

# Ukraine NOW

ua

## Investment Opportunities



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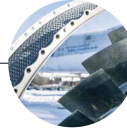
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# CONTENTS

## Key Sector Opportunities

Infrastructure	4
Renewable Energy and Energy Efficiency	11
Fuel and Energy	16
Nuclear industrial complex	17
Housing Provision	18
Agriculture	19

# KEY SECTORS



## Agribusiness

- 33 million hectares of land under cultivation –1/3 of Europe's arable land
- 33% of World's black soil (chornozem)  
1st World's exporter of sunflower oil (2017) 3rd World's grain exporter (2016)
- Opportunities for tripling of outputs, efficiency upgrade and food processing



## Infrastructure

- Ideal location: trade hub between EU, Middle East and Asia
  - 22,000 km of railways
  - 170,000 km of roads
  - 13 sea and 16 river ports
  - 19 airports
  - 45,000 km of oil & gas pipelines
- Renovation and capacity upgrades needed
- Concession, privatization and power purchase agreement (PPA) opportunities



## Innovation Technologies

- **Embraces all four sectors**  
  
Accomplished through more effective products, processes, services, technologies and business models
- Driven by Ukraine's highly developing IT sector:
  - #1 IT engineering force in Central and Eastern Europe (CEE)
  - 130,000 engineering graduates annually
  - 100+ global companies operate software R&D labs in Ukraine
  - leader in cybernetics and natural language processing



Top technology opportunities: big data & analytics, artificial intelligence, cloud computing, digital payments, internet of things, robotics, cybersecurity



**World's Digital Workshop**



## Energy

- Renewables - one of the highest feed-in tariff rates in Europe:
  - Solar - above average solar irradiation
  - Wind - above average wind speeds
  - Bioenergy - large amounts of agricultural and forestry waste
- Established traditional energy
  - Oil & gas, coal and nuclear power plants
  - Modernization and upgrade opportunities



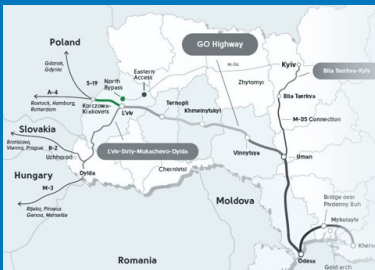
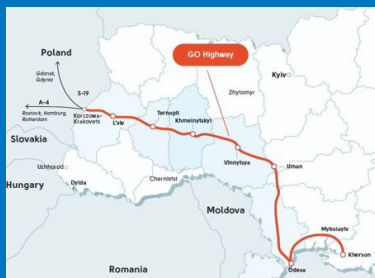
## Manufacturing

- Manufacturing location for European, Asian and Middle Eastern companies
- Extensive network of technical and engineering institutes
- Fast growing clusters of opportunities:
  - Automotive
  - Creative industries
  - Aerospace
  - Research and development

## Infrastructure

### Construction of GO (Gdansk – Odesa) Highway

Total estimated investment  
USD 2 bln



#### KEY FACTS

**Ownership:**  
State Road Agency  
Ukravtodor

**Land/area:**  
Lviv, Ternopil, Khmelnytsky,  
Vinnitsa, Odesa, Mykolaiv,  
Kherson regions

**First Priority:**  
Concession road Lviv —  
Krakovets

**Road:**  
M-10–1 Krakovets — Lviv

**Length:**  
84 km

- Others:**
- Provides direct connection between Black and Baltic Sea
  - Relevant to National Transport Strategy Priorities
  - Part of TEN-T

#### PROJECT STATUS

**Feasibility study:**  
Prepared by State Road  
Agency

**Pre-design and design works:**  
Prepared by State Road  
Agency

**Construction:**  
In process for its segments

#### FINANCIAL DETAILS

**Amount required for the  
Lviv – Krakovets project  
implementation:**

USD 700 mln

#### SOCIOECONOMIC EFFECT

Improvement of road  
safety, border connections,  
international relations,  
regional economic  
development

Linking Ukraine with EU  
through Poland and ports  
of Gdansk and Gdynia

Acceleration of flow of the  
goods from Ukraine and  
Asia to EU

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## Infrastructure

### Seaports Concessions



#### CONCESSION OF STEVEDORING COMPANY YUZHNY SEAPORT ASSETS

- EU Prefeasibility prepared by Egis company
- Cargo handled by the SOE Yuzhny 11.6 mln tons in 2017
- The depth of the main piers is 14 meters, there are two deep-water berths with a depth of 18.5 meters capable of accommodating Capesize vessels
- 7 berths with anchorage capacity of 24 vessels
- Main cargos: iron ore, coal
- Revenue \$57 mln
- EBITDA Margin 31%

**Total estimated investment:  
USD 139 mln**

#### CONCESSION OF STEVEDORING COMPANY OLVIA ASSETS

- Construction of new grain terminal, modernization and operation of existing assets
- Feasibility study by EBRD and IFC
- Total Area 179 ha
- Existing Berth 6
- Depth available 10,3
- Existing Cargo throughput 2,5 mln tons
- EBITDA Margin 41% 2017
- Located close to the key agricultural regions of Ukraine
- Rail and road access

