

INDUSTRY

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INDUSTRY

Fertilizer production with nitrogen and phosphorus content*



Land plot technical specifications

Land plot characteristics:

- **area:** 12,6 ha, Green-field;
- **intended use:** industry lands;
- **cadastral number:** 1213000000:01:536:0005;
- **leaseholder:** Synelnykivska TC (communal property).

Engineering infrastructure:

- **water supply – 800 m** potential connection to the nearest water point;
- **water disposal – 500 m** distance to the nearest possible connection to the sewer;
- **gas supply – 500 m** distance to the nearest gas-distributing plant;
- **power supply – operating power transmission line (PTL) 35/10 kV** passes through the territory; connection to the substation "Ressory" 150/35/10 kV - 0,05 km.

Transport infrastructure:

- **along the land plot** – T 0445 territorial highway;
- **80 m** – railway track;
- **1,2 km** – railway station «Synelnykove-1»;
- **54 km** – the city of Dnipro;
- **56 km** – river port «Dnipropetrovsk»;
- **61 km** – international airport «Dnipro».

Form of transfer of the land plot

Auction (sale, lease)

Neighboring land plots:

LLC "Interform-Dnipro" (foam rubber plant), OJSC "Sinelnikovskiy spring plant" (production of components, parts and accessories for motor vehicles).

**The proposed area can also be used to accommodate industrial production facilities.*



1

INDUSTRY

Fertilizer production with nitrogen and phosphorus content*



MARKET OVERVIEW

Prospective for investment is the production of fertilizers containing nitrogen and phosphorus, import of which is 99% and exceeds \$ 200 million (more than 1.2 million tons per year). At the same time, the production volume is about 16 thousand tons per year.

Today there are only three producers on the mineral fertilizer market of Ukraine, and phosphate fertilizers are not produced at all. Until recently, this product was imported 100% from Russia. Now fertilizers are imported from Belarus, Lithuania, Poland, Finland and Egypt.

The construction of new large production facilities will stabilize the fertilizer market.

fertilizers with nitrogen and phosphorus content

Ukraine market: \$ 220.7 million

Production: \$ 2,8 mln

Imports: \$217.9 million (99%)

Consumers: agricultural enterprises, households

Core companies:

Azot, JSC



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Dnipropetrovsk investment agency

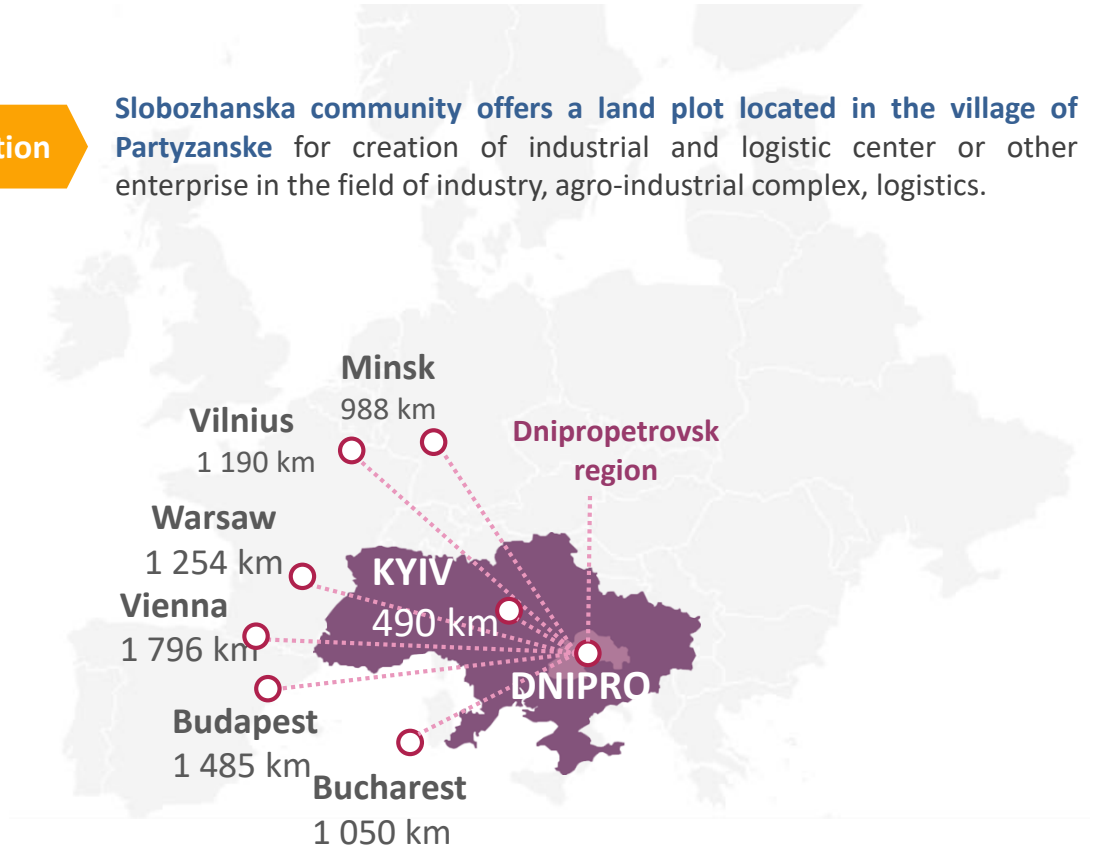
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Proposal description

