



Company Profile
DELTA Group:
Ukraine



Beyond Building

DELTA Group's main markets as of 01/2025



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About
company

DELTA Ukraine is a part of the international DELTA Group

DELTA vision: Enabler of better worlds

DELTA Group (or DELTA AG since 2024) was founded in 1977. Since then it has been successfully acting in the construction industry, providing architectural, design, and construction management services in the fields of education, health care, infrastructure, and many others. With over 400 professionals, DELTA is represented in Austria, Ukraine, the Czech Republic, and Slovakia.

DELTA Ukraine has been operating at the Ukrainian market since 2006. Over these years, we have established a strong presence in the country, contributing significantly to various sectors and adapting to the evolving market and socio-econom-

ic conditions. Being a part of DELTA Group, DELTA Ukraine shares the same values and standards of work, operating with dedication, reliability, enthusiasm, and respect to humanity and the environment.

At DELTA, we develop and support the strong corporate culture and spirit, stand for open and direct communication, and build our work on respect, trust, and integrity. We follow the GREEN principles in our design and construction activity, enhancing ecology and energy efficiency components. We are selective about the projects and companies we cooperate with since it is important to us to have common values and goals with our partners.

Special approach to each project

> 2000

implemented projects

...which we are proud of because we always provide effective, practical, and timely solutions for each of our objects.

18

We stay the best because we never stop striving for greater achievements

years at the local market

...implement high-quality projects within the client's budget and timescales.

Up-to-date information as of January 2025

> 80

employees in Ukraine

...create commercially attractive projects due to their dedication, innovative approach, and daily painstaking work.