**Total estimated investment:  
USD 50 mln**

#### CONCESSION OF STEVEDORING COMPANY KHERSON ASSETS

- Feasibility study by EBRD and IFC
- Total Area 47 ha
- Existing Berth 4
- Depth available 7,6
- Potential Capacity 3,8 mln tons
- CAPEX Estimated 30 mln
- Grain is the most promising cargo for the port
- River transportation development offers opportunity for further cargo throughput growth in the port
- Road and rail access

**Total estimated investment:  
USD 35 mln**

#### CONCESSION OF FERRY TERMINAL IN CHORNOMORSK SEAPORT

- 4.5 mln tons Cargo in Railway Wagons
- 150000 Heavy Duty Trucks
- 250000 Units of Vehicles
- 9.7 m Depth available
- Rail and auto ferry lines, "ro-ro" vessels functioning on the Black Sea and the "New Silk Road" trade corridor

**Total estimated investment:  
USD 5 mln**

## Infrastructure

### The M-22 “Poltava – Alexandria” road construction project on the section of Kremenchuk city bypass with the bridge construction across the Dnieper river»

Total estimated investment  
USD 337.5 mln



#### KEY FACTS

The first bridge construction project in Ukraine during the years of independence.

A priority project for the State Road Agency of Ukraine (Ukravtodor) and Poltava Region.

**Project design period:**  
October, 2018- mid 2019

**Construction period:**  
1-st stage 2019-20;  
2-d stage 2021-23

#### PROJECT STATUS

The project has been included into the list of priority projects at Ukraine-China Intergovernmental Commission on bilateral cooperation.

Pre-Feasibility study for the project has been prepared by CRBC. Feasibility study is being prepared by Ukravtodor.

Two countries governments are discussing financial model of the project.

#### TECHNICAL DETAILS

**The length of the bridges is 1450 m**

**The total length** of the road is 19.6 km, including:

**Road category:**  
1 (B) with 4 lanes

**Overpass:** 2

#### SOCIOECONOMIC EFFECT

**Jobs creation ~2700**, including

**~1000 jobs road construction related**

**~51,56 thousands USD annually** — total cost savings for the operation of the facility

#### FINANCIAL DETAILS

**337,5 mln USD**, including in stages:

- project development – 5,5 mln. USD.
- implementation of the project 317,5 mln USD.

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## KEY FACTS

A part of the “Go Highway” project which will link Ukraine and European Union.

A priority project for the State Road Agency of Ukraine (Ukravtodor) and the Southern Ukraine.

Project feasibility study preparation period: ongoing, till December, 2018

### Construction period:

1-st stage 2019-20;

2-d stage 2021-23

## TECHNICAL DETAILS

The length of the road is 178,3 km, passes through Odessa region, Mykolayiv region and Kherson region.

**Road category:** I-b

**Design speed:** 110 km/h

**Number of overpasses:** 1657

**Traffic junction:** 110

## FINANCIAL DETAILS

**Estimated project**

**investment:** USD 1,1 bln

## PROJECT STATUS

The project has been included into the list of priority projects at Ukraine-China Intergovernmental Commission on bilateral cooperation.

Pre-Feasibility study for the project has been prepared by CRBC. Feasibility study is being prepared by Ukravtodor.

Two countries governments are to discuss financial model of the project.

## SOCIOECONOMIC EFFECT

~1415 jobs creation, including

~240 jobs road construction related

~155 thousands USD annually — total cost savings for the operation of the facility.

## CONTACT INFORMATION

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## Infrastructure

### The M-14 “Odessa – Melytopyl – Novoazovsk” road reconstruction project on the section of Odessa – Mykolayiv – Kherson

Total estimated investment  
USD 1,1 bln



 **MINISTRY OF INFRASTRUCTURE  
OF UKRAINE**

## Infrastructure

### Regional airport development initiative (RADI)

Total estimated investment USD 1 bln



**MINISTRY OF INFRASTRUCTURE OF UKRAINE**

#### KEY FACTS

- 11 Ukrainian airport — primary reconstruction
- Passenger flow in Ukraine grew 21% to 12.9 mln passengers in 2016 and 28% to 16.5 mln in 2017
- Estimated passengers traffic in 2030 71 mln per year
- Targeted cargo flow (in 2030) 232 ths ton per year

#### FINANCIAL DETAILS

- USD 500 mln to modernize 11 Ukrainian airports (primary reconstruction) – RADI
- USD 300 mln reconstruction of the second runway in Boryspil airport
- USD 250 mln modernization of Air Traffic Control system as per Eurocontrol requirements