Slobozhanska community offers a land plot located in the village of **Partyzanske** for creation of industrial and logistic center or other enterprise in the field of industry, agro-industrial complex, logistics.



Land plot characteristic:

- **area:** 2,86 ha;
- **intended purpose of use:** for the construction and maintenance of other public buildings
(there is a possibility of changing the intended purpose of use of the land plot up to 6 months);
- **cadastral number:**
1221486600:01:006:0009
- **leaseholder:** Slobozhanska TC.



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Creation of industrial and logistic center Slobozhanska TC



- **Power supply**, service provider – joint-stock company «DTEK Dnipro grids», at a distance of ≈ 220 m - «Silbud» 35/10 substation, nominal capacity of 2×10000 kVA.
- **Water supply/disposal**, n/a, can be provided by well drilling.
- **Gas supply**, distance to operating gas-distributing plant - 500 m, reserve capacity of $3708,87$ m³ per hour.

Distance to main settlements and major highways:

- **600 m - H 31 m** – national highway;
- **approach automotive road** for trucks runs along the north side of the land plot;
- **railway lines** around the land plot;
- **1,5 km** – loading and passenger railway station «Balivka»;
- **46,6 km** - «Dnipro» international airport;
- **19 km** – the city of Dnipro;
- **29 km** - «Dnipropetrovsk» river port;
- **342 km** – Mykolaiv commercial seaport.

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Construction of a dairy processing plant (Pokrovska TC)

Proposal description

The community offers a land plot, located in the urban-type settlement of Pokrovske for the construction of a dairy plant to process 5,000 tons of milk per year.

Also, another industrial facility can be created on the proposed land plot, depending on the interests of the investor.

Proposal initiator

Pokrovska TC
www.pokr.otg.dp.gov.ua/ua

Proposal goals

- creation of a modern processing enterprise based on raw materials, produced on the territory of the community;
- creation of cooperation ties with local enterprises producing milk and dairy raw materials;
- sale of dairy products in the largest supermarkets in Ukraine, as well as educational institutions of the community;
- creation of 30 additional workplaces;
- increasing tax revenues to the community budget.



Mechanisms for cooperation

Lease

Proposal economic indicators

Economic indicators are calculated depending on the project of construction of the milk processing plant

Construction of a dairy processing plant (Pokrovska TC)



Land plot technical parameters

Land plot characteristics:

- **area:** 18,76 ha (Greenfield);
- **intended purpose of use:** reserve lands;
- **cadastral number:** 1224255100:02:002:1876;
- **leaseholder:** Pokrovska TC.