Education&Culture



Health care



Social Infrastructure



Transport Infrastructure



Industry



Logistics property



Residential property



Hotel&Wellness



Retail property



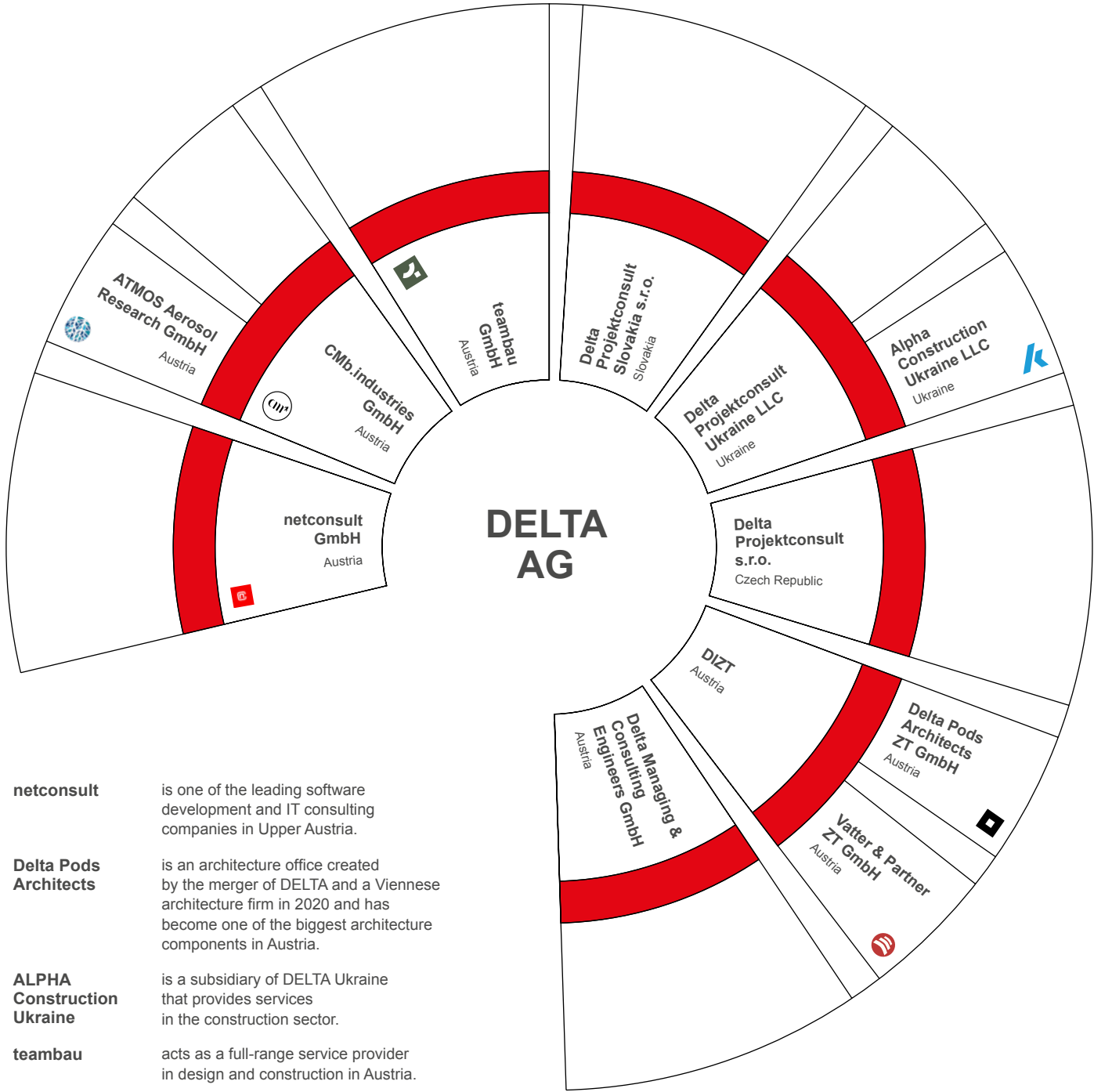
Office property

We realize projects in all areas of real estate, utilizing the extensive international experience of DELTA team

DELTA possesses extensive experience across a diverse range of client's areas of activity. We realize the importance for the client to have a partner, who would treat the project as his own. With a comprehensive understanding of objectives and strategic goals, coupled with deep expertise and a professional approach, we have successfully completed 200 projects across various real estate sectors and continue to expand our portfolio.

Our values:

- Social Responsibility
- Promotion & Development
- Appreciation
- Sustainability
- Enthusiasm



netconsult

is one of the leading software development and IT consulting companies in Upper Austria.

Delta Pods Architects

is an architecture office created by the merger of DELTA and a Viennese architecture firm in 2020 and has become one of the biggest architecture components in Austria.

ALPHA Construction Ukraine

is a subsidiary of DELTA Ukraine that provides services in the construction sector.

teambau

acts as a full-range service provider in design and construction in Austria.



The team that acts as one is the key to the successful project

Team



3 offices in Ukraine

...in Kyiv, Lviv and Ivano-Frankivsk where more than 80 incredible professionals implement new ideas for your projects.

We believe that the combination of DELTA's partnership approach and many years of international experience helps us to select and apply the right solutions to each project. We have collected a team of leading architects, project managers, engineers and other professionals who are able to forge mutually beneficial and long-lasting relationships with our clients. In our work we not only use the already acquired knowledge, but also implement know-how and advanced technologies to extend the life cycle of the object.



Green mission

DELTA Ukraine: Eco-Friendly Construction for a Sustainable Future

At DELTA Ukraine, sustainability is a core principle guiding all projects. Our green mission focuses on developing eco-friendly buildings that prioritize energy efficiency, resource conservation, and long-term environmental impact. By integrating innovative technologies and sustainable materials, we aim to reduce carbon footprints and contribute to a healthier planet. Our projects are designed to meet the highest environmental standards, ensuring a responsible approach to construction and a better future for the environments and societies we impact.





