

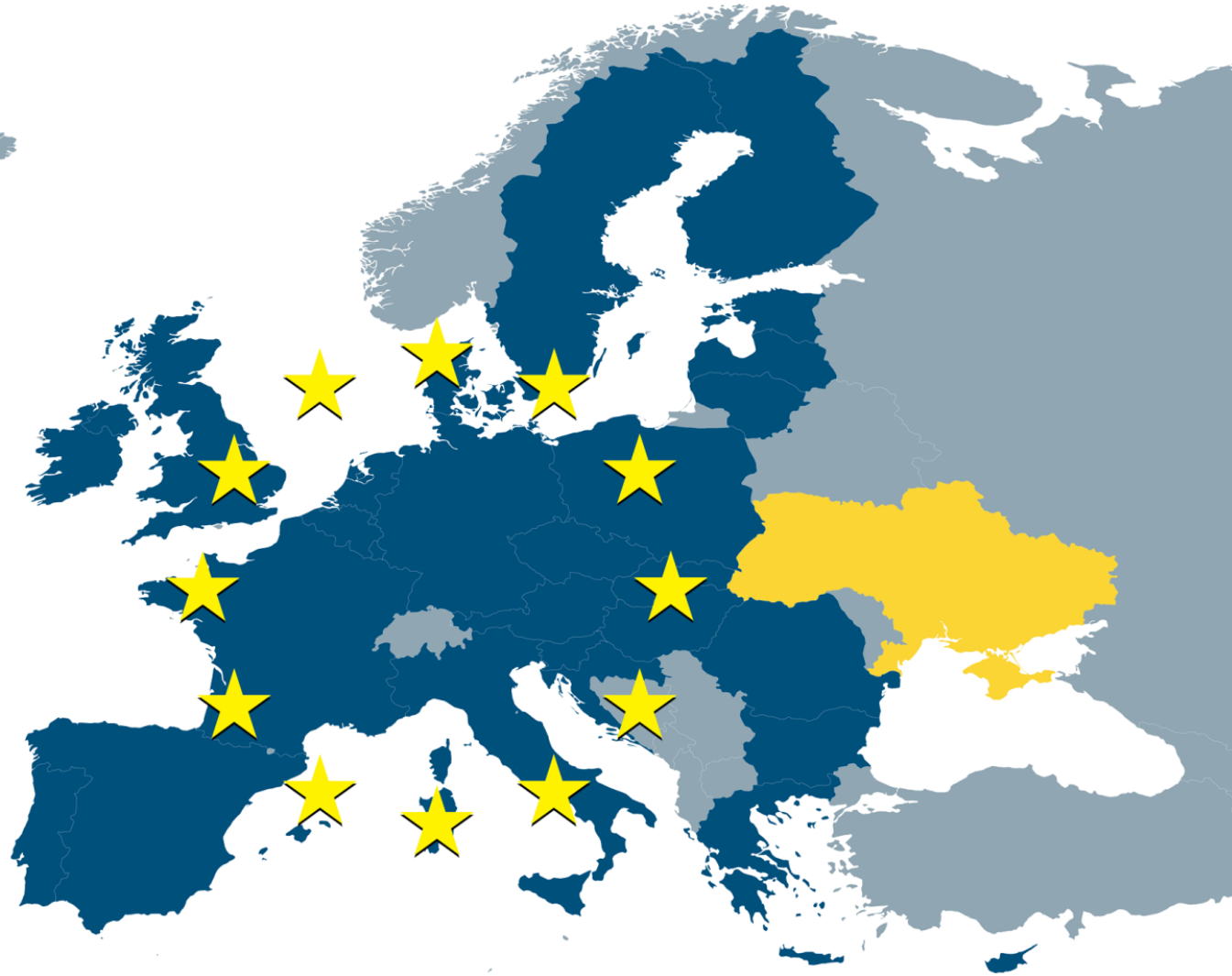


## READY-TO-USE INDUSTRIAL PARK IN KYIV REGION UKRAINE



# UKRAINE'S ADVANTAGES FOR NEARSHORING PRODUCTION

- Free Trade Area with EU, EFTA, Canada
- Convenient logistic scheme and close to the OEM
- Low production costs
- Skillful labor force
- Competitive tax rates
- Industrial Parks State Support



# BILA TSERKVA INDUSTRIAL PARK NOW

[ip-bt.com](http://ip-bt.com)