Engineering infrastructure:

Water supply/disposal – n/a, distance to the functional water pipe – 0,3 km, to the delivery pipe of water disposal – 0,2 km;

Gas supply – n/a, distance to the functional gas pipe line – 0,5 km;

Power supply – n/a, nearest electrical substation “Pokrovka-150” 150/35/10, with nominal capacity of 2×25000 kVA – 4 km.

Transport infrastructure:

- national highway H15 – 1 km;
- international airport «Zaporizhzhia» – 94,1 km;
- the city of Dnipro – 129 km;
- the city of Zaporizhzhia – 96 km.

Neighboring land plots: pig farm, mill, sawmill, car garage, sedimentation tanks.

Additional information

The milk and dairy products market is one of the most dynamic sectors of agribusiness. Pokrovs'ka ATC is an example of the successful development of this sector, represented in the community by two large dairy cooperatives: «Dobrobut Andriivky» and Molocharske. The first one harvests an average of 7 tons of milk daily, and the second - up to 2 tons, transporting its products to the «Danone» plant in Kherson. The existing potential of both enterprises allows the products of these cooperatives to be used for high-quality milk processing and the creation of an assortment of end products: sour milk cheese, sour cream, butter, hard cheese, etc.

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Production of armed concrete and ceramic products (Pokrovska TC)

Description of the proposal

The community offers a land plot to create the production of armed concrete and ceramic products on the basis of minerals extracted on the territory of TC. The nomenclature and characteristics of minerals allow to consider the specified land plot for placement of production of sheet glass.

Also, another industrial facility can be created on the proposed land plot, depending on the interests of the investor.

Initiator of the proposal

Pokrovska TC
<https://pokr.otg.dp.gov.ua/ua>

Proposal goals

- extension of economic activities of community enterprises;
- optimal utilization of natural and labor resources;
- production of armed concrete and ceramics, development of the community construction sector;
- creation of cooperative ties between construction, industrial and mining enterprises of the region;
- providing quality products and services to customers;
- use of logistical possibilities of the railway station «Mechetna» for transportation of products from armed concrete;
- increasing tax revenues to the community budget.



Mechanisms for cooperation

Sale, lease through auction

Proposal economic indicators

Economic indicators are calculated depending on the project of construction of a production line of armed concrete products

INDUSTRY

Production of armed concrete and ceramic products (Pokrovska TC)



Land plot technical parameters

Land plot characteristics:

- area: 7,96 ha;
- intended purpose of use: reserve lands;
- cadastral number: 1224255100:01:009:7961;
- leaseholder: Pokrovska TC.

Engineering infrastructure:

Water supply/water disposal– n/a;

Gas supply – operating gas pipeline with medium pressure– 0,1 km;

Power supply – substation «Mechetna» 10/04 kV – 1,4 km.

Transport infrastructure:

- national highway H15 – 2,9 km;
- international airport «Zaporizhzhia» – 91,9 km;
- the city of Dnipro – 126 km;
- the city of Zaporizhzhia – 96,1 km.

Neighboring land plots: railway station «Mechetna», automatic gas filler, stud farm, elevator, Pokrovs'ke Auto-Transport Enterprise.

Additional information

Armed concrete products are durable. It is noteworthy that over time, the concrete only gets stronger. If during the construction of a building made of such material does not exceed the allowable loads, it will be able to stand for many decades. Armed concrete is strong, resistant to cracking, not prone to corrosion, able to withstand large changes in temperature. It can be used to make various road slabs, columns and piles, bridges and arches, etc. These materials can be prefabricated and prefabricated monolithic. There are also monolithic products made directly on the construction site.

Armed concrete is a profitable combination of the advantages of concrete and steel reinforcement and provides mutual compensation for the disadvantages of these materials. Separately, the reinforcement increases the tensile strength of armed concrete.