#### PROJECT STATUS

Pre-Feasibility study for pilot project (Bila Tserkva) prepared by EU\EGIS

Full RADI study is being developed by IFC\EBRD

#### Construction period:

1-st stage 2018-25  
2-d stage 2026-30

#### SOCIOECONOMIC EFFECT

**Jobs creation** 2.3 mln, including 345 ths jobs aviation related

**GDP generation** 28 bn USD, including 7 bn USD by aviation

#### CONTACT INFORMATION

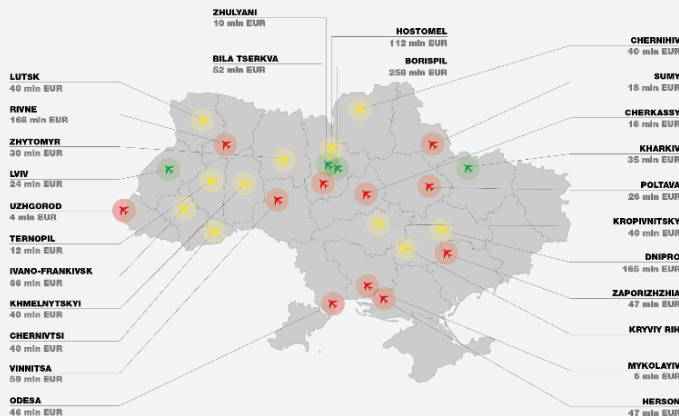
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✈ good condition  
✈ primary reconstruction  
✈ promising airport





## KEY FACTS

European 1435 mm rail track high speed railway connection of 6 Ukrainian regions (13.5 mln population) with EU

**896–990 km** of Odessa-Kyiv-Lviv-EU Border

**65 mln passengers** per year projected

**Construction period:**  
3 years

**Total passenger traffic on this directions:**  
137 mln in 2017

**Passenger train speed:**  
250 km/h

## FINANCIAL DETAILS

**CAPEX:** \$ 8.5 bn

**OPEX:** \$ 0.3 bn

**Annual revenue** \$0.9 bn starting from 20th operation year

**Payback period:**  
25-30 years

## PROJECT STATUS

**EU Pre-Feasibility study:**  
SYSTRA'S pre-feasibility study of High-Speed Rail Network in Ukraine completed

**Next stage** — updating the pre-feasibility study

**Construction:** Construction period 3 years

## SOCIOECONOMIC EFFECT

1-2% of UA GDP growth per year

CO<sub>2</sub> emissions decrease by 2.4 mln tons per a year (by 18.5% from total transport CO<sub>2</sub> emissions in Ukraine)

Improves EU-Ukraine connectivity and Silk Link

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## Infrastructure

### Construction of high speed railway

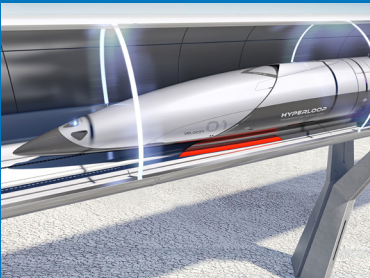
Total estimated investment  
USD 8.5 bln



## Infrastructure

### Research and Development – HyperLoopUA

Total estimated investment  
USD 9.5 bln



HyperLoopUA project Route



#### KEY FACTS

**Ownership:** PPP

**Land/area:**

Kyiv – Odessa ( 450 km )  
Route

**Construction period:**

5 years

**Others:**

- There is no concept of “Hyperloop” in the Laws of Ukraine
- None permits at the moment, but research is in progress
- Development of “Dnipro Innovation Center”, which will assist with implementing innovative technology

#### PROJECT STATUS

Signed memorandums of understanding with Hyperloop Transportation Technologies and Ukrainian Institute for the Future

Signed memorandums with 11 Ukrainian enterprises

Involvement of Ukrainian enterprises in the development of HyperLoopUA

Creation of HyperLoopUA project

#### FINANCIAL DETAILS

**Payback period** depends on ticket prices and/or cargo transportation cost

#### SOCIOECONOMIC EFFECT

Decrease in road mortality

Decrease in environmental pollution

Development of Ukrainian intellectual potential

Hyperloop is the cheapest service for passengers and cargo transportation out of all types of new technologies

#### CONTACT INFORMATION

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## KEY FACTS

### Ownership:

PJSC Ukrhydroenergo

### Land/area:

Dnipro river, Kaniv city,  
Cherkasy region

### Installed capacity generating mode:

1000 MW

### Installed capacity pumping mode:

1040 MW

### Electricity annual output:

1038 million kWh

### Electricity annual consumption for pumping:

1320 million kWh

## FINANCIAL DETAILS

**CAPEX:** 1,137 bln. EUR

**IRR:** 8,9 – 10,7%

## CONTACT INFORMATION

### State Agency on Energy Efficiency and Energy Saving of Ukraine

#### Contact person:

**Valerii Kotsiuba,**  
Director of Department  
on Investment Activity in  
Renewable Energy

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## PROJECT STATUS

Prepared report on  
Environmental and Social  
Impact Assessment

Resettlement Policy  
Framework and Resettlement  
Action Plan

Total area of 967 hectares was  
allocated for construction  
with the land use of right  
registration

