

# INVESTMENT-READY INDUSTRIAL SITE

# BILA TSERKVA INDUSTRIAL PARK

RESULTS '25

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

total area of land used

64%

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

land plots developed/under construction/sold

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

total area of constructed buildings and premises

37%

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

industrial and warehouse real estate put into operation

**\$250**

million investments attracted

36%

**\$89**

million investments attracted

**>20**

existing residents

## MISSION

We are a team of professionals who develop infrastructure and create conditions for sustainable industrial development of Ukraine.

# OUR ACHIEVEMENTS



**15**  
Production and warehouse facilities



**690**  
New jobs



**22**  
Kilometers of utility networks laid



**27 000**  
Asphalt roads and sidewalks were built

# LOCATION OF THE INDUSTRIAL PARK

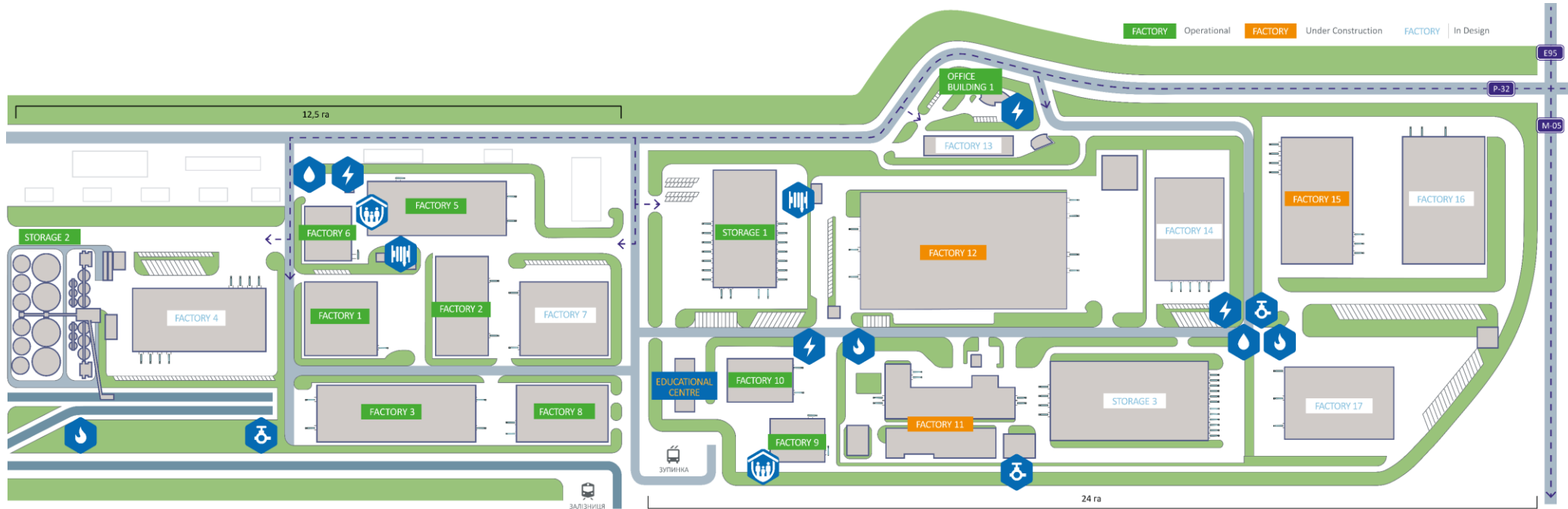


-  Distance from Kyiv – 75 km
- 
  - (E95) Helsinki – Kyiv – Alexandroupolis
  - (P32) Kremenets – Bila Tserkva
  - (P04) Kyiv – Fastiv – Bila Tserkva
  - (M05) Kyiv – Odesa
- 
  - Boryspyl International Airport
  - Belotserkva cargo aviation complex
- 
  - Labor market:
  - Population – 310 thousand
  - Specialists and technicians – 150 thousand



# INDUSTRIAL PARK PLAN

## 1<sup>ST</sup> PHASE NOW



### Electricity

Power: **8 MW**  
Voltage: **10 kV**;  
Distance: **0 m**;  
Additional power: **10 MW\***.



### Gas

Capacity: **8,400 m<sup>3</sup>/h**;  
Distance: **0 m**;  
Pipe diameter: **310 mm**.



### Water supply

Capacity: **1,300 m<sup>3</sup> /day**;  
Distance: **0 m**;  
Pipe diameter: **2x160 mm**.