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INDUSTRY

Industrial production – conveyor belts* Nikopol City Council



Project technical parameters

Land plot characteristics:

- **area:** 9.59 ha, Green-field;
- **intended use:** industrial land;
- **cadastral number:** is not available;
- **administrator:** Nikopol City Council (communal property).

Engineering infrastructure:

- **water supply:** potential connection to the nearest water supply point – 0.1 km;
- **water discharge:** connection to local sewerage network;
- **gas supply:** operating gas pipeline – 0.3 km, compressor station – 0.01 km;
- **electricity supply:** connection to electrical substation:
 - substation – 0.05 km;
 - substation «Nikopolska-150» 150/35/6 kW – 1.3 km.

Transport infrastructure:

- **distance to the nearest transport corridors:**
 - railway station «Nikopolstroï» – 3.6 km,
 - railway station «Tsentralna» – 1.9 km,
 - national highway H-23 – 0.5 km,
 - the Dnieper river – 2 km.

Form of land plot transfer

Auction (for sale, for rent)

Neighboring land plots:

State Enterprise «Nikopol Pipe Plant» (manufacture of pipes and fittings for steel pipes), gardening company «Trybnyk-2».

**The offered territory can also be used for placing construction materials production.*

INDUSTRY

Industrial production – conveyor belts* Nikopol City Council



MARKET REVIEW

The conveyor belts market is attractive for investments, it is about **9.5 thousand tons** per year (\$ 73.2 mln), of which **65 tons** (\$ 0.5 mln) are domestic products. Import of the conveyor belt reaches almost **100 %** (9.4 thousand tons per year (\$ 72.7 mln).

Conveyor belt is widely used in the mining and agricultural industries for the transportation of piece, bulk and packaged cargoes.

Domestic production of the conveyor belt in Ukraine is represented by one enterprise: BERTI PJSC, the rest of the production is compensated by import, mainly from Poland (\$ 14 mln), Germany (\$ 12 mln) and China (\$ 6 mln).

Conveyor belts

The market of Ukraine: \$ 73.2 mln

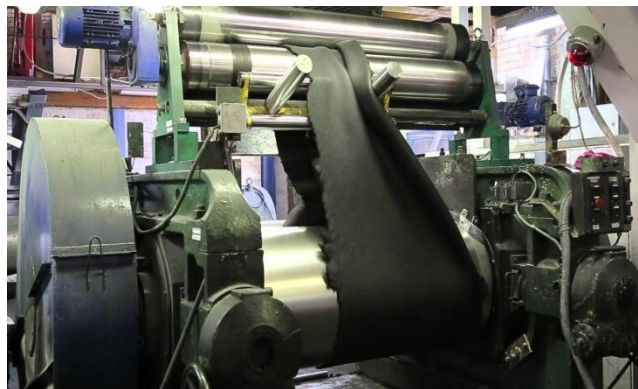
Production \$ 0.5 mln

Import: \$ 72.7 mln (99.3%)

Consumers: coal mining enterprises, mining and processing plant.

Core enterprises:

- Private research and production enterprise «Metalyrgmashremont».



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INDUSTRY

**Industrial production –
cardboard, corrugated cardboard***
Kryvyi Rih district



Project technical parameters

Land plot characteristics:

- **area:** 7 ha, Brown-field;
- **intended use:** industrial land;
- **cadastral number:** 1221884000:02:001:0479;
- **Administrator:** Dnipropetrovsk Regional State Administration.

Engineering infrastructure:

- **water supply:** provided with a drinking water supply system;
- **water discharge:** connection to local sewerage network;
- **gas supply:** connection to the existing gas pipeline – 1 km;
- **electricity supply:** connection to substation:
 - substation 150/6 kW – 0.8 km;
 - substation 150/6 kW – 0.2 km.

Transport infrastructure:

- **distance to the nearest transport corridors:**
 - railway station «Hrekuvata» – 1 km;
 - national highway H-23 – 8 km, T-0434 – 12 km;
 - airport «Kryvyi Rih» – 20 km;
 - the Inhulets river – 3 km.

