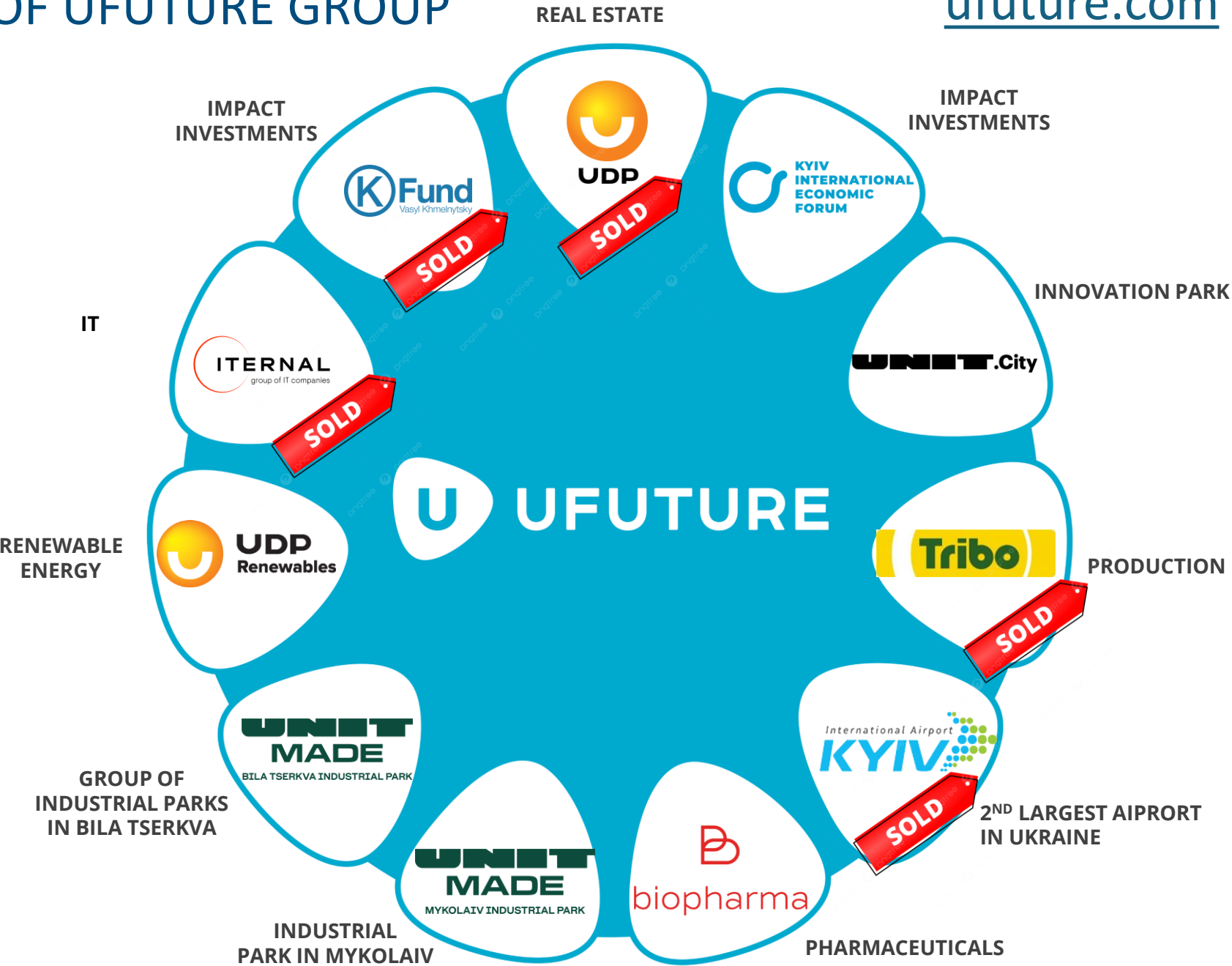


**INVESTMENT-READY LAND PLOTS
FOR JOINT DEVELOPMENT OF
INDUSTRIAL PARKS IN UKRAINE**

UNIT MADE – MEMBER OF UFUTURE GROUP

ufuture.com



CONCEPT OF UNIT MADE INDUSTRIAL PARKS

TOTAL SIZE OF EXISTING LAND BANK (PRIVATE OWNERSHIP, 8 LOCATIONS):

127 HA - REGISTERED INDUSTRIAL PARKS

441 HA – ON LAND MANAGEMENT STAGE

**UNIT
MADE**



INDUSTRIAL PARK BILA TSERKVA TRACK RECORD

**UNIT
MADE**

DEVELOPMENT RESULTS

PLANS 2030

703,100 m²

total area of land used

66%

RESULTS 2Q 2026

466,840 m²

land plots developed/under construction/sold

40%

235,400 m²

total area of constructed buildings and premises

92,600 m²

industrial and warehouse real estate constructed of under construction

39%

\$250 mln

investments attracted

\$97 mln

investments attracted

19%

4 000

new jobs

750

new jobs created

>20

existing residents including companies from UK, Finland, Italy, Germany

MISSION

We are a team of professionals who develop infrastructure and create conditions for sustainable industrial development of Ukraine.