### Sewerage

Capacity: **1,300 m<sup>3</sup> /day**;  
Distance: **0 m**;  
Pipe diameter: **2x110 mm**.

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

# INDUSTRIAL PARK PLAN

2<sup>ND</sup> PHASE NOW



## Electricity

Capacity: **15 MW**;

Voltage: **10 kV**;

Distance: **0 m**;

Status: **under construction (due for completion in Q32026).**



## Gas

Capacity: **10 thousand m<sup>3</sup>/h**;

Distance: **at the border of the site**;

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



## Water supply

Capacity: **1224 m<sup>3</sup>/day**;

Distance: **0 m**;

Pipe diameter: **2x160 mm**.

Status: **under construction (to be completed in 2Q2026)**



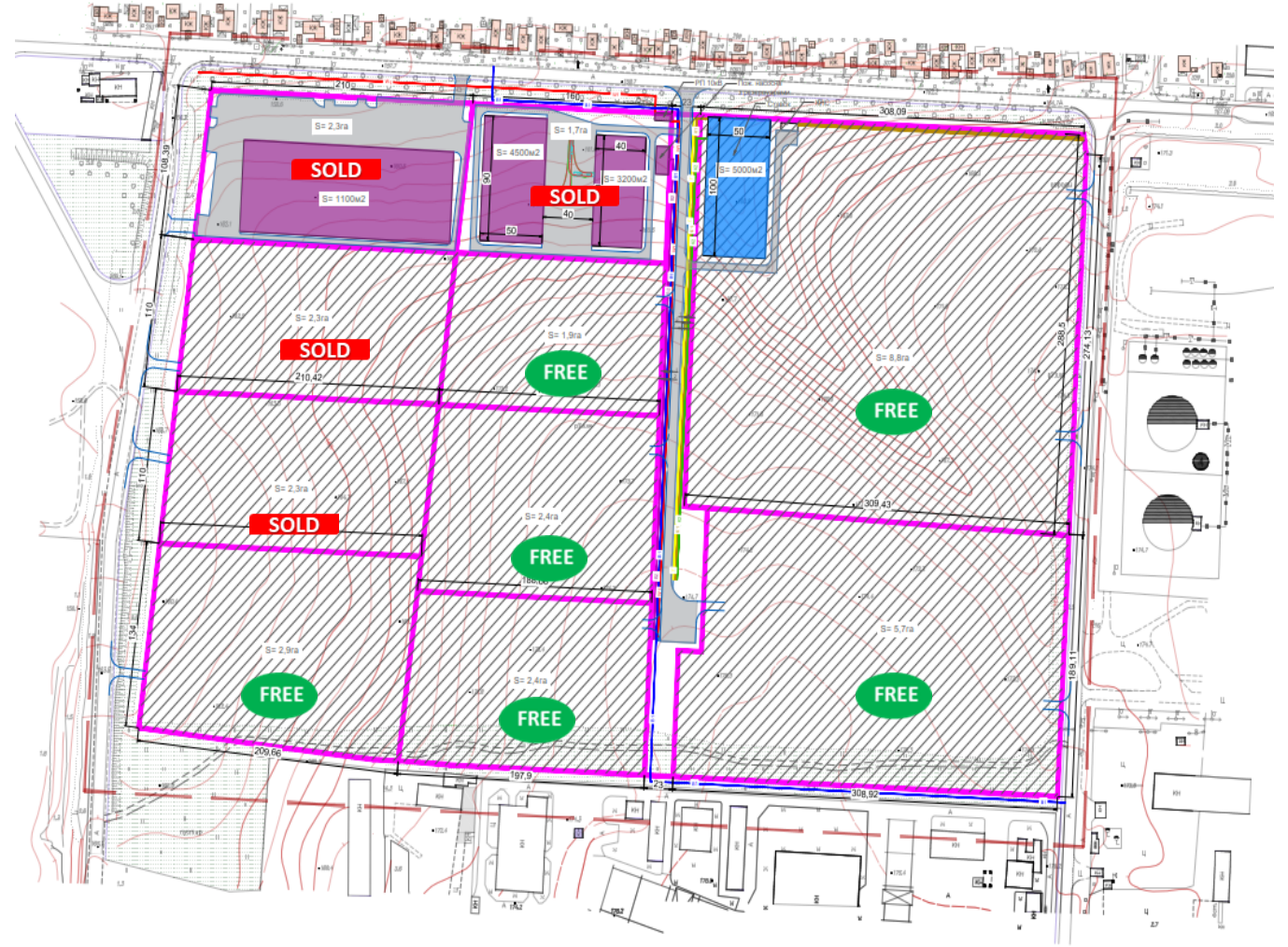
## Sewerage

Capacity: **900 m<sup>3</sup>/day**;

Distance: **0 m**;

Pipe diameter: **2x160 mm**.

