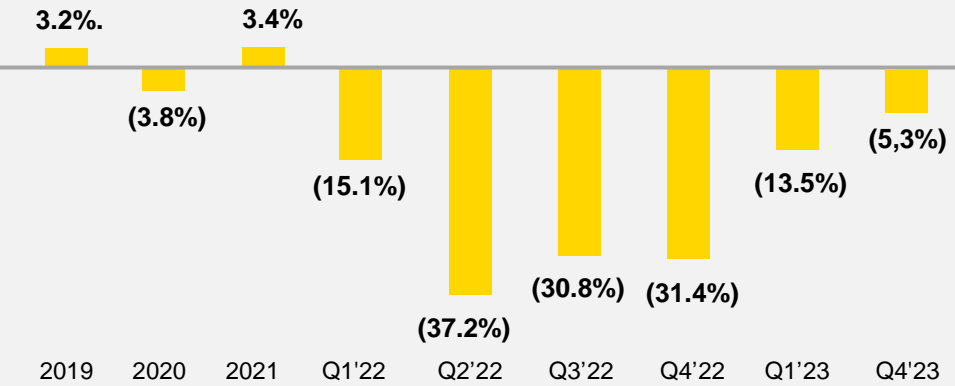
OVERVIEW OF THE CURRENT UKRAINE MACROECONOMY – AT THE BEGINNING OF RECOVERY

J.P.Morgan

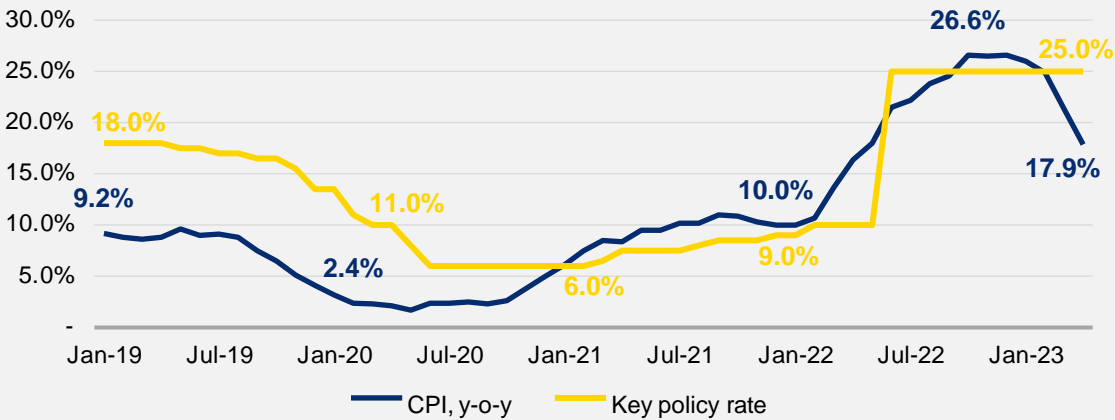
War is a severe shock, but
resilience of the Ukrainian
economy is remarkable

*Frontier Markets Fixed
Income Conference, 2023*

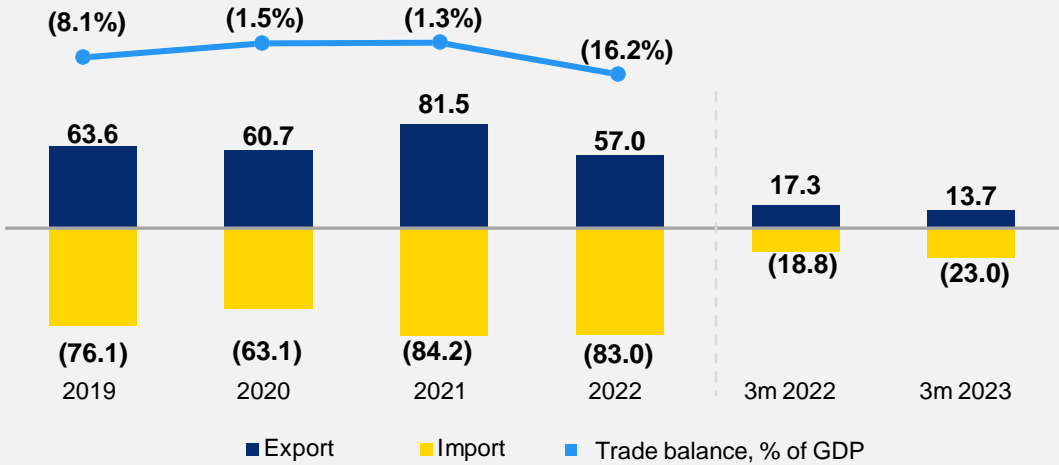
Real GDP growth (y-o-y, %)