Infrastructure available for the  
construction of the Kaniv PSP

## SOCIOECONOMIC EFFECT

Increasing the energy  
independence of the state

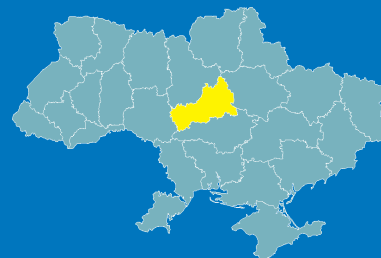
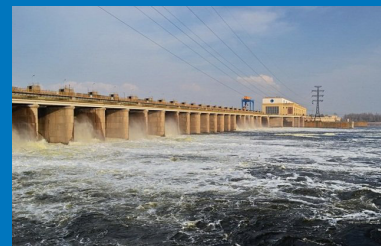
Create more than 230 new jobs

Environmental neutrality,  
minimal impact on the  
environment

# Renewable Energy and Energy Efficiency

## Kaniv Pumped Storage Plant

Total estimated investment  
EUR 1,137 bln

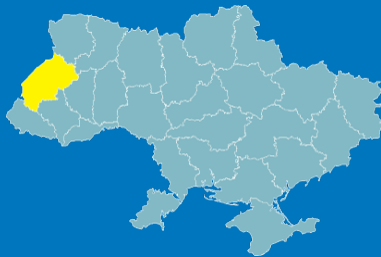


State Agency on Energy Efficiency  
and Energy Saving of Ukraine

# Renewable Energy and Energy Efficiency

## Skolivska Wind Power Plant

Total estimated investment  
EUR 64,6 mln



State Agency on Energy Efficiency  
and Energy Saving of Ukraine

### KEY FACTS

**Ownership:**  
LLC Eco-optima

**Land/area:**  
the village of Oriv, Skole  
district, Lviv region

**Installed turbine  
output capacity:**  
53,2 MW

**Planned annual  
production:**  
156 mln kWh

**Amount and  
equipment type:**  
14 x V-136, unit capacity  
3,8 MW, Vestas

### PROJECT STATUS

Obtained building permits  
as well as positive conclusion  
of state expertize of the  
project design and technical  
requirements for grid  
connection.

### FINANCIAL DETAILS

**CAPEX:** 64,7 mln. EUR

**Payback Period:** 6 years

**Warrantied Sales Price:**  
0.102 EUROcent/kWh

### SOCIOECONOMIC EFFECT

The Wind Farm does not cause  
any negative impact on the  
environment

### CONTACT INFORMATION

**State Agency on Energy  
Efficiency and Energy Saving  
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**ECO Optima LLC**

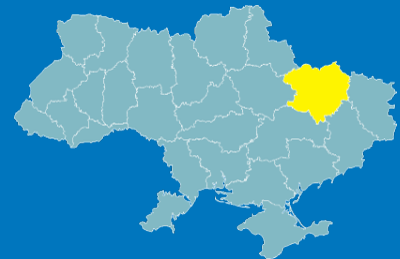
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# Renewable Energy and Energy Efficiency

## Cogeneration Plant on Biomass

Total estimated investment  
EUR 23,3 mln



State Agency on Energy Efficiency  
and Energy Saving of Ukraine

### KEY FACTS

**Ownership:**  
MUST-IPRA  
Kotloturboprom LLC

**Land/area:**  
Vovchansk city,  
Kharkiv region

**Installed turbine  
output capacity:**  
9,6 MW

**Feedstock:**  
biomass from wood chips  
and dry straw

**Electricity production:**  
7,5 MW

**Heat production:**  
23,5 MW

### PROJECT STATUS

City Council allocated 3  
hectares of land area for  
construction

Completed the detailed site  
plan, fulfilled the assessment  
of the impact on the  
environment

Signed the preliminary  
contracts for fuel supply

Signed the Memorandum of  
cooperation with Vovchyansk  
heating networks

### FINANCIAL DETAILS

**Net Profit per Year:**  
5,5 mln. EUR

**Payback period:** 4,2 years

**NPV:** 71,4 mln. EUR

**IRR:** 22,2%

### SOCIOECONOMIC EFFECT

Reduce dependence on natural  
gas consumption

Create more than 200 new jobs

### CONTACT INFORMATION

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**KOTLOTURBOPROM LLC**  
Vyshhorod town, Kyiv region,  
Ukraine

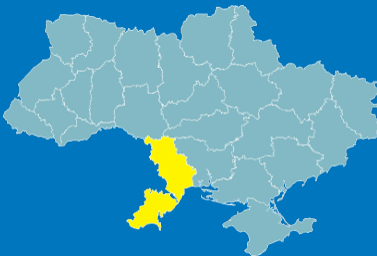
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# Renewable Energy and Energy Efficiency

## Biogas Plant

Total estimated investment  
EUR 15,3 mln



State Agency on Energy Efficiency  
and Energy Saving of Ukraine

### KEY FACTS

#### Ownership:

Trading House Vimexim LLC

#### Land/area:

Okny, Oknyansky district,  
Odessa region

#### Total electric capacity:

4,8 MW (1.2 MW – the first  
stage is completed)

