



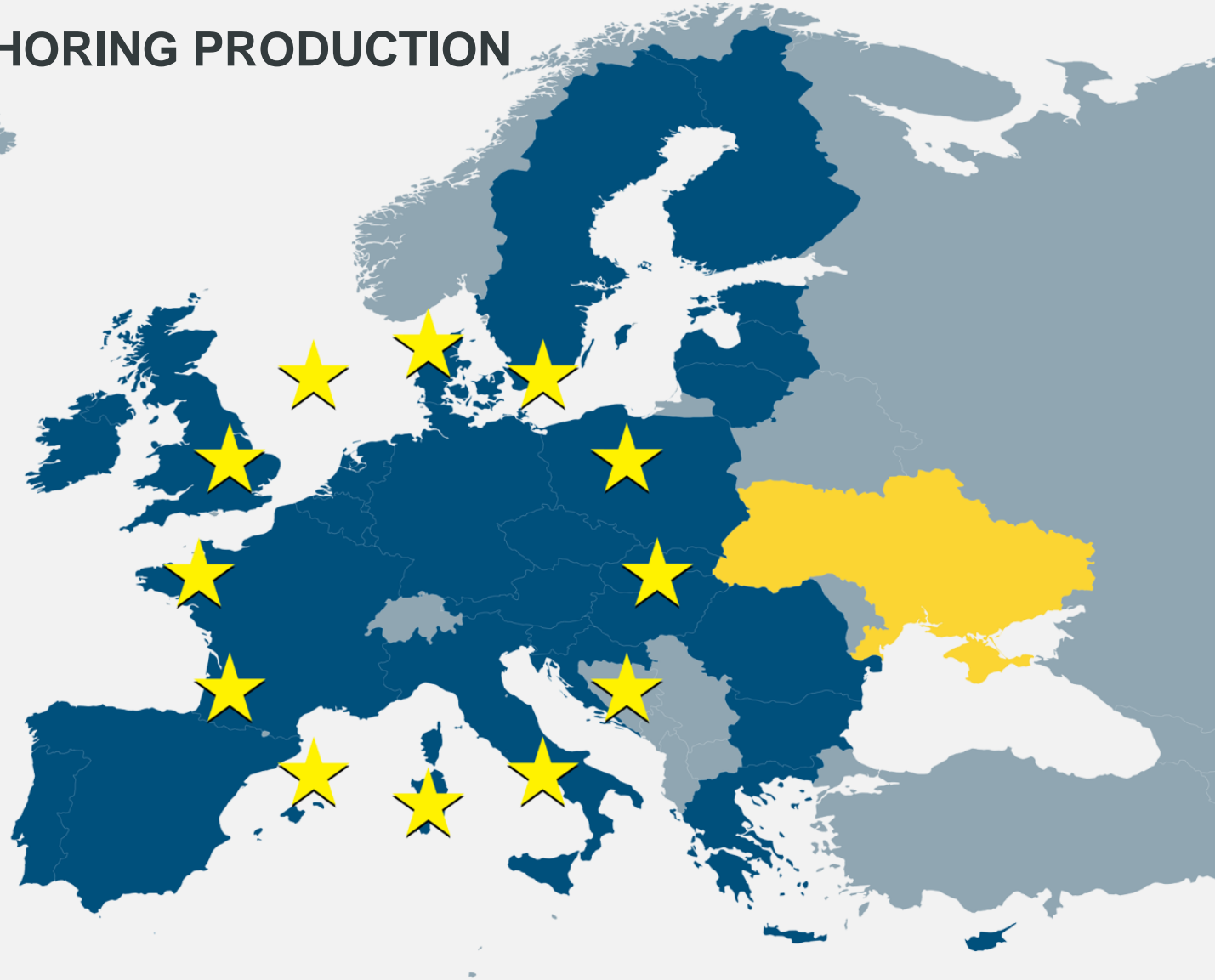
BILA TSERKVA
INDUSTRIAL PARK

READY-TO-USE INDUSTRIAL SITE IN KYIV REGION UKRAINE



UKRAINE'S ADVANTAGES FOR MANUFACTURERS FROM ASIA FOR NEARSHORING PRODUCTION

- 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



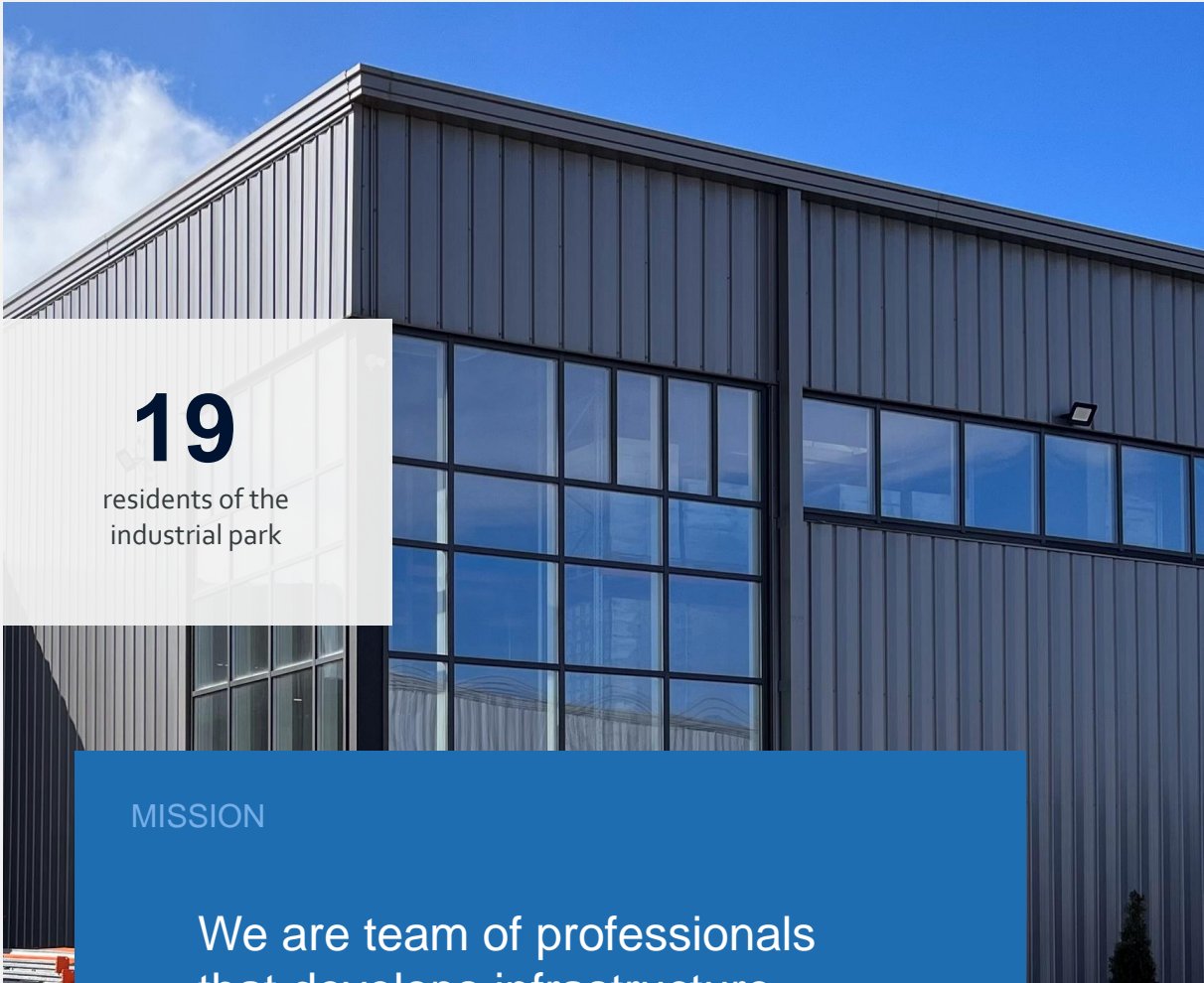
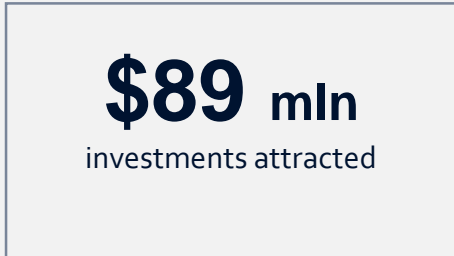
BILA TSEKVA INDUSTRIAL PARK

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GOALS '30



RESULTS '25



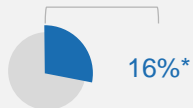
19

residents of the
industrial park

MISSION

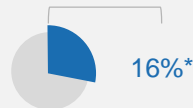
We are team of professionals
that develops infrastructure
and conditions for sustainable
industrial development of Ukraine