CPI (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 ³
	Wastewater	€ 0,5 /m ³

LOCAL TAX RATES 2024

Industrial real estate tax*	0%
<small>*if used to own purposes</small>	
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>
MANAGER MA in engineering/economy, 5+ year of experience, strong English	≥ € 900	≥ € 1 364
ENGINEER MA in Engineering, 3-5 years of experience, basic English	≥ € 600	≥ € 909,3
WORKER College, 3+ years of experience	≥ € 350	≥ € 530,5

NET / GROSS SALARY STRUCTURE 2024

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

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.

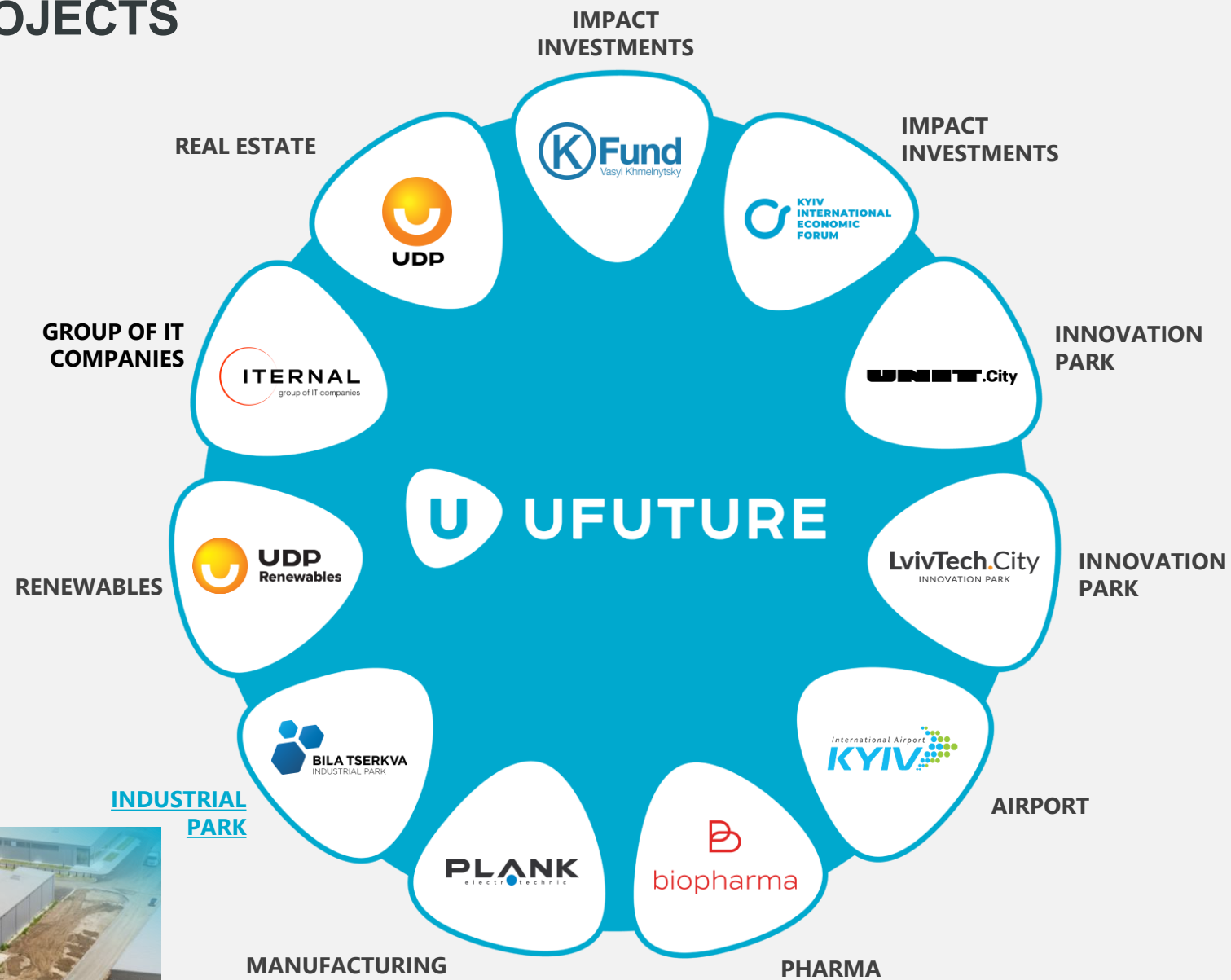


WHO WE ARE