## GOALS '30

**703,100 m<sup>2</sup>**

total area of land plots  
utilized

64%

**450,060 m<sup>2</sup>**

land plots developed /under  
development / sold

**235,400 m<sup>2</sup>**

total area of buildings and  
premises constructed

37%

**86,900 m<sup>2</sup>**

industrial and warehouse real  
estate is commissioned or  
under development

**\$250 mln**

investments attracted

36%

**\$89 mln**

investments attracted

**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



15

production  
and warehouse  
buildings



690

new jobs were  
created



22

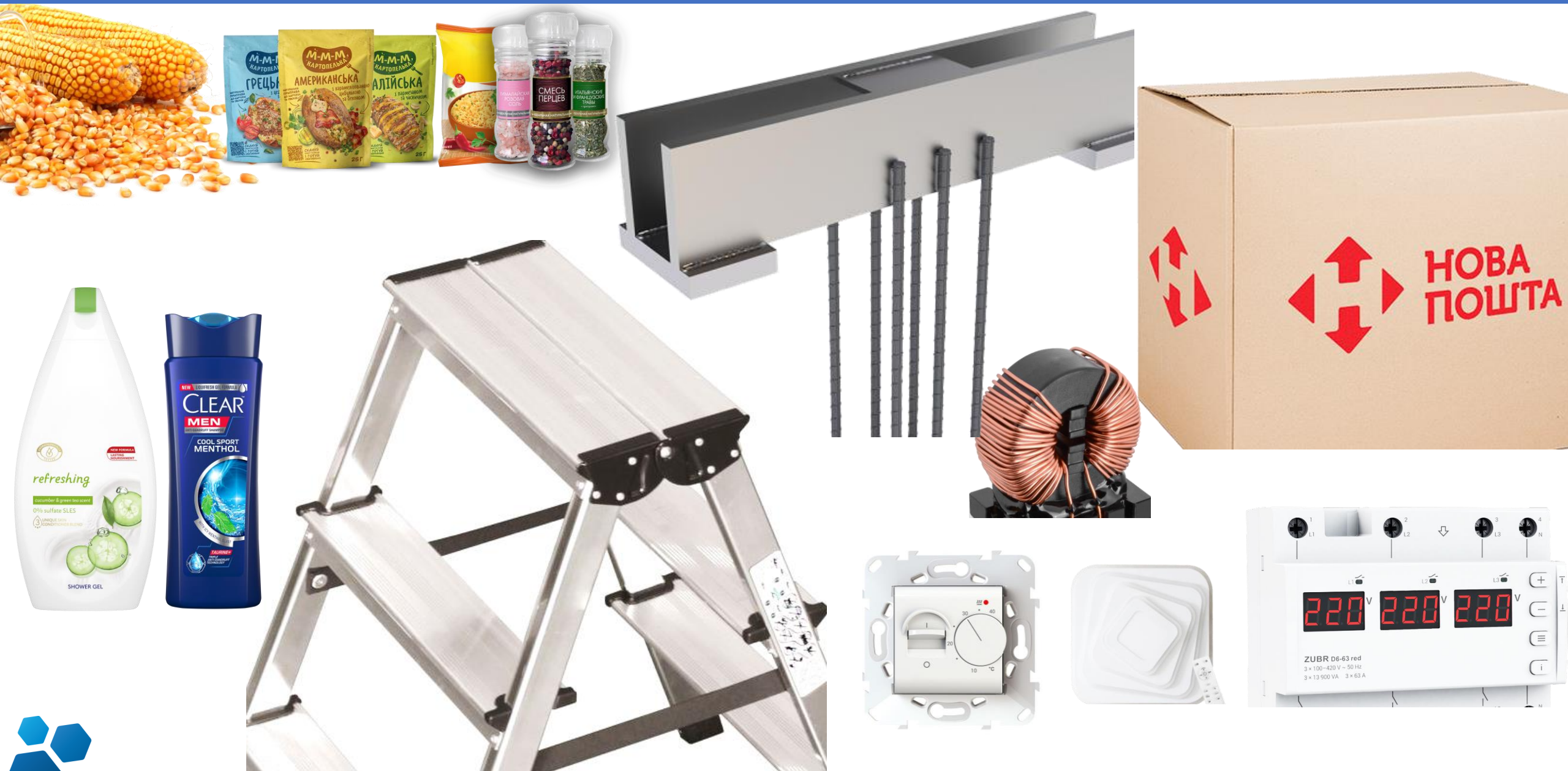
kilometers of  
utility networks  
were laid out