Optimize the life cycle cost with DELTA Integral Consulting Team

The life cycle cost of a building comprises 20% design and construction expenses, while 80% is attributed to operating costs. That is why we place significant emphasis on our DELTA Green Mission concept, aimed to sustain the long-term investment appeal of your building. With the experience of DELTA's certified professionals, you can reduce environmental impact, minimize operational expenses, utilize alternative energy sources for heating and cooling, and enhance the indoor climate of your building.

DELTA Ukraine — pioneer of the green building market. We carried out the first DGNB and LEED certification in Ukraine

DELTA Ukraine was a trailblazer in the green construction market, being the first to introduce sustainable building certifications in the country. Our company conducted Ukraine's first DGNB certification in 2015 for the BILLA store in Kyiv and the first LEED certification in 2019 for the B12 business campus at UNIT.City. The aim of green certification is to protect land resources and the environment during construction, enhance the energy efficiency of MEP systems, reduce water consumption, and ensure high indoor air quality.

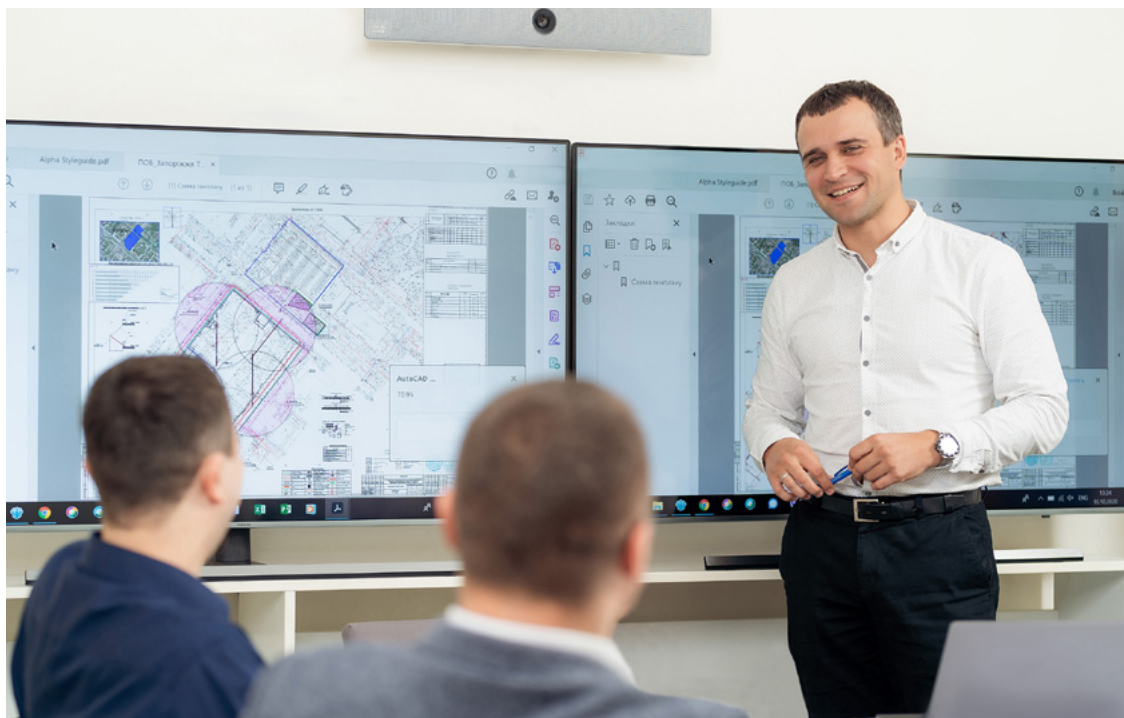
At the Ukrainian market for new construction projects, DELTA Ukraine provides LEED, BREEAM, DGNB, and EDGE certification services for commercial and residential buildings. For existing properties, we offer BREEAM In-Use certification to ensure ongoing sustainability standards.



DELTA culture ensures transparent and efficient project team processes

A successful project requires a clear understanding of each participant's roles and responsibilities, a focus on transparent communication, and a commitment to trust and dedication within the team.