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

GOALS '30

235,400 m²

total area of buildings and premises constructed

17%

41,000 m²

industrial and warehouse real estate is commissioned

703,100 m²

total area of land plots utilized

36%

257,000 m²

land plots developed /under development / sold

\$250 mln

investments attracted

20%

\$50 mln

investments attracted

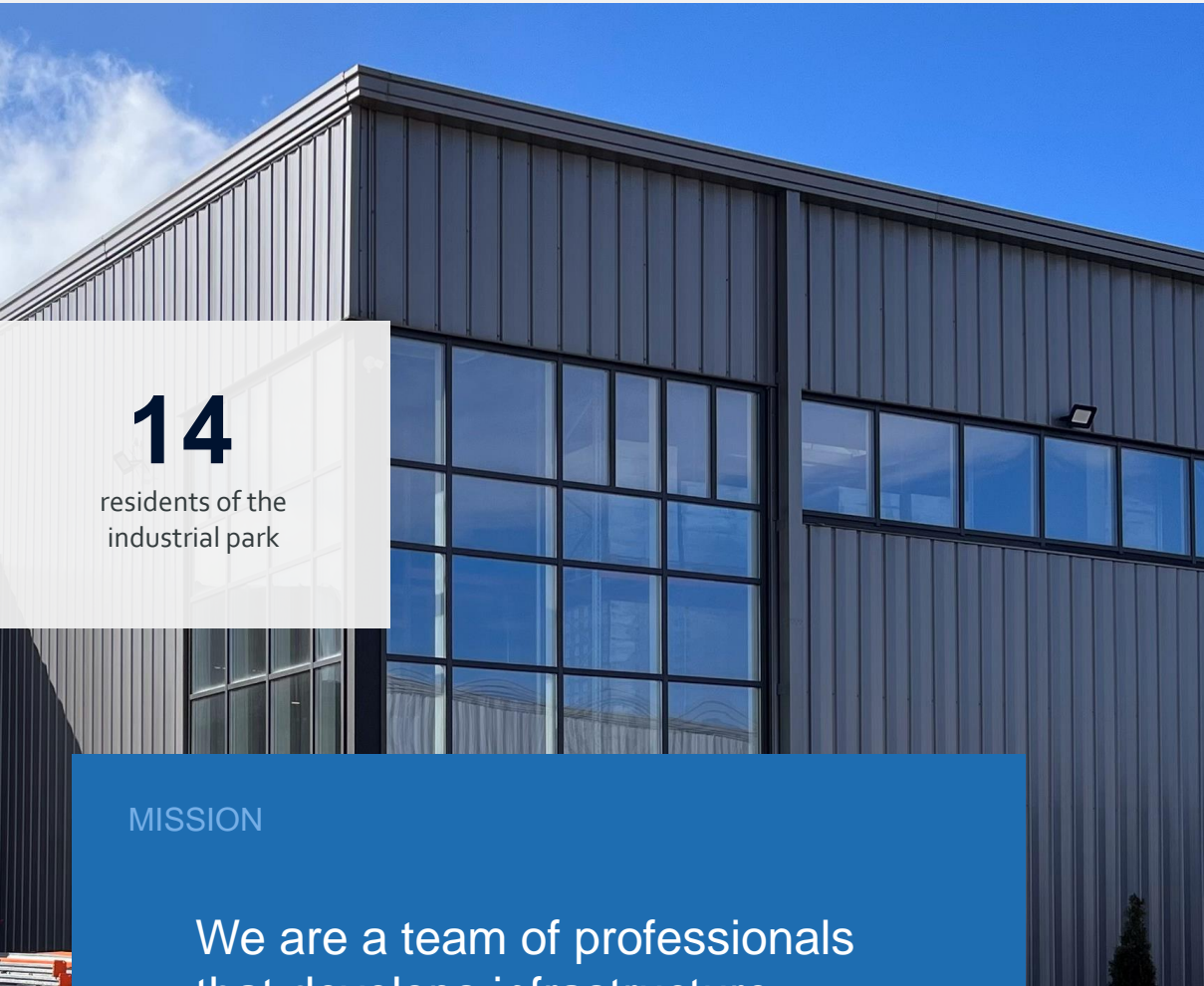
RESULTS '23

14

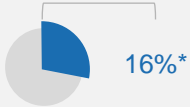
residents of the industrial park

MISSION

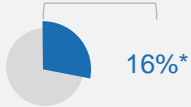
We are a team of professionals that develops infrastructure and conditions for sustainable industrial development of Ukraine



OUR TRACK RECORDS



