

# PROJECT CATALOGUE

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Total – **32** projects, of which:

**24** – business of the region

**8** – territorial communities

## INDUSTRY — 8

<b>Production of integrated uninterrupted power and heat supply systems for industrial and residential facilities</b> (The Institute of Transport Systems and Technologies of the National Academy of Sciences of Ukraine, the city of Dnipro)	3
<b>Creation of modern tractor production and agricultural machine building</b> («Yuzhmash», the city of Dnipro)	5
<b>Creation of biodegradable eco tableware production</b> («Eco Corn» LLC, the city of Dnipro)	7
<b>Creation of armed concrete production complex</b> (Mezhivska TC, Synelnykivskiyi district)	9
<b>Creation of metal packaging production complex</b> («Metal print» LLC, the city of Dnipro)	11
<b>Creation of the polymer material sheets production</b> (SPE «Ukrkhimzakhyst» LLC, the city of Pavlohrad)	13
<b>Creation of an enterprise for the design and manufacture of high-tech equipment</b> (SPE «Ukrkhimzakhyst» LLC, the city of Pavlohrad)	15
<b>Creation of laminate tubes production</b> («Elikzir» LLC, the city of Dnipro)	17
<b>Creation of AdBlue production</b> («MIM» PE, the city of Dnipro)	19

## AGRICULTURAL SECTOR — 7

<b>Establishment of an enterprise for packing natural honey, with a capacity of 300 tons per year</b> (individual entrepreneur Horbonos Andrii, Dnipro)	21
<b>Milk processing plant property complex</b> («Helios» LLC, Novopokrovska TC, Dniprovskiyi district)	23
<b>Complex for the production of flour and cereals products</b> («White» LLC, the city of Kryvyi Rih)	25
<b>Construction of complex for storage of food and vegetable products and its sorting</b> (FE «Vidrodzhennia», Petrykivska TC, Dniprovskiyi district)	27
<b>Opening of a milk processing plant on the territory of the Mezhevsk TC</b> («Bohdanivske – M», Mezhevsk TC, Synelnykivskiyi district)	29
<b>Creation of a plant for processing and packaging of honey</b> («Spas» LLC, Tomakivska TC, Nikopolskyyi district)	31
<b>Creation of production of dry snails' mucus</b> (FE «Zdravlyk», Petrykivska TC, Dniprovskiyi district)	33

## CONSTRUCTION MATERIALS — 3

<b>Creation of construction materials manufacture</b> (Misto Bud M LLC, Dnipropetrovsk region)	35
<b>Establishment of the production with the polymer coatings on galvanized steel or aluminum sheet in the city of Dnipro</b> (Elvas trading house, Ltd, the city of Dnipro)	37
<b>Creation of float glass production</b> («Orion-Glass-Float» LLC, the city of Vilnohirsk)	39

## RESIDENTIAL CONSTRUCTION — 3

<b>Construction of a residential complex of economy class «SMART PAVLOGRAD»</b> (the city of Pavlohrad)	41
<b>Construction of a multifunctional trade and business complex</b> (the city of Kryvyi Rih)	43
<b>Construction of a cottage eco-town</b> (Novooleksandrivska TC, Dniprovskiy district)	45

## ENERGY — 3

<b>Construction of 5 MW solar power station</b> («MEGAVATY», Mezhyrichska TC, Pavlohrad district)	47
<b>Construction of a solar power station on the territory of Vakulivska TC, with an area of 21 hectares</b> (Vakulivska TC, Kryvyi Rih district)	49

## LOGISTICS — 2

<b>Service station</b> (PE «Dobratulina T.M.», the city of Pavlohrad)	51
<b>Creation of logistic infrastructure</b> («VelLSV» LLC, Illarionivska TC, Synelnykovskiy district)	53

