

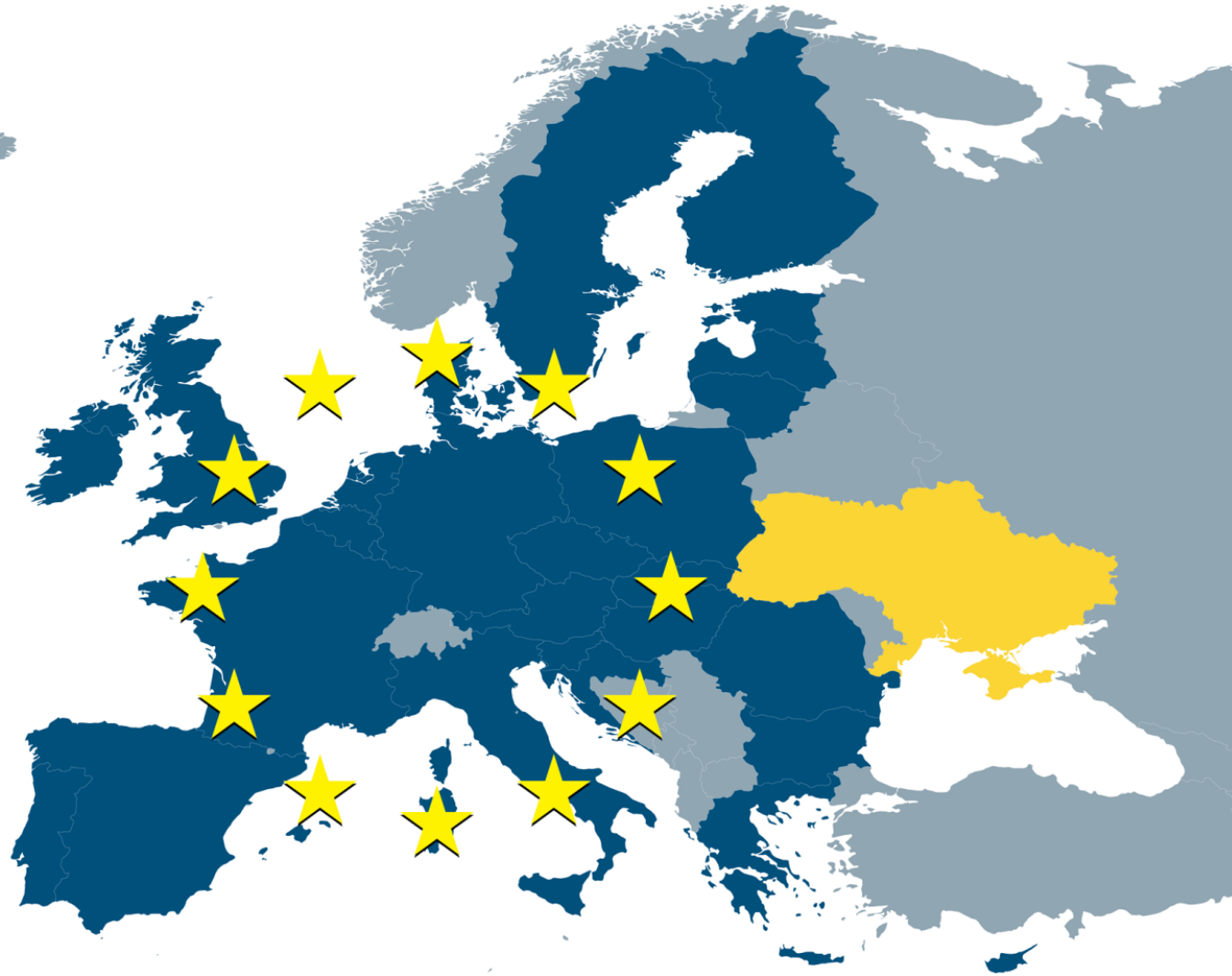


READY-TO-USE INDUSTRIAL PARK IN KYIV REGION UKRAINE



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

GOALS '30

703,100 m²

total area of land plots
utilized

64%

450,060 m²

land plots developed /under