5
production
and warehouse
buildings



650
new jobs were
created



10^s
kilometers of
utility networks
were laid out



25000
square meters of paved
roads were built

*Part of the Plan

OUR CLIENTS PORTFOLIO



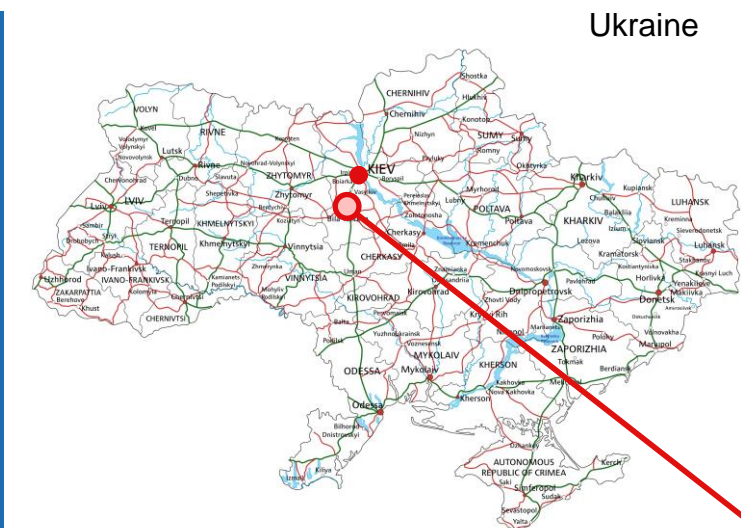
OUR DONORS



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



Kyiv Region

MASTER PLAN & UTILITIES, 1st 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 m³/h;

Distance: **0 m**;

Pipe diameter: **310 mm**.



Water supply

Available capacity:

1 300 m³ /24h;

Distance: **0 m**;

Pipe diameter: **2x160 mm**.



Sewage

Available capacity:

1 300 m³ /24h;

Distance: **0 m**;

Pipe diameter: **2x110 mm**.