Status: **under construction (to be completed in 3Q2026)**



# COMPLETED INDUSTRIAL FACILITY



**3 200 sq.m.**

Production, warehouse, technical and office premises



**Frame**

Astron Steel (Luxembourg)



**6 m.**

Minimum height 6 m  
Maximum height 7.5 m



**Walls and roof**

Prefabricated sandwich panels with heat and sound insulation properties



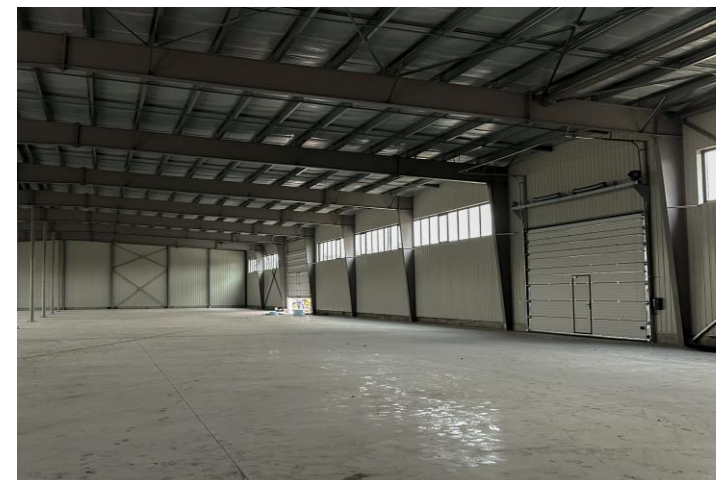
**4 t/m<sup>2</sup>**

Load capacity 4t/m on a self-leveling floor



**Three gates**

The building is equipped with three industrial sectional doors



# BENEFITS FOR RESIDENTS

- A** Reducing investment risks.
- B** Developed production and transport infrastructure.
- C** Partnership and acceleration programs.
- D** Creating optimal supply chains.
- E** Developing a sustainable ecosystem that reduces negative environmental impact, reduces energy and raw material consumption, and provides decent working conditions.



# INVESTMENT STATE INCENTIVES

## Benefits for Residents

- A** Compensation for utility costs
- B** Compensation of loan interest
- C** Exemption from compensation for forestry losses
- D** Exemption from real estate tax
- E** Reduction in land tax

### VAT on import

**0%**

Exemption from import VAT on new equipment for operations in an industrial park.

### Import duty

**0%**

Exemption from import duty on equipment and materials for activities in the industrial park.

### Corporate income tax

**0%**

Exemption from income tax for 10 years from the date of receiving the first profit.

# OUR COMMERCIAL / INVESTMENT OFFER

## Land plots with utilities

Private land is available for sale or lease, depending on the client's needs.

## Custom-made industrial and logistics facilities

Construction of facilities according to the client's specifications - available for purchase or rent.

## Ready-made industrial facilities

Private industrial properties offered for sale or lease.

## Turnkey project development and construction management

Comprehensive support for planning, design and implementation of industrial and logistics projects.