DELTA team helps to develop vision that leads to a common goal. Through DELTA workshops, we create an effective cooperation and communication structure, set clear directions and objectives, establish common rules, and promote a feedback giving culture.



Cooperation
with international
organizations

We adopt high standards of international organizations and apply them in our work

Over the years operating in Ukraine, we have performed projects for UNICEF, GIZ Ukraine, World Bank, United States Agency for International Development (USAID), United Nations Office for Project Services (UNOPS), United Nations Development Programme (UNDP), European Investment Bank, (EIB) and the Red Cross Society in various regions of Ukraine.

Up-to-date information as of January 2025

We are proud not only of the quality of work performed, but also of the social component. Together with international organizations we have worked on solving problems of environmental protection, social equality, protection of vulnerable groups, labor relations, security issues, education and youth development. Working closely with the authorities within the projects, we feel the importance of our work for the society of Ukraine.



"It was a great advantage for us that DELTA is a team of international experts who understand Western and local trends"

Berbel Schweiger, GIZ Ukraine Project Manager

Tracking Construction Industry Trends

At DELTA, modern technologies are integral part of our approach to construction. We prioritize having advanced tools that enhance our flexibility, enable superior responsiveness to changes, and provide robust control and monitoring of project processes, as well as effective communication between all project participants. Consequently, the use of BIM, VR, AR, and our CDE tools, Datenpool, is not just a vision for the future but a standard practice in our daily operations.



Datenpool — intelligent data management for your project

Datenpool is based on a "virtual cabinet", thanks to which all participants can add, exchange or download documents. The system secures transparent and effective communication and provides individual access. The construction project workflow is structured and efficient due to the establishment of data archives, the implementation of an intelligent search function, and customizable document approval configurations. All project information is centralized in a single location and accessible to designated team members.



BIM and
virtual reality



A forward-looking view into the future of your project with BIM

Building Information Modeling (BIM) represents a paradigm shift in the construction industry, promoting transparency, collaboration, and innovation. By integrating all project participants into a single, information-rich 3D model, BIM facilitates productive communication and coordination throughout the entire life cycle of a project, from initial planning to execution and operation. Utilizing all benefits, provided by BIM, DELTA ensures that all data is meticulously structured and ready for automation, enabling swift adaptations to meet specific project requirements. This methodology not only enhances efficiency but also plays a crucial role in developing sustainable and future-proof buildings.

DELTA uses advanced BIM techniques to create digital twins of physical projects, providing a comprehensive virtual representation of every building aspect. These interdisciplinary models, developed in 3D, 4D, or 5D formats, enable proactive identification and resolution of potential conflicts before construction begins. By fostering cooperation at every project phase and maintaining high data integrity, DELTA's digital twins support efficient project management, streamline workflows, and enhance the long-term sustainability and operational efficiency of buildings.

Delta Pods Architects

DELTA Shapes a Sustainable Future through Excellence in Design with its architecture brand Delta Pods Architects

Architectural
designs

Services:

- Architecture
- General planning/design
- Interior design
- Digital tools/BIM
- Local construction supervision/Construction management
- Sustainability consulting



Delta Pods Architects is a dedicated team of architects, technicians, and planners united by a shared commitment to sustainable development and improving quality of life. Our approach combines innovation, technical experience, and a deep understanding of environmental responsibility. We prioritize a building culture that values quality, longevity, and the well-being of communities.

By integrating cutting-edge design with practical, sustainable solutions, we create spaces that not only meet the needs of today but also contribute to a healthier and more resilient future for all. We ensure that every project is executed with precision, integrity, and a strong commitment to our core values.