Form of land plot transfer

Auction (for sale, for rent)

Neighboring land plots:

- industrial production zone of «Granite Group», Ltd (main activity: mining of stone, limestone, plaster stone, chalk stone and clay-slate);
- industrial production zone of «Naftatrasservice», Ltd (accommodation storage of fuels and lubricants);
- land shares for conducting commercial agricultural production and multiple purposes land plots.

**The offered territory can also be used for placing construction materials production, agricultural products processing or logistics center..*

INDUSTRY

**Industrial production –
cardboard, corrugated cardboard***
Kryvyi Rih district



MARKET REVIEW

The cardboard and corrugated cardboard market in Ukraine is more than **1.9 mln tons** per year (\$ 1492.6 mln), of which **808 thousd. tons** (\$ 633 mln)– are domestic products, the rest are compensated by import, which is **1.1 mln tons** (\$ 859, 6 mln).

According to experts, the food industry consumes more than 60% of all produced corrugated cardboard. It is quite actively used by pharmaceutical enterprises and manufacturers of household chemical goods, as well as traditionally, corrugated packaging goes to the needs of the tobacco, perfume and glass industries - up to 16% of the output.

Thus, corrugated cardboard is a commodity of the B2B market (business to business). Traditionally, such goods are sold in large quantities under long-term contracts to manufacturing companies customers.

The Ukrainian cardboard and corrugated cardboard market is sufficient to provide new production, because **import exceeds 57.6%**.

Cardboard, corrugated cardboard

The market of Ukraine: \$ 1 492.6 mln

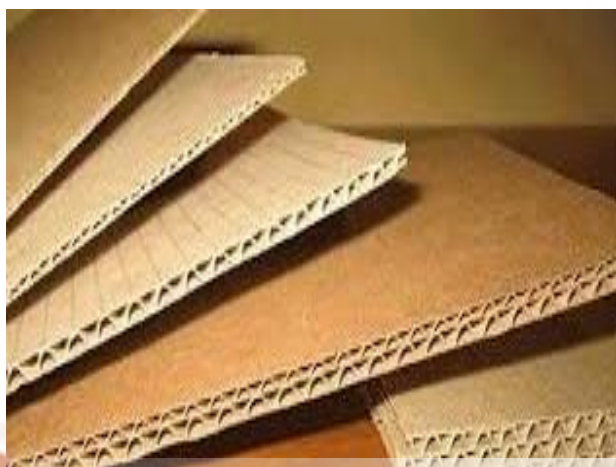
Production: \$ 633 mln

Import: \$ 859.6 mln (57.6%)

Consumers: enterprises of packaging production, trade and industrial enterprises

Core enterprises:

- «Ekopromservis», Ltd
- «PakStandart», Ltd
- «UkrKarton», Ltd.



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INDUSTRY

Industrial production –
abrasive materials*

Pavlohrad City Council



Project technical parameters

Land plot characteristics:

- **area:** 15 ha, Green-field;
- **intended use:** recreational zone (it is possible to change the intended purpose of use of the land by the leaseholder to industrial land, provided that a detailed plan of the territory is developed (1 year 6 months). It is also necessary to use artificial dewatering);
- **cadastral number:** is not available;
- **administrator:** Pavlohrad City Council (communal property).

Engineering infrastructure:

- **water supply:** potential connection to the nearest water supply point – 300 m;
- **water discharge:** centralized connection – 80 m, Ø 300 mm;
- **gas supply:** distance to the operating gas pipeline – 10 m, Ø 76 mm, low power;
- **electricity supply:** distance to the operating power transmission lines 35/10 kW – 10 m, to the transformer substation – 100 m.

Transport infrastructure:

- **distance to the nearest transport corridors:**
 - railway station «Pavlohrad-1» – 0.2 km;
 - European route E50 – 2.5 km;
 - regional highway P-51 – 0.6 km, T0422 – 0.85 km;
 - the Vovcha river – 1.7 km.