INDUSTRIAL PARK JOINT DEVELOPMENT OPPORTUNITY

**UNIT
MADE**

OPPORTUNITIES FOR INVESTORS:

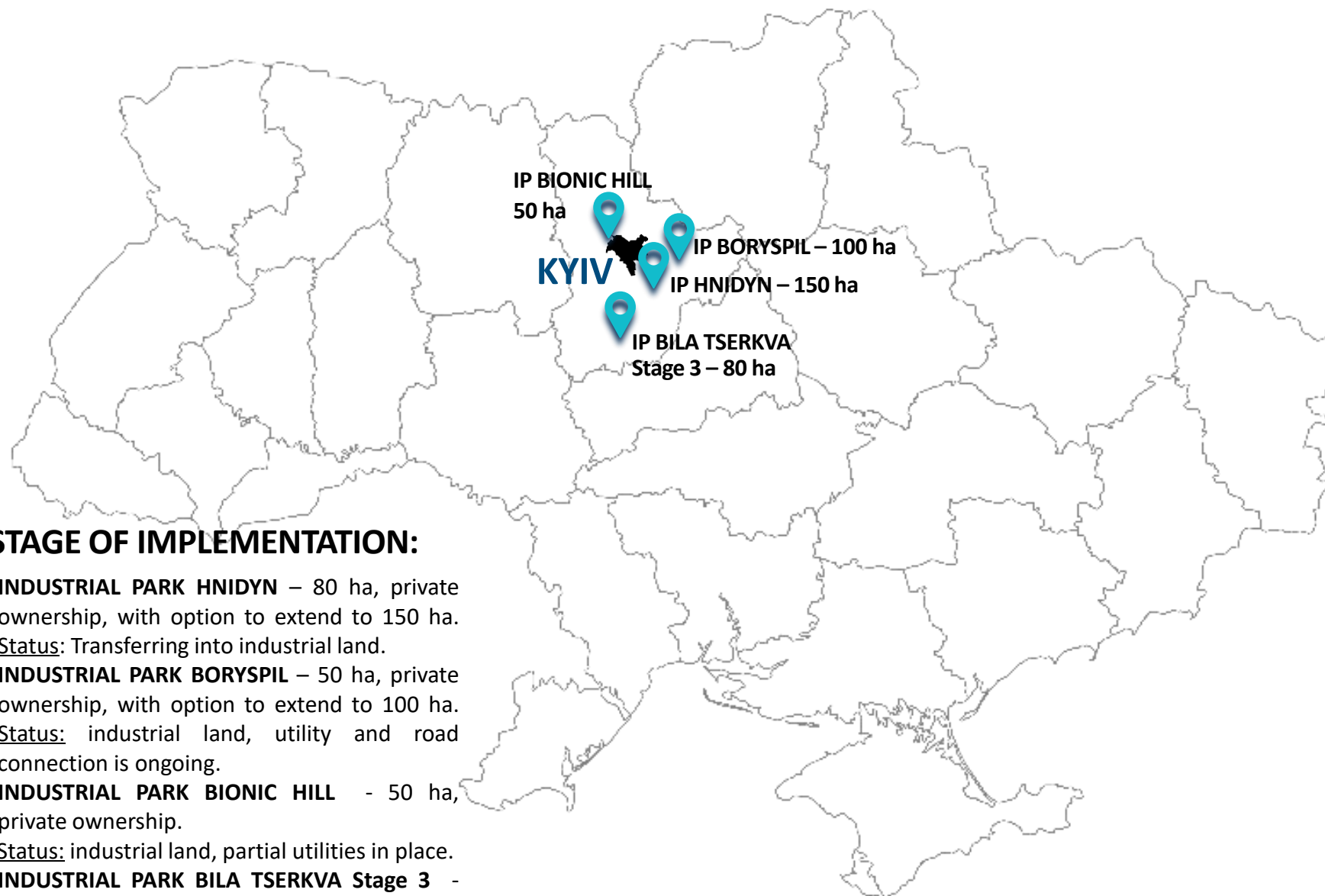
- “Early bird” entry into upcoming industrial recovery of Ukraine
- **Reliable Ukrainian industrial property development partner** with strong track record in industrial parks since 2018 and own production companies in portfolio
- **Further scaling of business** including development of new industrial park in other locations and expansion of loan/equity investments into production companies – residents of industrial parks

INVESTMENT SUMMARY:

- **Equity investment – up to 50%** of shared capital in Industrial park initiating company
- **Loan financing – 10-40 m USD** for development of single industrial park in the form of revolving and non-revolving line of credit
- **Expected IRR for investor – 21%**

STAGE OF IMPLEMENTATION:

- **INDUSTRIAL PARK HNIDYN** – 80 ha, private ownership, with option to extend to 150 ha.
Status: Transferring into industrial land.
- **INDUSTRIAL PARK BORYSPIL** – 50 ha, private ownership, with option to extend to 100 ha.
Status: industrial land, utility and road connection is ongoing.
- **INDUSTRIAL PARK BIONIC HILL** - 50 ha, private ownership.
Status: industrial land, partial utilities in place.
- **INDUSTRIAL PARK BILA TSERKVA Stage 3** - 80 ha, private ownership.
Status: land management stage.



CONTACTS

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BilaTserkvaIP



Bila-Tserkva-Industrial-Park-1



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