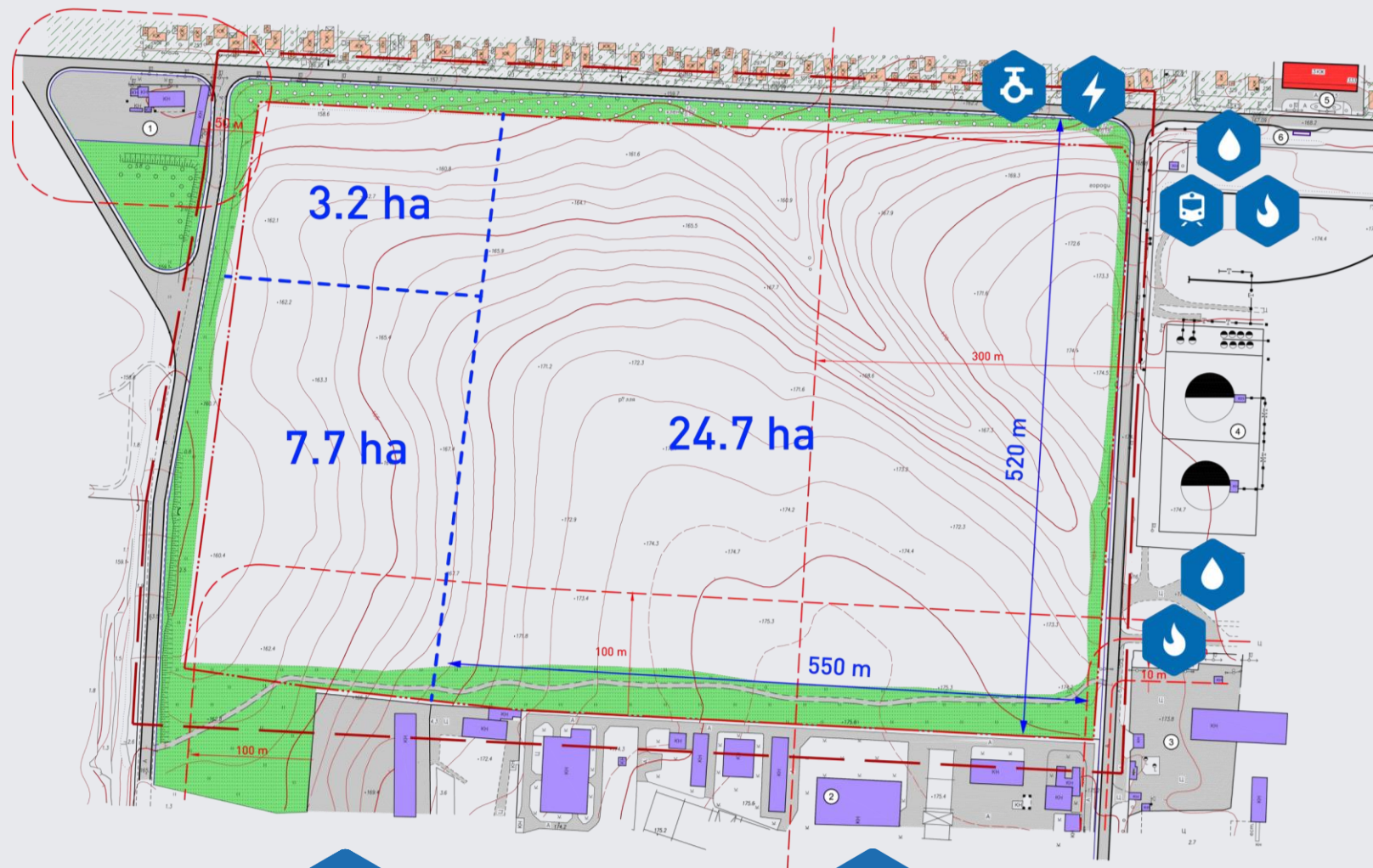
MASTER PLAN & UTILITIES, 2nd PHASE

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 m³/h;**

Project capacity: **10 ths. m³/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 m³/day;**

Distance: **on the border;**

Increase: **1224 m³/day*;**

Distance: **3 km;**

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

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



Sewage

Available capacity: **0 m³/day;**

Increase: **900 m³/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 m².
- 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 m².
- 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/m²

loading capacity on self-
levelling floor.



2 cargo docks

equipped with industrial
sectional gates.



Code for a Sustainable Built Environment

*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">Existing manufacturing platformPrivate ownership for industrial land & all utilities in placeBuilt to sell / lease of production units		
LOCATION & INFRASTRUCTURE	<ul style="list-style-type: none">Railway & highway (E95)Public transport stations & railway station80 km to Kyiv by highway		
SOURCES	<ul style="list-style-type: none">Cost effective and skillful labor forceStudents: Bila Tserkva 9,000 & Kyiv 380,0005 high technical schools, including Service and Design College		
ADD-ON VALUE	<ul style="list-style-type: none">Leading UA real estate developerComprehensive support, including labor force recruitment, LEAN Institutes of Ukraine and other servicesCo-investment for risk mitigation		
EXPERTISE IN RISKS MITIGATION	<ul style="list-style-type: none">War and politics risks insurance within Export-credit agency of UkraineExperienced in development of industrial property for foreign investors during martial law (2 plants already build, 2 plants under construction)Underground and mobile bomb shelters for employees of the residents and construction workers of industrial park are available		



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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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