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



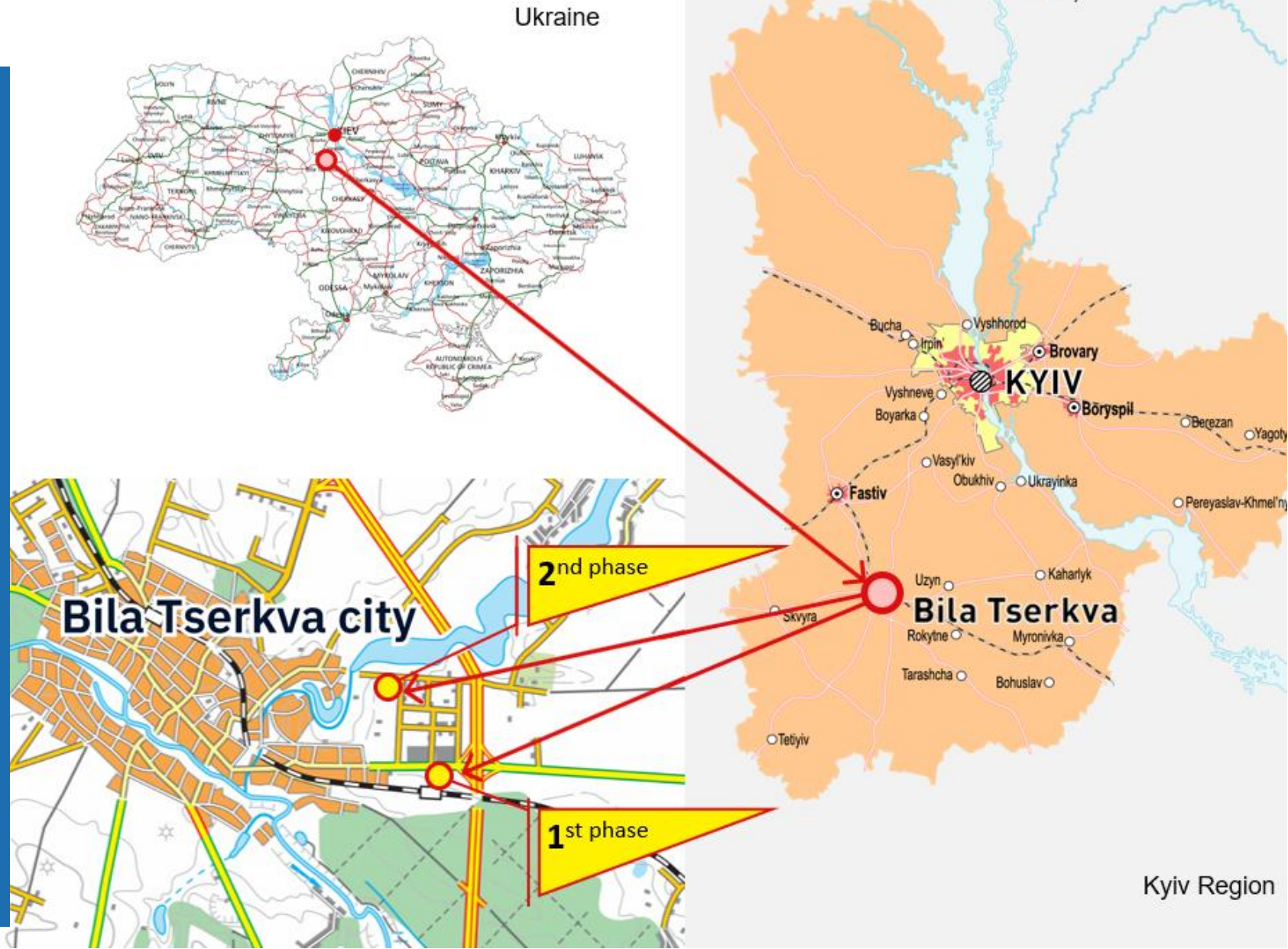
*Part of the Plan

OUR CLIENTS PORTFOLIO



BILA TSERKVA ADVANTAGES FOR MANUFACTURERS

- 75 km** to Kyiv
- 0,0 km** to railway (on site)
- 0,5 km** to railway station "Rotok"
- 0,6 km** to highway (P32)
Kremenets – Bila Tserkva
- 0,9 km** to highway (E95)
Helsinki – Kyiv – Odesa
- 14 km** to cargo aviation complex
- 14,5 km** to the customs clearance
department
- 90 km** to international airport «Kyiv»
- 120 km** to international airport
"Boryspil"
- 550 km** to the border with EU



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**

**32 hectares available
for sale and development**



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

BILA TSERKVA INDUSTRIAL PARK

Built-to-suit industrial and logistics facilities

Construction of facilities tailored to client specifications — available for purchase or lease.

Turnkey development and construction management

Comprehensive oversight of the planning, design, and construction of industrial and logistics projects for clients.

One-stop shop for business support

Assistance with permits, business setup, product certification, and other regulatory procedures.

Integrated operational services

Provided by the industrial park's management company, including security, infrastructure and facility maintenance, HR support, and implementation of LEAN practices.

Land bank or project sale / joint venture opportunities

Options for purchasing land assets or establishing joint ventures within the industrial park.





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 FACTORY 9



2 192,3 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.







ADD-ON VALUES

- A. Lowering investment risks.
- B. Developed production and transport infrastructure.
- C. Partnership and acceleration programs.
- 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.



ACTUAL PRODUCTION COSTS IN BILA TSERKVA

UTILITIES COSTS SUMMARY

	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

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

	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

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 


peikko®


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.



CONTACTS

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

THANK YOU FOR ATTENTION!

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

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More Available Production and Warehouse Premises



Production premises



Warehouse premises



Logistics terminal