**Feedstock:** corn silage

### FINANCIAL DETAILS

**CAPEX:** 15,3 mln. EUR

**Payback Period:** 6,4 years

**NPV:** 4,5 mln. EUR

**IRR:** 26,0%

### PROJECT STATUS

Project is agreed with all  
governmental bodies;  
company received permission  
for construction

The connection to the  
electricity network is agreed

Company concluded  
contracts with the General  
Contractor (Equipment  
Suppliers and Constructor)

The land lease agreement was  
concluded, the land plot of 20  
hectares was allocated for 49  
years

### SOCIOECONOMIC EFFECT

Improvement of the  
environmental situation by  
reducing greenhouse gas  
emissions

### CONTACT INFORMATION

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**Trading House Vimexim LLC**  
Vinnitsa, Ukraine

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## KEY FACTS

### Ownership:

Ukrteplo group

### Land/area:

Zaplaza sugar plant,  
Odessa region

### Nominal output:

50 000 tonnes of bioethanol  
per year

### Biomass consumption:

286 000 tonnes per year

**Feedstock:** wheat straw

### Construction time:

18 months

**Other:** As part of the project  
electricity power plant with  
capacity of 12 MW to utilize  
biomass remains

## PROJECT STATUS

Ukrteplo group purchased  
former sugar plant in  
Odessa region

A financial model and  
sustainable framework to  
fit this design process was  
developed

## FINANCIAL DETAILS

### Net Profit per Year:

75 mln. EUR

### Planning EBITDA:

16 mln. EUR per year

### Payback period:

5,2-6,4 years

## SOCIOECONOMIC EFFECT

Increasing energy independence and efficiency by diversifying  
energy portfolio away from oil and gas imports

Create more than 400 new jobs

## CONTACT INFORMATION

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### Ukrteplo group

Vyshhorod town, Kyiv region,  
Ukraine

### Contact person:

**Roman Shved,**  
Head of CHP and Bioethanol  
division

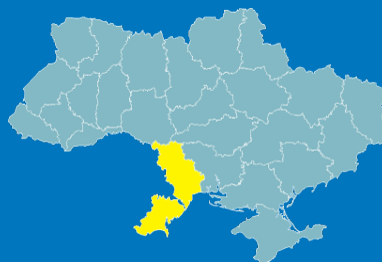
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# Renewable Energy and Energy Efficiency

## Bioethanol Plant

Total estimated investment  
EUR 75 mln



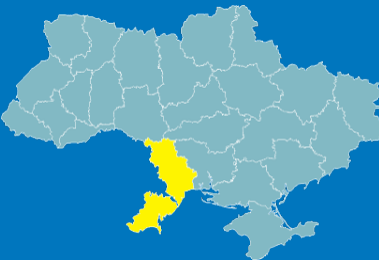
State Agency on Energy Efficiency  
and Energy Saving of Ukraine



## Fuel and Energy

### National project “LNG UKRAINE” infrastructure for supplying LNG to Ukraine

Total estimated investment  
EUR 969 mln



MINISTRY  
OF ECONOMIC DEVELOPMENT  
AND TRADE OF UKRAINE



#### KEY FACTS

##### Ownership:

State Enterprise “National Project LNG terminal”

##### Land/area:

Water Area of seaport  
“Yuzhnyi” Odesa region

##### Short description:

Construction of LNG terminal infrastructure (sea and onshore) with capacity till b10 m3 of natural gas per year with possible expansion up to b15-20 m3 of natural gas per year.

Environmental impact assessment is ready

Services for regasifying LNG

Preliminary negotiations with potential LNG suppliers

#### FINANCIAL DETAILS

##### Amount required for the project implementation:

m969 EUR

**Payback period:** 9 years

**IRR:** 18,5%

**NPV:** m249 EUR

**ROE:** for 15 years – 14,6%

1 stage, seaport “Yuzhnyi”, FSRU

##### Capital investment:

m36,5 EUR

##### Operating expenses:

m93,0 EUR

##### Payback period:

6 years  
Feasibility study for 1 stage, FSRU is executed

#### PROJECT STATUS

All the necessary conditions have been met and permission has been received on land administration projects.

Land administration project execution not started

Sources and financial plans are not determined

##### Expected results:

increasing the level of energy security and independence of Ukraine by diversifying of sources and shipping routes of natural gas

#### COMPETITIVE POSITIONS

Demand of Ukraine for natural gas significantly higher than own production

#### SOCIOECONOMIC EFFECT

Increasing of taxes and wages to local and State budgets

#### CONTACT INFORMATION

##### State Finance Institution for Innovations

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# Nuclear industrial complex

## Novokostyantynivska mine. Development of production facilities

Total estimated investment  
USD 83,7 mln



MINISTRY OF ENERGY  
AND COAL INDUSTRY  
OF UKRAINE

### KEY FACTS

**Ownership:** State-owned

**Land/area:**  
Kirovohrad region

**Short description:**  
Reduction of the dependence of national nuclear energy on foreign suppliers of uranium products, as well as increasing the efficiency of production of the main products of SE «VostGOK» - uranium oxide concentrate (UOC), due to increased volumes of uranium ore extraction at Novokostyantynivska mine.