development / sold

235,400 m²

total area of buildings and
premises constructed

37%

86,900 m²

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

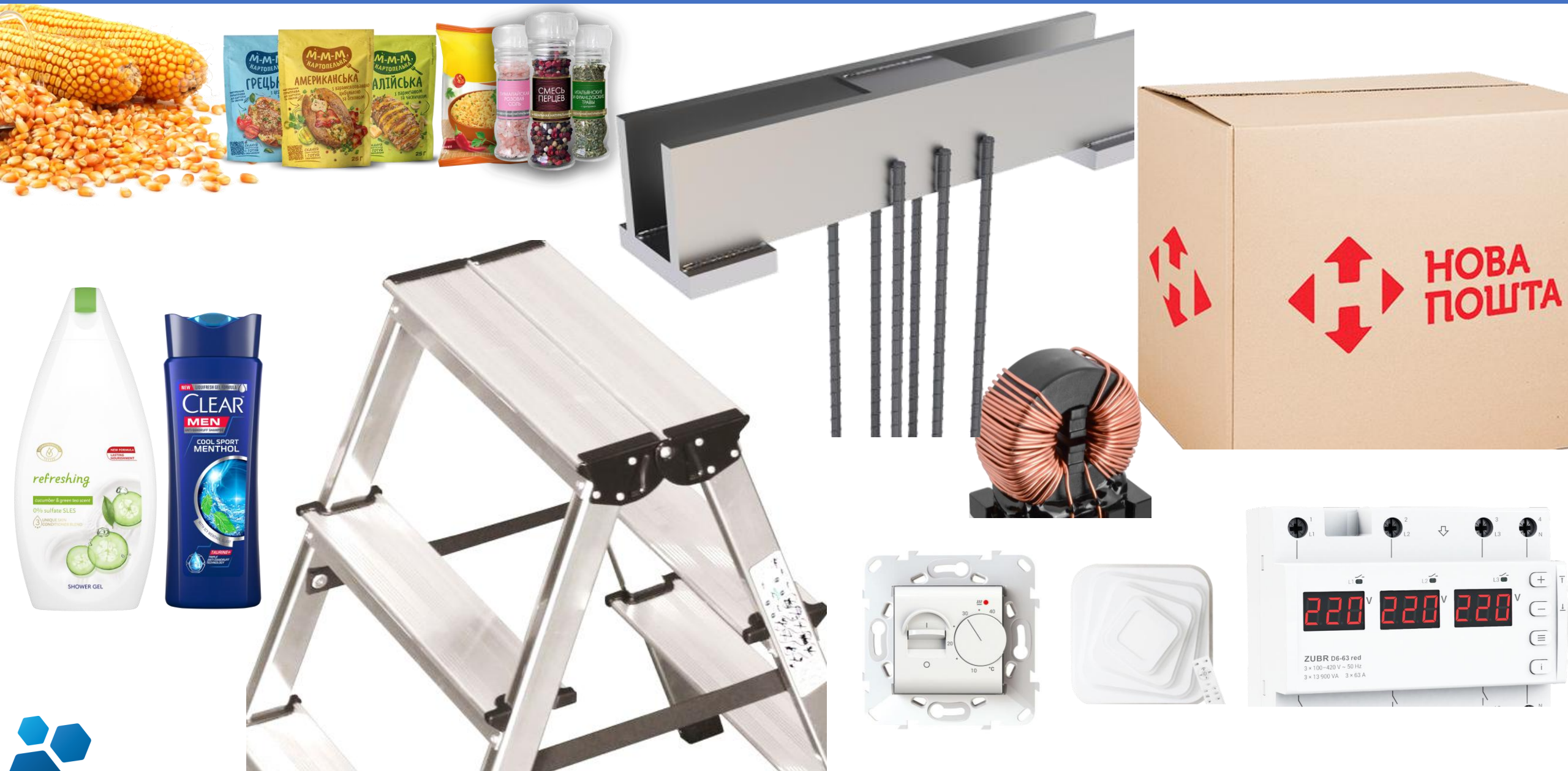
kilometers of
utility networks
were laid out