More information:
www.delta-pods.com

Projects:

Elisabethines Vienna



IFA Tulln (BOKU) – First laboratory in timber construction



Nordbahnhof Baufeld



Campus Hospital of the Sisters of Mercy, Ried



Client: Convent of the Elisabethines

Area: GFA: approx. 30,679 m²,
NFS: approx. 23,398 m²

Services:

- Architecture
- General planning
- Cost control
- Daten pool
- Local construction supervision, technical construction supervision
- Project control

Client: Bundesimmobiliengesellschaft

Area: 1,300 m²

Services:

- Local construction supervision
- Tendering and awarding
- Integrating overall coordination

Client: ÖVW

Area: useful area: 17,380 m²

Services:

- General planning
- Local construction supervision
- Site supervision

Client: Krankenhaus der Barmherzigen
Schwestern Ried

Area: 7,500 m²

Services:

- Architecture

Alpha Construction Ukraine — the general contractor you can trust

Alpha
Construction
Ukraine



Alpha Construction Ukraine is a leading Ukrainian construction company, a subsidiary of DELTA Ukraine, part of the international DELTA Group. Founded in 2012, Alpha Construction has integrated the best practices and project management standards that DELTA has developed over nearly 50 years of successful construction experience.

Alpha Construction Ukraine is an experienced General Contractor and EPCM Contractor that successfully manages large commercial and industrial projects. We fully assume the risks of project management from the moment of designing to the handover of the finished object to the customer.

Services:

- General contracting
- EPCM contracting
- Construction and installation works
- Full support of the investor
- Optimization of project solutions
- Contract management
- Design and engineering
- Cost management
- Technical supervision
- Construction supervision



Projects:

EPAM office



Client: EPAM Ukraine

Area: 752 m²

Services: ▪ General Contracting

FISCHER Ski plant



Client: Fischer-Mukachevo

Area: 25 000 m²

Services: ▪ General Contracting

Billa Shop



Client: Billa Ukraine

Area: 1800 m²

Services: ▪ General Contracting

Bashtanka Multidisciplinary Hospital



Client: Bashtanka Multidisciplinary Hospital

Area: 500 m²

Services: ▪ General Contracting

Success of your project is our priority

At DELTA Ukraine, we develop commercially attractive buildings that align with global and local real estate industry trends. We deliver unique projects across Ukraine, valuing each one as an opportunity to innovate and grow.

Our focus extends beyond achieving exceptional results; we are committed to meticulous attention to detail and continuously seek new, effective approaches to elevate the quality and impact of our work. Every project is a source of inspiration, reflecting our dedication to excellence and creativity.



Projects

JAM Factory Art Center, a contemporary art institution in the revitalized premises, has become a significant part of Lviv cultural scene and is highly regarded for its contribution to the promotion and development of art and culture in Ukraine.



JAM FACTORY



Jam Factory building has a rich history that dates back to 1872 when it was first mentioned in the cadastral registers and initially used for spirits production. Over the years, the building has undergone various transformations, closely linked to the Jewish family of Josef Kronik, the owners of the distillery.



Client: Harald Binder Cultural Enterprises

Location: Lviv, Ukraine

Completion: 2023

Area: ~3.000 m²

DELTA's services:

- Project Management
- Tender Preparation & Processing
- Cost Control
- Technical supervision and construction management
- Design review and verification

Project on construction of the innovation center on the territory of the revitalized plant.