**Construction period:**  
48 month's (4years)

**Form of investment:**  
mixed financing

### SOCIOECONOMIC EFFECT

Creating of new 163 jobs

Additional payment of taxes and dues to State Budget 3263,2 mln. UAH/eq.105,3 mln USD

Additional payment of taxes and fees to local budgets 25.7 mln. UAH/eq.0,82 mln USD

Additional payment of a single social contribution of 28.4 mln. UAH/eq.0.91mln USD

### DEVELOPMENT OF PRODUCTION FACILITIES

Underground mining complex

Surface complex of mine

Surface complex of shaft  
«VENT-1»

External power supply

General site facilities and objects of engineering and transport infrastructure

Design and survey works

### FINANCIAL DETAILS

**DPP:** 5,5 years

**NPV:** 1 954 232 600 UAH  
(equivalent to 63 039 760 USD)

**IRR:** 27,1 %

**PI:** 1,12

### CONTACT INFORMATION

**State Enterprise «Eastern ore dressing complex»**

2, Horkogo str., Zhovti Vody,  
Dnipropetrovsk region,  
Ukraine, 52210

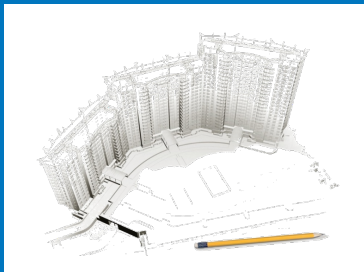
**Contact person:**  
**Oleksandr Sorokin**  
Director General

**Phone:** +380 (5652) 9-59-14  
**E-mail:** vostgok@email.dp.ua

# Housing Provision

## Housing Provision for citizens on terms of mortgage lending or financial leasing

Total estimated investment USD 500 million or the equivalent in Euro



MINISTRY  
OF ECONOMIC DEVELOPMENT  
AND TRADE OF UKRAINE



ДЕРЖАВНА ІПОТЕЧНА УСТАНОВА  
State mortgage institution

### KEY FACTS

**Ownership:** State project

**Land/area:** All region Ukraine

#### Goal of project:

Attraction of borrowings by the State Mortgage Institution to finance housing supply to the citizens of Ukraine on terms of mortgage lending or financial leasing and development of the housing market in Ukraine

#### Construction period:

15 years

#### Form of investment:

Full funding

**Others:** The Project proposes to ensure financing of transactions under the Project Components and transfer the housing to the citizens of Ukraine with a total area of 1.44 million m<sup>2</sup>

### SOCIOECONOMIC EFFECT

Supplying 30,6 thousand of Ukrainian families with the purchased apartments on the mortgage lending and financial easing conditions

Reduction of the apartment queue

Improved demographic situation by enabling migration for the citizens of Ukraine

People's trust and the ability to get an affordable, energy efficient and high-quality housing

### PROJECT STATUS

#### Pre-design and design work:

All Project documentation is completed. EPC agreement is ready. Loan facility agreement in progress. State Guaranty agreement in progress.

#### Feasibility study:

Project got governmental approval from Ministry of Economic Development and Trade of Ukraine and Ministry of Regional Development, Construction and Housing and Communal Services of Ukraine