27 000

square meters of paved  
roads and sidewalks were  
built

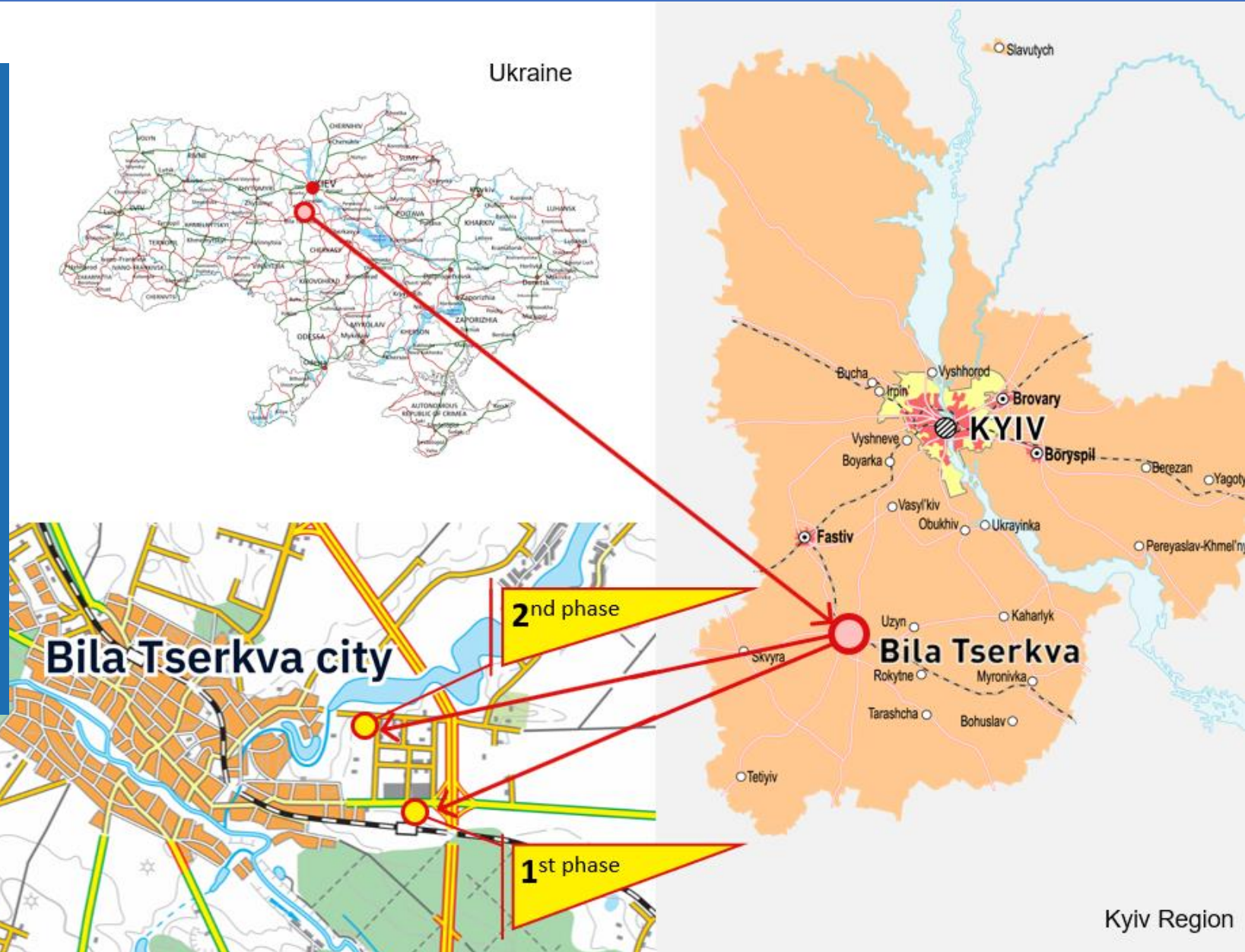
# OUR CLIENTS PORTFOLIO



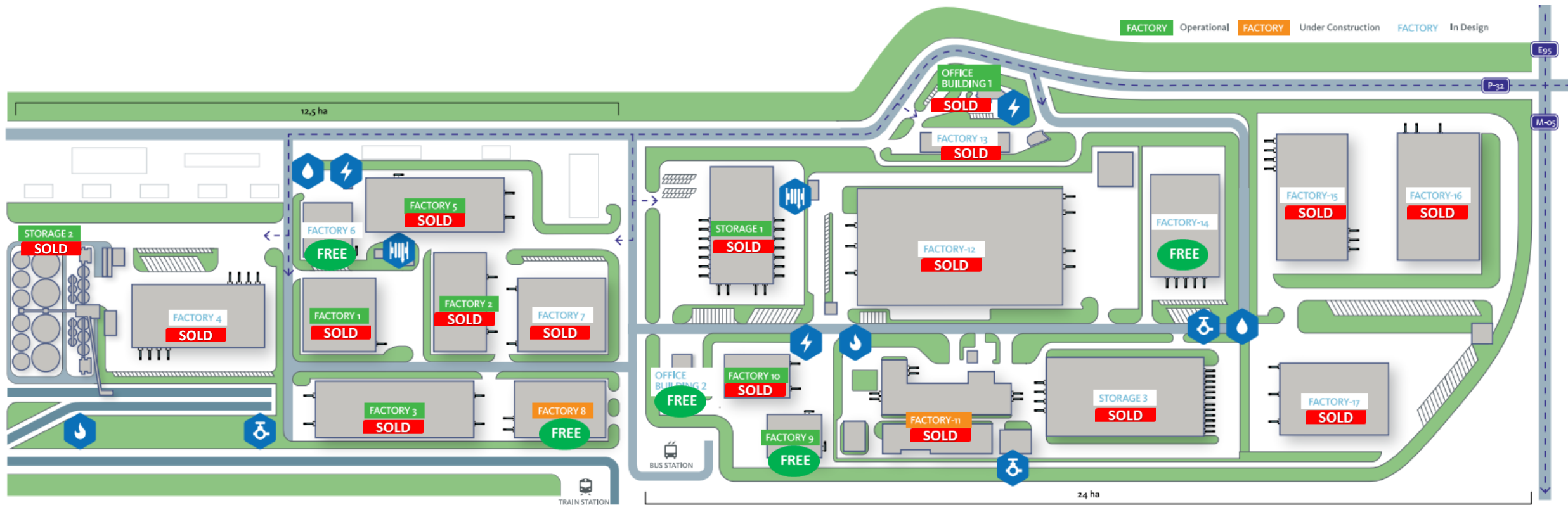


# BILA TSERKVA ADVANTAGES FOR MANUFACTURERS

- 75 km** Kyiv
- 0 km** railway (on site)
- 0,1 km** railway station "Rotok"
- 0,1 km** highway (P32) Kremenets – Bila Tserkva
- 0,5 km** highway (E95) Helsinki – Kyiv – Odesa
- 14 km** cargo aviation complex
- 14,5 km** the customs clearance department
- 90 km** international airport «Kyiv»
- 120 km** international airport "Boryspil"
- 550 km** the border with EU



# INDUSTRIAL PARK MASTER PLAN & UTILITIES, 1<sup>st</sup> PHASE



## Electricity

Available capacity: **8 MW**  
 Voltage: **10 kV**;  
 Distance: **on-site**;  
 Extra capacity: **10 MW\***.



## Gas

Available capacity:  
**6 400 m³/h**;  
 Distance: **on-site**;  
 Pipe diameter: **310 mm**.



## Water supply

Available capacity:  
**1 300 m³ /24h**;  
 Distance: **on-site**;  
 Pipe diameter: **2x160 mm**.



## Sewage

Available capacity:  
**1 300 m³ /24h**;  
 Distance: **on-site**;  
 Pipe diameter: **2x110 mm**.

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

# INDUSTRIAL PARK MASTER PLAN & UTILITIES, 2<sup>nd</sup> PHASE



## Electricity

Available capacity: **15 MW**

Voltage: **10 kV**;

Distance: **on-site**;

Status: **under construction** (to be finished in 4Q2025).



## Gas

Available capacity: **10 000 m³/h**;

Pressure: **high & medium**;

Distance: **on the border**;

Pipe diameter: **300-400 mm**.



## Water supply

Available capacity: **1 224 m³/day**;

Distance: **on-site**;

Pipe diameter: **2x160 mm**;

Status: **under construction** (to be finished in 4Q2025).



## Sewage

Available capacity: **900 m³/day**;

Distance: **on-site**;

Pipe diameter: **2x160 mm**;

Status: **under construction** (to be finished in 1Q2026).





# OUR COMMERCIAL/INVESTMENT OFFER

## **Land plots with utilities.**

Privately owned land available for sale or rent and segregated on client's needs.