PROMPRYLAD

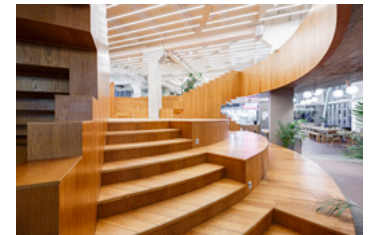
Client: Promprylad.Holding LLC

Location: Ivano-Frankivsk, Ukraine

Completion: 2023

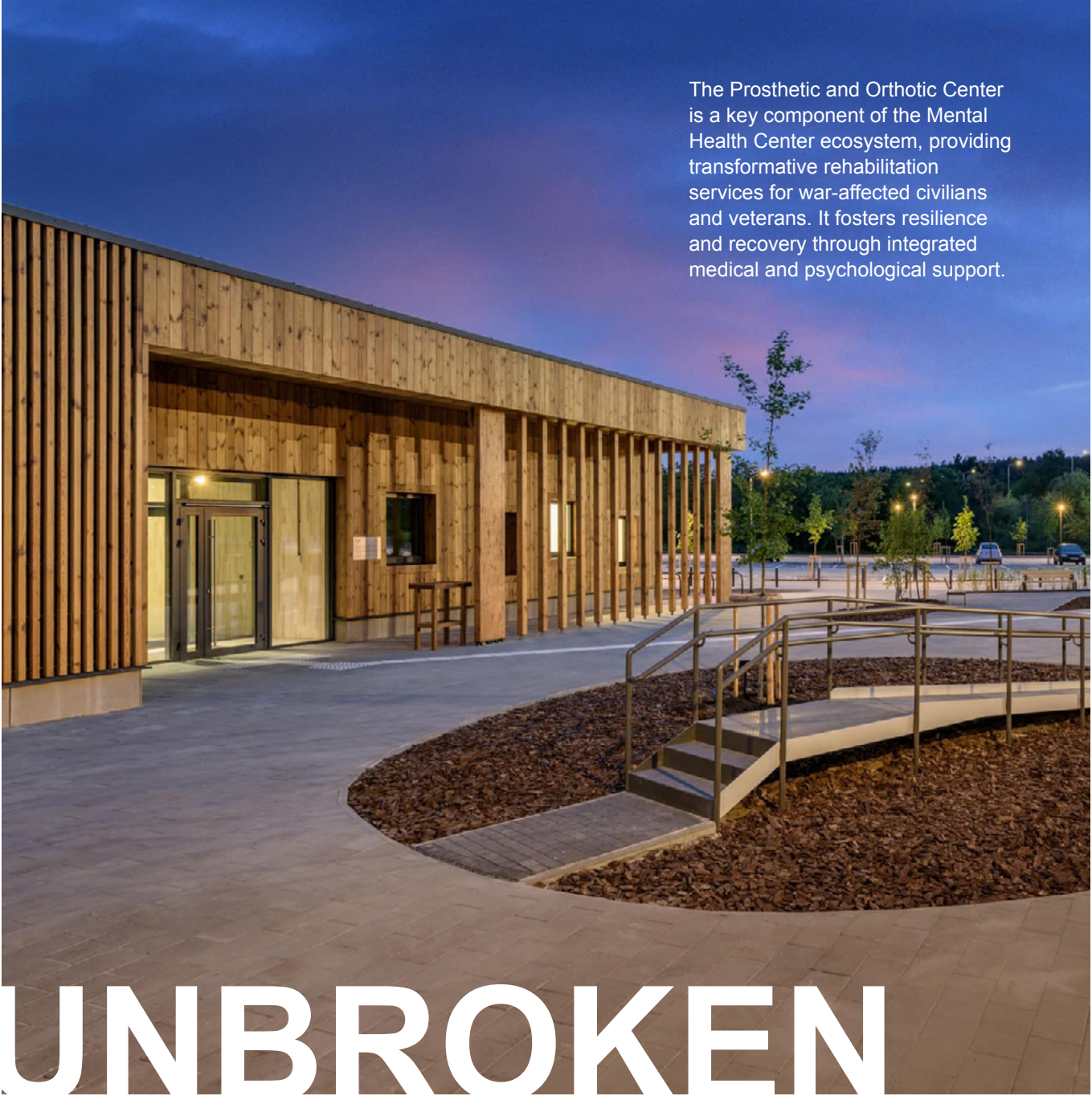
Area: 38 000 m²

- DELTA's services:**
- Project Management
 - General planning, BIM
 - Tender preparation and processing
 - Cost control
 - Quality Assurance
 - General contractor
 - Green building certification - LEED



Project video

During construction works execution, we emphasized historic and authentic preservation, integrating environmentally friendly and energy-efficient solutions to ensure sustainable and responsible project outcomes.