**Construction:** 2018-2022

### FINANCIAL DETAILS

**Payback Period (PB):** 9,3 years

**Discount rate:** 6,21%

**Discounted payback period (DPP):** 12,5 years

**Profitability index (PI):** 1,16 times

**Internal rate of return (IRR):** 10,32%

### CONTACT INFORMATION

#### State Mortgage Institution

Office 201, 34, Lesi Ukrainki boulevard, Kyiv, Ukraine, 01133

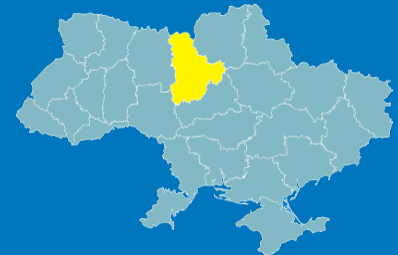
**Phone:** +38(044) 207-14-13

**E-mail:** office@ipoteka.gov.ua

## Agriculture

### AeroDrone

Total estimated investment  
USD 0.5 mln



MINISTRY OF AGRARIAN POLICY  
AND FOOD OF UKRAINE

### KEY FACTS

**Ownership:** Private project

**Land/area:** Kyiv region

**Goal of Development of industrial grade project:**  
UAVs for crop spraying

**Form of investment:**  
Capital investment

### TECHNICAL SPECIFICATION

**Maximum take-off weight:**  
150 kg

**Payload capacity:**  
60 liters

**Drone to payload weight ratio:** 2.5

**Maximum flying speed:**  
28 m/s

**Spray width:** 20 m/s

**Spray productivity:**  
3.4 hectares/min

**Spray area per flight:**  
30 (@ 2l/ha rate)

### BUSINESS MODEL

#### DAAS – DRONE AS A SERVICE

Crop spraying services:  
5-10 USD per hectare

One drone sprays 50 000 ha  
per season

Scalability through franchise  
with operating partners

### PROJECT STATUS AND OUTLOOK

**Patents,  
Operation POC** 2013  
2015

**DR-60 UAV  
development  
with 60 kg  
payload capacity** 2017

**Customer Pilots  
and projects** 2018

**Crop spraying  
services delivery** 2019

**Partner Franchise  
Model** 2023

### FINANCIAL DETAILS

**Payback Period:** 3 years

**Profitability index:** 1,3%

### CONTACT INFORMATION

**AeroDrone**  
[www.aerodrone.biz](http://www.aerodrone.biz)

**Contact person:**  
**Yuri Pederii**  
Founder, CEO

**Phone:** +38 067 220 69 43

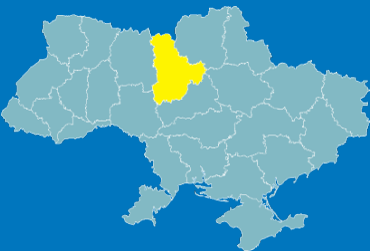
**Phone:** +38 044 540 79 78

**E-mail:** [ypederii@aerodrone.biz](mailto:ypederii@aerodrone.biz)

# Agriculture

## New Production Factory of Vaccines for Animal Health

Total estimated investment  
USD 50 mln



MINISTRY OF AGRARIAN POLICY  
AND FOOD OF UKRAINE

### KEY FACTS

**Ownership:** Private project

**Land/area:** Kyiv region

**Goal of project:**

To develop the business by construction of new factory in compliance with GMP standards to enlarge export capacities of own production

**Construction period:**

24 months (2 years)

**Form of investment:**

Preferably in the form of shares in Joint Stock company with strategic investor

### FINANCIAL DETAILS

**Return of investments:**

7 years = 2 years (construction)  
+ 5 years (production mode)

**IRR:** 23.5%

**Sale 2019 – 2025:** USD 59.6 mln

**Need for investment capital:**  
USD 25 mln

### CONTACT INFORMATION

**Biotestlab Ltd**

[www.biotestlab.ua/en](http://www.biotestlab.ua/en)  
03151, Kyiv, 25a Ushinskogo str.

**Contact person:**

**Kostiantyn Paskevych**  
Business Director

**Phone:** +38 067 483 22 22

**E-mail:**  
[k\\_paskevych@biotestlab.net](mailto:k_paskevych@biotestlab.net)

### PROJECT STATUS

Project team established and advanced project documentation designed

The land parcel 2,28ha purchased for the plant site 20 km from Kyiv

Engineering networks and utilities agreed with authorities

All activities and works had been financed by BioTestLab in the amount USD 2.4 mln

### PROJECT PLAN

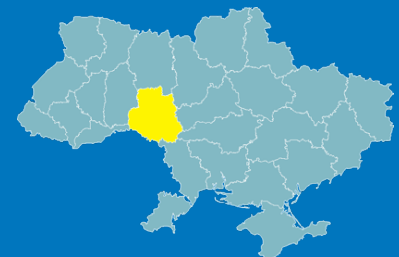
Term, months,  
calendar

<b>Land Parcel Purchasing</b>	Done
<b>Project Design (advanced)</b>	Done
<b>Project Documentation design</b>	6
<b>Authorities: permission, etc.</b>	3
<b>Utilities, networks</b>	6
<b>Buildings, constructions</b>	12
<b>Equipment: purchasing and mounting</b>	12
<b>Installation</b>	18
<b>Launch of industrial Production</b>	18
<b>GMP-certification</b>	24

## Agriculture

### Greenhouse complex construction

Total estimated investment  
USD 222 mln



MINISTRY OF AGRARIAN POLICY  
AND FOOD OF UKRAINE

#### KEY FACTS

**Ownership:** Private project

**Land/area:** Vinnytsia region

**Goal of project:**

On the selected land plot it is planned to build a greenhouse complex using the most advanced innovative technologies for the year-round cultivation of ecologically clean vegetables (cucumbers, tomatoes and green cultures)

**Construction period:**

36 months (3 years)