27 000

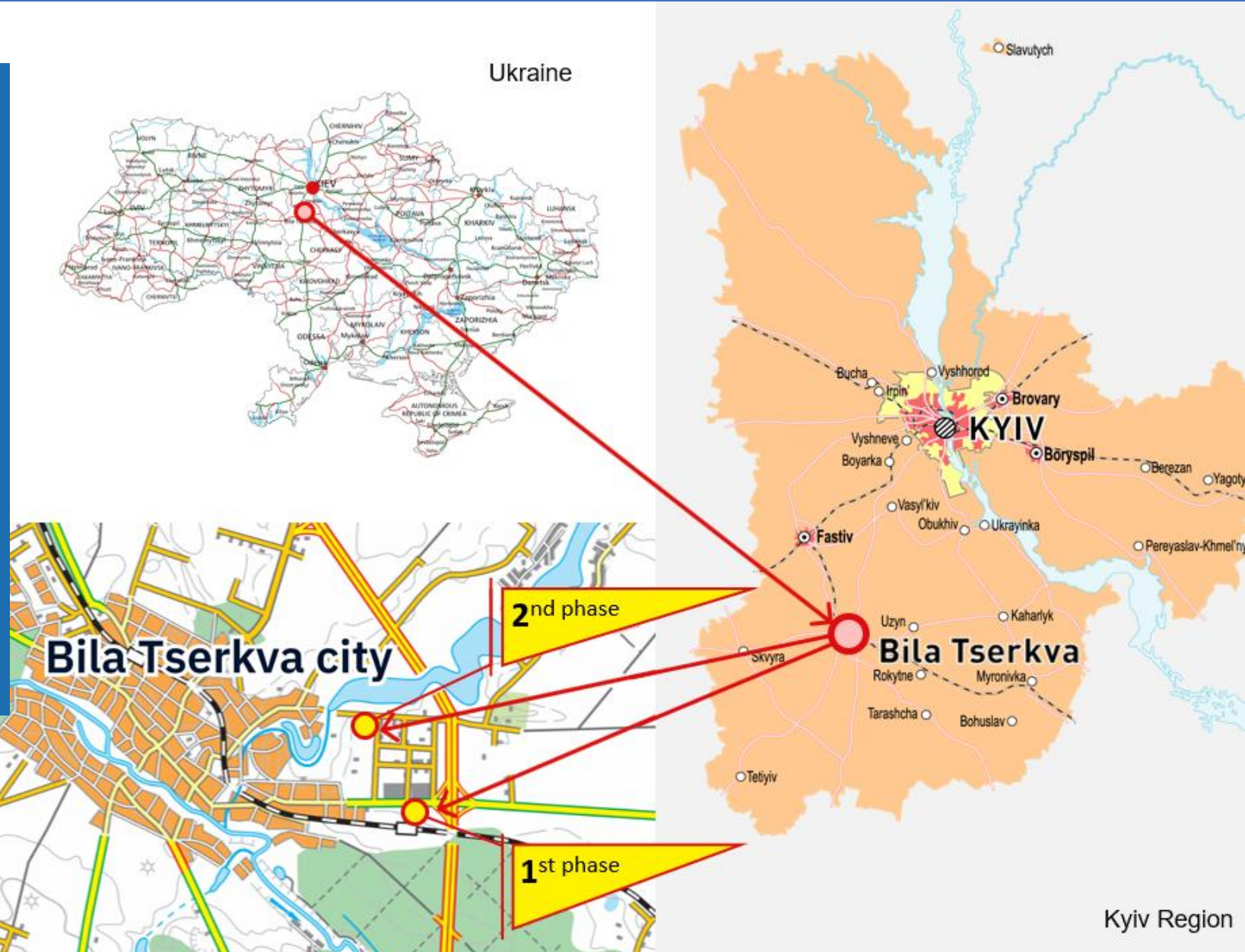
square meters of paved
roads and sidewalks were
built

OUR CLIENTS PORTFOLIO

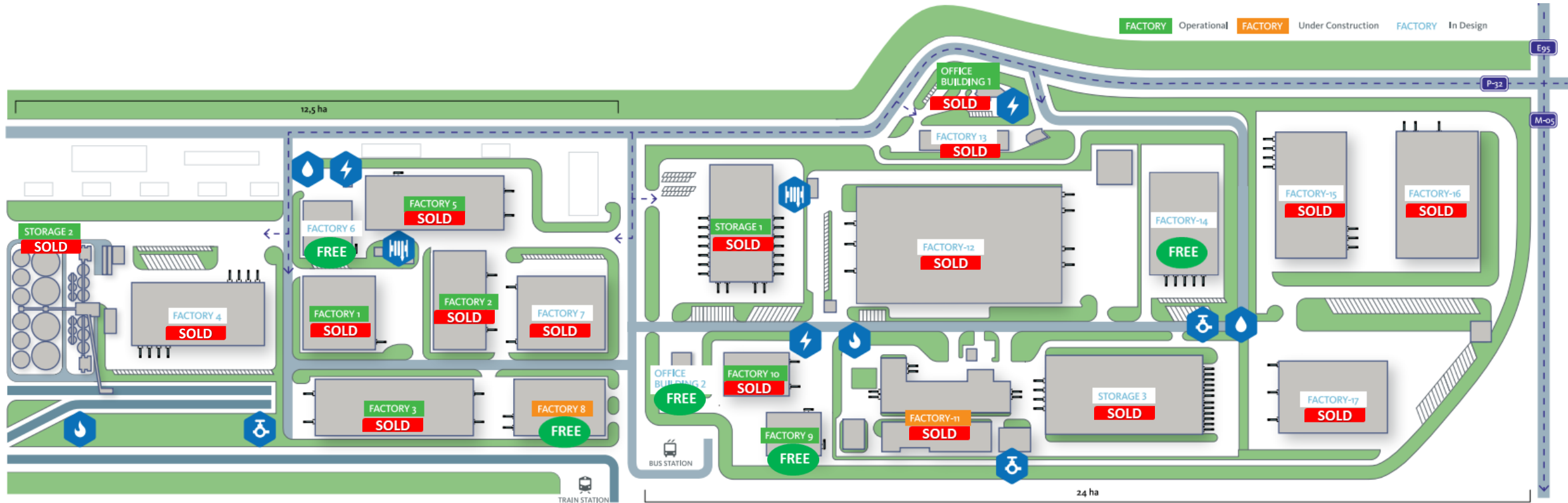


BILA TSERKVA ADVANTAGES FOR MANUFACTURERS

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, 1st 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, 2nd 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 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.



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
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

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

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 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

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