## A full range of business services in one place

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

## Integrated operational services

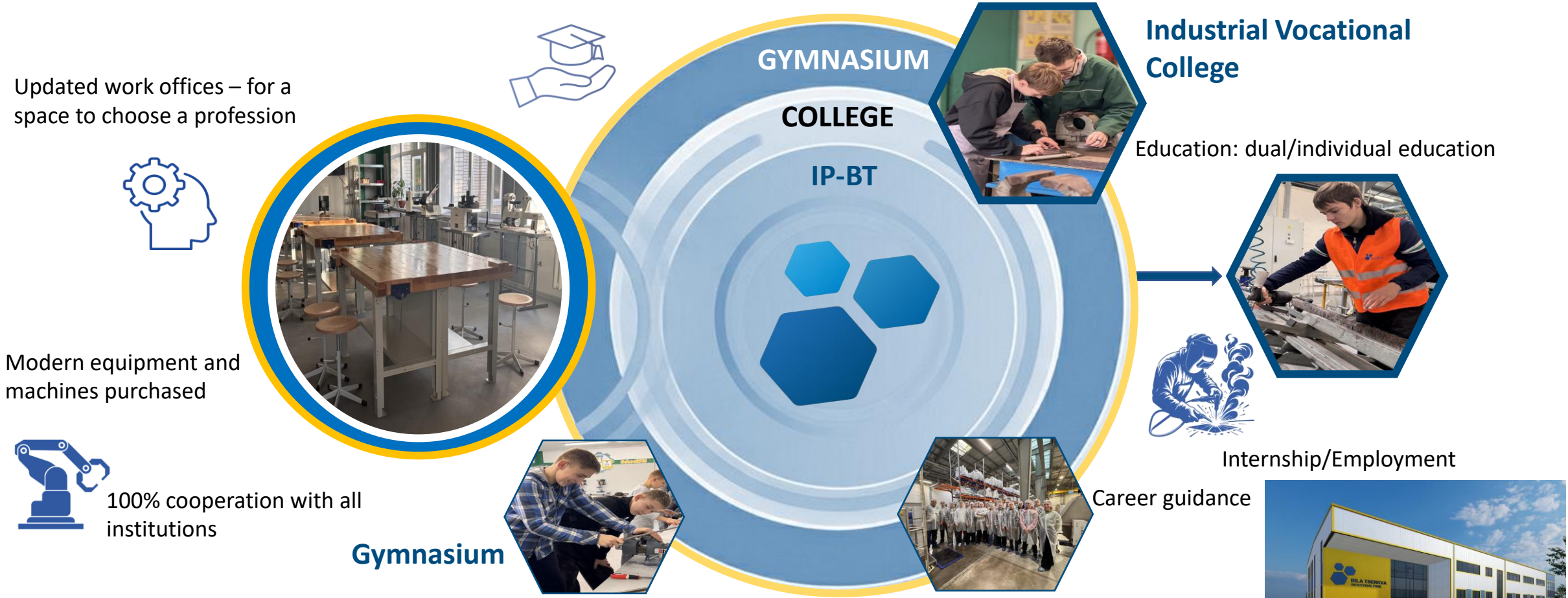
Provided by the management company of the industrial park: security, maintenance of infrastructure and facilities, HR support, implementation of LEAN practices.

## Land bank or joint projects/co-investment opportunities

Proposals for the purchase of land assets or the creation of joint ventures within the industrial park.



# STRATEGIC INTERACTION MODEL FOR PERSONNEL STABILITY



GYMNASIUM → COLLEGE → PRACTICE → EMPLOYMENT

The ecosystem of human capital development: from high school to industry 4.0

## CONTACTS

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BilaTserkvaIP



Bila-Tserkva-Industrial-Park-1



@bilatserkvaindustrialpark1



# BACKUP

# COMPLETED INDUSTRIAL FACILITY

## LOCAL TAX RATES

Industrial real estate for own needs	0%
Industrial property for rent	0,85% from the minimum wage per m2
Local industrial land tax	€ 2,890/ha per year
Industrial land tax in an industrial park	0%
Equity participation in construction	0%





## ON-SITE LABOR COST

	Salary without taxes, per month	Salary with taxes, per month
<b>MANAGER</b> Master of Engineering, 5 years of work experience, fluent English	≥ € 900	≥ € 1364
<b>ENGINEER</b> Master of Engineering, 3-5 years of work experience, basic English	≥ € 600	≥ € 909,3
<b>WORKER</b> College, 3 years of work experience or more	≥ € 350	≥ € 530,5

## SALARY TAXATION STRUCTURE

<b>Salary including taxes</b>	<b>€ 530,5</b>
Social Security (paid by the employer)	22 %
Personal income tax (paid by the worker))	18 %
B3 (paid by the worker)	1,5 %
<b>Salary excluding taxes</b>	<b>€ 350</b>

## COST OF MUNICIPAL SERVICES

	NETWORKS	PRICE, excluding VAT
	Electricity supply	market
	Natural gas	market
	Water supply	€ 0,35/m <sup>3</sup>
	Drainage	€ 0,5/m <sup>3</sup>

# BILA TSERKVA - A CITY FOR BUSINESS AND LIFE

Developed urban infrastructure: public transport, medical facilities, modern housing, banks and services - everything necessary for the daily life of workers.

Technical and vocational education system: colleges, vocational education and training of specialists for manufacturing enterprises.

Powerful industrial base: a city with a history of production and the presence of an experienced workforce.

Comfortable environment: favorable living conditions for workers, their families and relocation of specialists.

One of the key industrial centers of the Kyiv region with the potential for business scaling.



# CUSTOM BUILT PROJECTS

## NP



### Innovative logistics center in Bila Tserkva

Modern building with a total area of 3900 m<sup>2</sup>. Automated sorting line using machine learning technologies, capable of processing over 3 thousand shipments per hour. Central office and customer service center in the region. Commissioned in Q3 2020.