**Form of investment:**

Full funding

#### FINANCIAL DETAILS

**DPBP:** 9.23 years

**NPV:** 1 300 250 000 UAH  
(equivalent to 49 600 000 USD)

**RR:** 28.9 % (adjusted for inflation)

**PI:** 2.53 times

#### PROJECT STATUS

**Pre-design and design work** 1st half 2018

**1 stage of the greenhouse complex with a production area of 11 ha** 2018

**Construction of the 2 and 3 stages of the greenhouse complex** 2020

**Full design capacity 33 ha** 2021

#### SOCIOECONOMIC EFFECT

Establish a socially significant agro-industrial enterprise

Create more than 350 new jobs

Develop social and engineering infrastructure in rural areas

#### CONTACT INFORMATION

**Organic-D LLC**

23320, Sutysky village, 118 Zhovtneva str.,  
Tyvriv district, Vinnytsia region

**Contact person:**

**Vadym Krychkovskyi**, Director

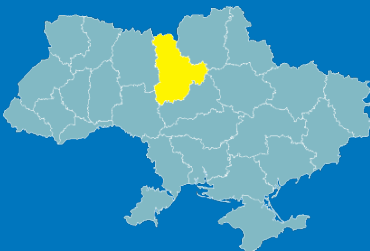
**Phone:** +38 096 584 34 89

**E-mail:** organik.d.ltd@gmail.com

## Agriculture

### EUROMILL

Total estimated investment  
USD 17.7 mln



MINISTRY OF AGRARIAN POLICY  
AND FOOD OF UKRAINE

### KEY FACTS

**Ownership:** Private project

**Land/area:** Kyiv region

**Goal of project:**

To build an industrial complex for production of flour and bake mixes (300 tons per day) and elevator (30 ths tons of simultaneous grain storage: wheat, corn, soybeans and sunflower)

**Construction period:**

For industrial complex for production of flour and bake mixes (launch of the 1st stage – August 2020); for elevator (launch – August 2020)

**Form of investment:**

Investments in tangible assets

### PROJECT RESUME

<b>Land</b>	7 ha in the property
<b>Raw materials</b>	The Kyiv region is provided with grains
<b>Product and service sales</b>	Region has a deficiency for storage capacities and grain processing
<b>Finances</b>	Project with excellent economic indicators. ARR is higher than the average in Ukraine
<b>Risks</b>	Low share risk
<b>Refund guarantees</b>	Business plans are calculated. Investor has the controlling block of shares (51% until the repayment of loan obligation in full)
<b>Innovations</b>	Modern equipment + automation
<b>Prospects</b>	Production / sale of new products, expansion of the range of services

## FINANCIAL DETAILS

Equity capital (already invested)	€ 1 070 000
Equity capital (will be invested)	€ 2 000 000
Project loan funds	€ 11 694 374
Loan funds period	5 years
Interest payment start	14 <sup>th</sup> months
Discounting rate	2.50%
Planning horizon	10 years
Payback period, PB	66 month
Discount payback period, DPB	67 month
Average rate of return, ARR	26.23%
Net present value, NPV:	€ 23 292 203
Profitability index, PI	2.56
Internal rate of return, IRR	23.47%
Modified IRR, MIRR	9.91%

## CONTACT INFORMATION

**Kyivskyi Khlíboproduct LLC**  
08304, Kyiv region, Borispol  
city, 40 Pryvokzalna str.

**Contact person:**  
**Oksana Shamrai**  
Investor Relations Manager

**Phone:** +38 067 407 08 09  
**E-mail:** Info@khp.kiev.ua

## Agriculture

### “Bukovynaprodukt” Reconstruction & Expansion

Total estimated investment  
USD 1.5 mln



MINISTRY OF AGRARIAN POLICY  
AND FOOD OF UKRAINE

#### KEY FACTS

**Ownership:** Private project

**Land/area:** Chernivtsi region

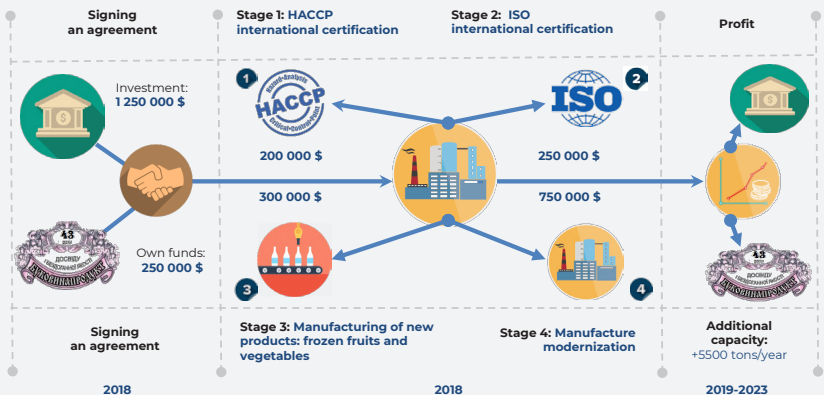
**Construction period:**  
18 months (1.5 years)

**Form of investment:**  
Investment agreement

#### Goal of project:

To develop the business by enterprise reconstruction: to provide premises equipment in accordance with HACCP or ISO and obtaining appropriate certification; to purchase a new equipment for replacing manual labor and increasing production; to introduce a new type of activity - shock freezing and storage of vegetables and fruits.

#### PROJECT OUTLOOK



#### CONTACT INFORMATION

##### Bukovynaprodukt PrJSC

59050, Kamyana village, Storozhynetsky district, Chernivtsi region

##### Contact person:

**Mykola Dmytruk,**  
Project Head

**Phone:** +38 098 933 31 45

**E-mail:** bukprod@gmail.com

**Ivan Luchak,**  
Manager

**Phone:** +38 050 856 24 81



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