## **Built-to-suit industrial and logistics facilities**

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

## **Ready-built industrial facilities**

Privately owned industrial facilities for sale/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 parks.



# BUILT-TO-SUIT PROJECTS

## NOVA POSHTA



Innovative logistics depot in Bila Tserkva, Kyiv region

- Modern building with total area of 3900 m<sup>2</sup>.
- 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 m<sup>2</sup>.
- 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.



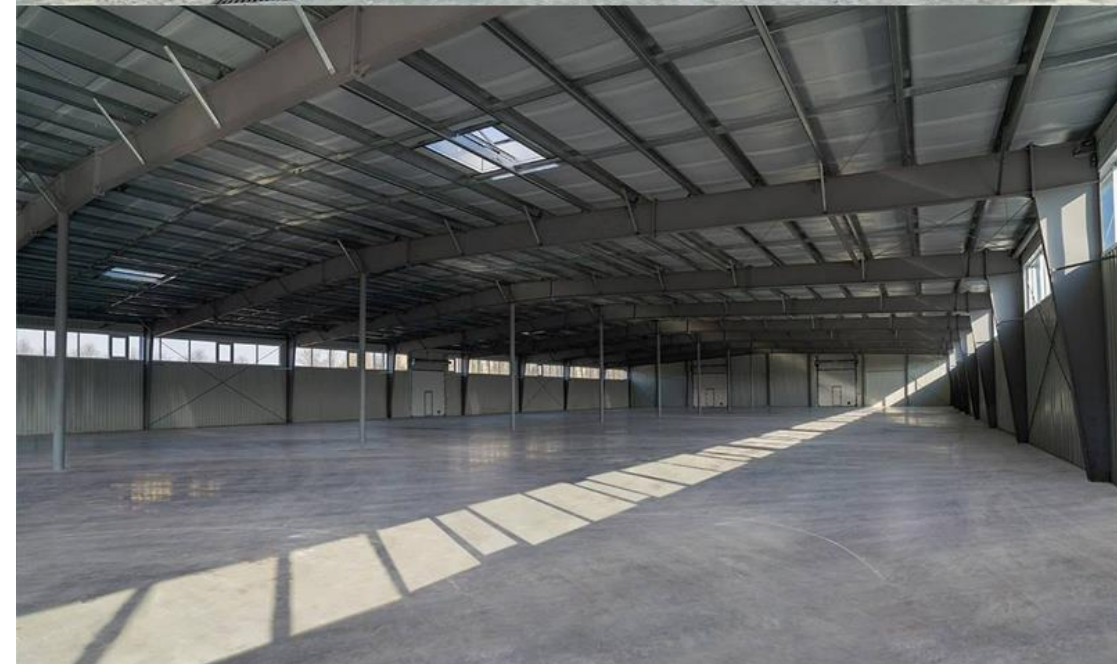
**4 t/m²**

loading capacity on self-  
levelling floor.



**2 cargo docks**

equipped with industrial  
sectional gates.



# OUR 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 /m³
	Wastewater	€ 0,5 /m³

## LOCAL WORKFORCE COSTS

	Net Salary, per month	Gross Salary, per month
<b>MANAGER</b> MA in engineering/economy, 5+ year of experience, strong English	≥ € 900	≥ € 1 364
<b>ENGINEER</b> MA in Engineering, 3-5 years of experience, basic English	≥ € 600	≥ € 909,3
<b>WORKER</b> College, 3+ years of experience	≥ € 350	≥ € 530,5

## LOCAL TAX RATES

Industrial real estate tax*	0%
*if used to own purposes	
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%

## NET / GROSS SALARY STRUCTURE

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

# 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**

  
**PRIPRAVKA**<sup>®</sup>  
PURE & NATURAL SPICES

  
**EFS**  
EURO FOOD SERVICE

**InTiCa**  
Systems

**ArdaghGroup**



 **peikko**<sup>®</sup>

**terraFOOD**

  
**syngenta**

  
**ALFA**  
SMART AGRO

  
**Tribo**

**ROSAVA**<sup>™</sup>  
МИ ЗНАЮТ 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

## Bila Tserkva Industrial Park

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LinkedIn: [@Bila-Tserkva-Industrial-Park-1](https://www.linkedin.com/company/Bila-Tserkva-Industrial-Park-1)

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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**Chief Business Development Officer**

Mob: +380 50 415 82 72

## More Available Production and Warehouse Premises



Production premises



Warehouse premises



Logistics terminal