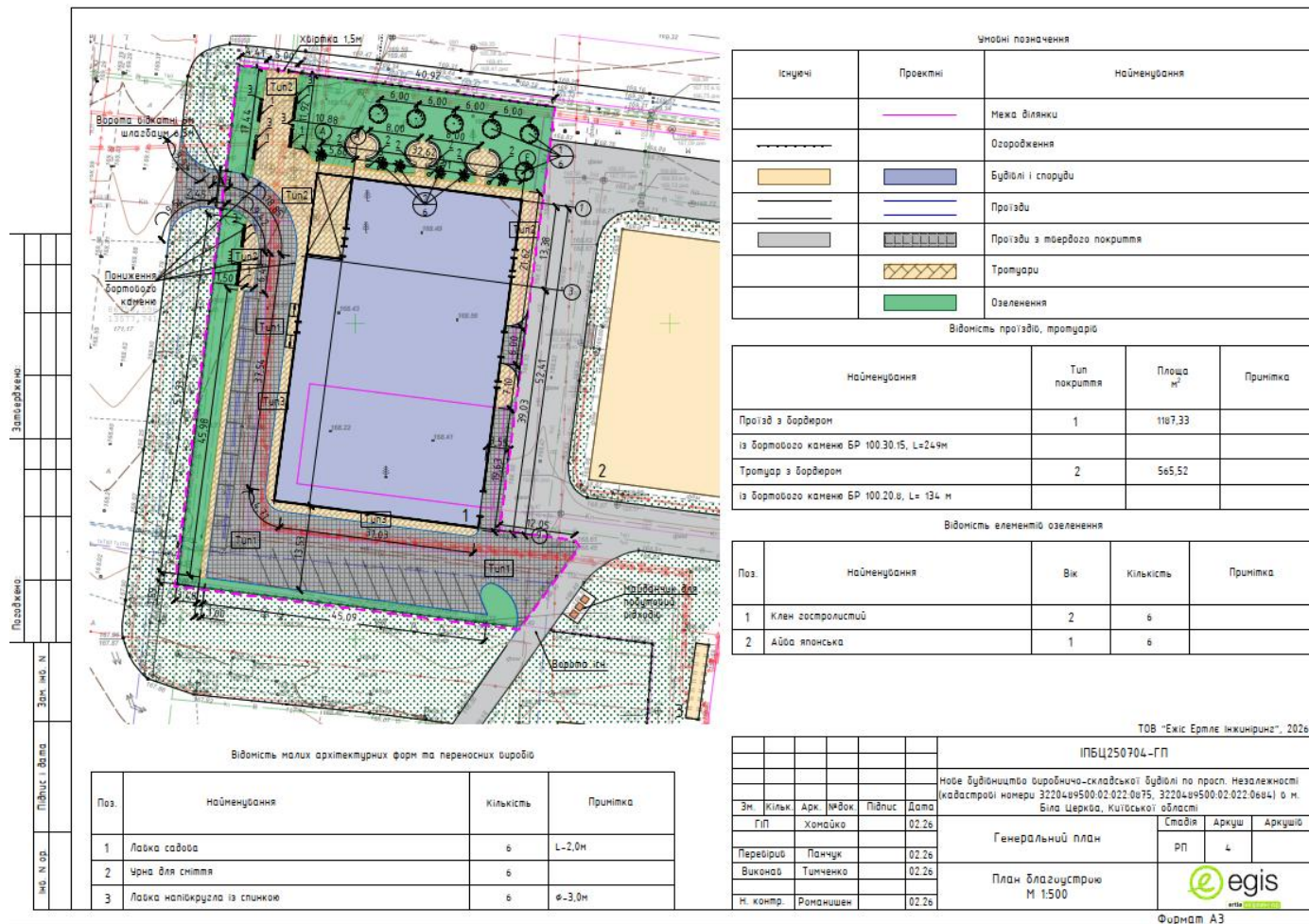
## PLANK ELECTROTECHNIC



### Ukrainian manufacturer of electrical installation systems

Modern building with a total area of 3600 m<sup>2</sup>. Heating using heat pumps combined with heat recovery from equipment, automated metering and remote access systems. The building is certified according to the BREEAM standard (high level of energy efficiency, environmental friendliness and comfort for personnel). Commissioned in the 2nd quarter of 2019.

# EDUCATIONAL CENTER PLAN



# EDUCATIONAL CENTER FLOOR PLANS