The Prosthetic and Orthotic Center is a key component of the Mental Health Center ecosystem, providing transformative rehabilitation services for war-affected civilians and veterans. It fosters resilience and recovery through integrated medical and psychological support.

UNBROKEN



Project video



Client: NGO UNBROKEN

Location: Lviv, Ukraine

Completion: 2025

Area: 1000 m²

DELTA's services:

- General design
- Author supervision
- Tender preparation
- Construction management
- Technical supervision
- Accompanying control

The biggest in Eastern Europe
retail center and showroom
of BMW cars AWT Bavaria

BMW SHOWROOM



Project video

Client: AWT Bavaria Ukraine

Location: Kyiv, Ukraine

Completion: 2017

Area: 7 600 m²

DELTA's services:

- Project management
- Construction management
- General construction
- Tender preparation and procurement management
- Technical supervision



“It was impressive to see what the DELTA team had achieved in such a short time. It’s a very successful project from planning to completion with an impressive opening ceremony”.
Congratulations to the DELTA team and AWT Bavaria!

Konrad Baumgartner,
Sales Director, BMW Group

LEONI UKRAINE PLANT



One of the most powerful investment projects in the field of electricity production equipment for engines and vehicles



Project video

Client: LEONI Wiring Systems GmbH

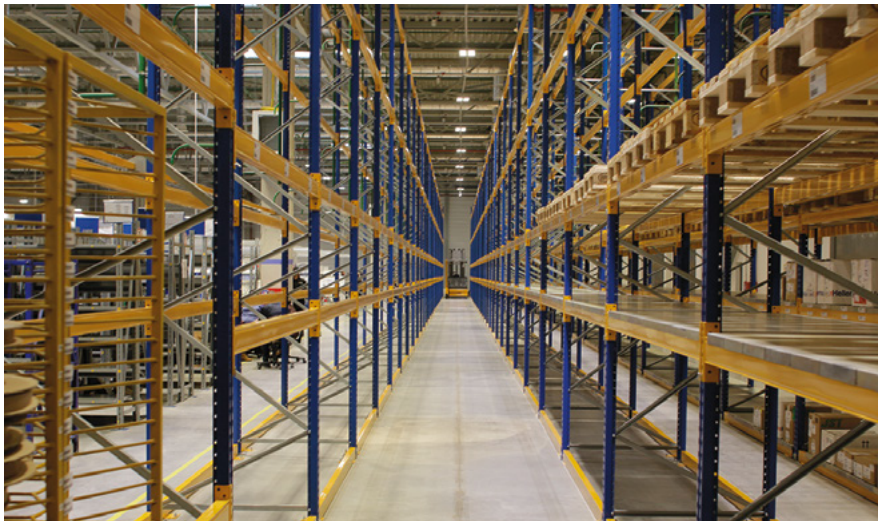
Location: Kolomyia, Ivano-Frankivsk region, Ukraine

Completion: 2019

Area: 42 615 m²

DELTA's services:

- General planning
- Architecture
- Construction management
- Technical supervision
- Tender preparation
- Datenpool



"It was extremely important for me to have a partner who understands the work culture of LEONI and my personal expectations"

Dr. Manuel Schrapers, MBA, Project Manager LEONI Bordnetz-Systeme GmbH

Multi-divisional campus
of advanced material solutions
for the construction market



KINGSPAN



Project video

Client: KINGSPAN PROPERTY LLC

Location: Village of Yampil, Lviv region

Completion: 2031

Area: 50 ha

- DELTA's services:**
- General design
 - Author supervision
 - Project Management
 - Construction management
 - Technical supervision
 - LEED Certification



The largest in Eastern
Europe dry mix plant



KREISEL



Client: Fixit Group

Location: Lviv region

Completion: 2024


Area: 5000 m²

DELTA's services:

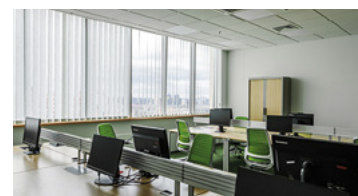
- General design
- Interior design
- Author supervision
- Technical supervision
- Tender preparation, procurement, and processing



JOHNSON & JOHNSON OFFICE



Headquarters of the Kyiv
office of an international
manufacturer of cosmetic
and sanitary products



Client: Johnson & Johnson Ukraine

Location: Kyiv, Ukraine

Completion: 2019

Area: 1200 m²

DELTA's services:

- Project management
- Architecture
- General planning
- Author supervision
- Technical supervision
- Tender preparation and procurement management
- Cost control



The first coworking
and location of the
international Spaces
network in Ukraine

SPACES KYIV MAIDAN PLAZA



Project video

Client: IWG plc

Location: Kyiv, Ukraine

Completion: 2019

Area: 6000 m²

DELTA's services:

- Project management
- Technical supervision
- Cost control



“DELTA did a great job at finding a way to combine customer preferences with local requirements.”

Yulia Lytvynenko, Director IWG in Ukraine

The plant of the American company Jabil in Uzhhorod, which needed the expansion of production and storage spaces

JABIL CIRCUIT PLANT

An aerial photograph of a large industrial facility, identified as the Jabil Circuit Plant in Uzhhorod. The main building is a long, rectangular structure with a light grey facade and a flat roof. The word "JABIL" is prominently displayed in blue capital letters on the side of the building. The roof is covered with various HVAC units and other mechanical equipment. In the foreground, a yellow backhoe loader is parked on a dirt area. The surrounding area includes other industrial buildings, parking lots, and some trees in the distance under a clear blue sky.



Client: Jabil Circuit Ukraine Limited

Location: Uzhhorod, Ukraine

Completion: 2019

Area: 24 365 m²

DELTA's services:

- Technical supervision
- Quality control
- Construction management



The first location
of the creative Estonian
space in Ukraine for
youth to work in the field
of IT and startups

LIFT 99 KYIV HUB



Project video

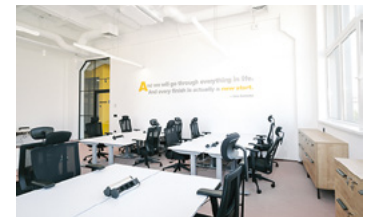
Client: LIFT 99 Ukraine LLC

Location: Kyiv, Ukraine

Completion: 2019

Area: 1698 m²

- DELTA's services:**
- Project management
 - Tender preparation and procurement management
 - Technical supervision
 - Quality control



IMPERIAL TOBACCO WAREHOUSE

Fully automated 35-meter
pallet warehouse for
the leading international
company Imperial Brands



Client: Imperial Tobacco Ukraine

Location: Kyiv, Ukraine

Completion: 2014

Area: 9000 m²

- DELTA's services:**
- General planning
 - Project management
 - Author supervision
 - Tender preparation and procurement management
 - General contracting
 - Approval management
 - Technical supervision
 - Cost control



Our
partners

 SPACES.

 giz
Deutsche Gesellschaft
für Internationale
Zusammenarbeit (giz) GmbH

 FISCHER  KWS  KAN

unicef 

Dragon Capital 



 JAGUAR  LAND-ROVER



 THE WORLD BANK
IBRD • IDA | WORLD BANK GROUP

 UNIQA 

 ZEPPELIN
WE CREATE SOLUTIONS

 AMSTAR

KFW 

 UNOPS

UNET.City

JABIL

 European
Investment Bank  FOZZY
GROUP

IWG International
Workplace
Group

 PROMPYRLD
RENOVATION

LEONI 

 European
Investment Bank

Johnson & Johnson

<epam> 

 USAID
FROM THE AMERICAN PEOPLE

 Imperial
Tobacco 

 Kingspan.

Cooperation
is our gift

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