Form of land plot transfer

Auction (for sale, for rent)

Neighboring land plots:

Pavlohrad oil tank farm «Dnipronaftoprodukt» PJSC, petrol-filling station «Naftatorh», railway station «Pavlohrad-1», public buildings, garage cooperative «Avtoluibytel-3».

**The offered territory can also be used for placing construction materials production, agricultural products processing or logistics center.*



MARKET REVIEW

The market of abrasive materials in Ukraine is also considered interesting. It is more than **15 thousd. tons** per year (\$ 42.4 mln) of which **7.3 thousd. tons** (\$ 13.8 mln) are domestic products, the rest is compensated by imports, which is **8.4 thousd. tons** (\$ 28.6 mln).

The main consumers of abrasive materials are the construction industry, the wood and metal-processing industries, as well as power tools manufacturers.

According to expert research, the global market for abrasive materials will grow to **more than \$ 5 bln by 2020**. To gain a competitive advantage, it should be produced innovative materials with an abrasive coating.

The share of abrasives **import** in the Ukrainian market reaches **54%**, which may well provide new production.

Abrasive materials

The market of Ukraine: \$ 42.4 mln

Production \$ 13.8 mln

Import: \$ 28.6 mln (54%)

Consumers: metallurgy and engineering enterprises

Core enterprises:

- Dnirovsky plant of special equipment and materials
- Prominstrument-D.



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INDUSTRY

**Industrial production –
Truck tires for agricultural and special equipment***
Kryvyi Rih City Council



Project technical parameters

Land plot characteristics:

- **area:** 5,4 ha, Green-field;
- **intended use:** industrial land (11.02 – for placement and operation of the main facilities of the processing, engineering and other industries);
- **cadastral number:** 1211000000:04:379:0053;
- **administrator:** Kryvyi Rih City Council (communal property).

Engineering infrastructure:

- **water supply:** potential connection to the nearest water point – 0.2 km, pond – 0.25 km;
- **water discharge:** connection to the local sewerage network;
- **gas supply:** the operating gas pipeline – 0.6 km, Ø 400 mm, high power gas distribution station (GDS) – 0.45 km;
- **electricity supply:** connection to substation 35/10 kW – 0.2 km.

Transport infrastructure:

- **distance to the nearest transport corridors:** railway station «Rokyvata» – 4.7 km, national highway H-11 – 7 km, regional highway P-74 – 0.1 km и T0434 – 0.1 km.

Form of land plot transfer

Auction (for sale, for rent)

Neighboring land plots:

DTEK DNIPROVSKI ELEKTROMEREZHI, AT (electricity supply), PIRSAN LLC (main activity: leasing and operating of own or leased real estate), partially private property and land not provided for ownership / use, as well as a forest.

***The offered territory can also be used for placing construction materials production, agricultural products processing or logistics center.*

Industrial production –

Truck tires for agricultural and special equipment*

Kryvyi Rih City Council

MARKET REVIEW

The market of truck tires for agricultural and specialized equipment in Ukraine is more than **108 thousd. tons** per year (\$ 558.1 mln), of which **0.6 thousd. tons** (\$ 2.9 mln) are domestic products, the rest is compensated by import and is **107.3 thousd. tons** (\$ 555.2 mln).

According to experts, the volume of truck tires for agricultural and specialized equipment in Ukraine exceeds **108 thousd. tons** per year, which is almost **100% of import**. The indicated volumes correspond to at least two large enterprises for the truck tires production.

Since 2007, the American company EUROTIRE has been working in the region to manufacture truck tires with a diagonal cord for agricultural and specialized machinery.

Truck tires for agricultural and special equipment

The market of Ukraine: \$ 558.1 mln

Production \$ 2.9 mln

Import: \$ 555.2 mln (99.5%)

Consumers: enterprises of agricultural sector, mining and processing plant

Core enterprises:

- «Ukrainian factory of oversized tires», Ltd.



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