## RECREATION INDUSTRY — 3

<b>Creation of a modern medical and health complex Orlivshchyna village</b> («Sanatorium «Holiday Resort Orlivshchyna» , Pishchanska TC, Novomoskovskiy district)	55
<b>Creation of the ecological sports and recreation leisure center</b> («ARMAN HRUP», Verkhniodniprovsk TC, Kamenskiy district)	57
<b>Creating the Theater of Magic</b> (individual entrepreneur Horbonos Andrii, Dnipro)	59

## MEDICINE — 1

<b>Construction of the multifunctional medical center «Health Market»</b> (PE «POLIMED», the city of Dnipro)	61
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## MUNICIPAL SOLID WASTE — 1

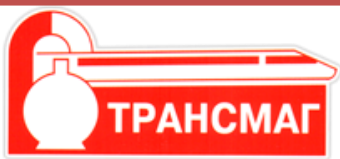
<b>New construction of a complex for the processing, neutralization and storage of municipal solid waste</b> (the city of Kryvyi Rih)	63
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## SERVICES — 1

<b>Creation of modern market</b> (Slobozhanska TC, Dniprovskiy district)	65
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*The symbol indicates a shortcut to the catalog content*



## Production of integrated uninterrupted power and heat supply systems for industrial and residential facilities

3



**Construction of a plant for the production of integrated systems of uninterrupted power and heat supply, as well as their elements.**

**The innovative products of the Project are:**

- 1) integrated systems of uninterrupted electricity and heat supply with using batteries of the new generation, heat pumps, as well as solar and wind energy installations;
- 2) lithium-ion accumulators and batteries for various fields of use.

The production of lithium-ion batteries as the main element of integrated power and heat supply systems is planned to begin with their assembly using cells from foreign manufacturers, which is due to relatively small volumes of capital investments and makes it possible to adjust production to new types of lithium-ion cells. In the process of development of battery production, it is planned to master the own production of some electronic battery control modules, thermal stabilization systems and body parts. In the future, development of serial production of lithium-ion battery cells will be started. Modern high-tech equipment will be used for this.



### Initiator

The Institute of Transport Systems and Technologies of the National Academy of Sciences of Ukraine

<https://itst.org.ua>



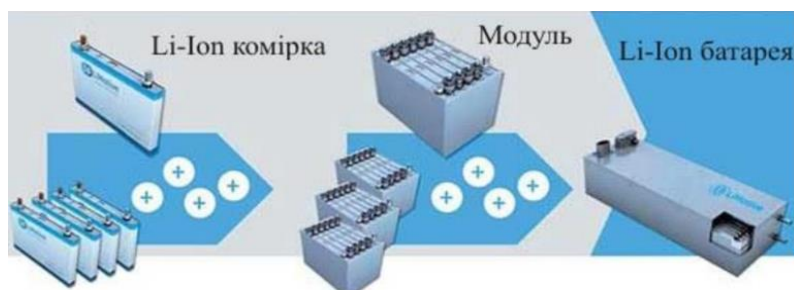
### Duration

**36 months**



### Project goals

- creation of the first complex in Ukraine for the production of integrated systems of uninterrupted electricity and heat supply using new generation batteries, heat pumps, as well as solar and wind power plants;
- take a worthy place in the international division of labor in the field of high technologies and provide additional impetus to domestic scientific developments;
- production of lighter and smaller batteries compared to other types of batteries;
- processing and disposal of used lithium-ion batteries with the receipt of various types of raw materials with a high concentration of lithium, cobalt, nickel, manganese and other materials that can be used again for the production of lithium-ion batteries.



### Project economic indicators

**Project total cost: \$65 mln**

- production of lithium-ion batteries - **\$50 mln**
- production of integrated systems of uninterrupted power and heat supply for industrial and residential facilities - **\$15 mln**



## Production of integrated uninterrupted power and heat supply systems for industrial and residential facilities

4



### Project technical parameters

#### Land plot characteristics :

- **area:** 5,2 ha;
- **intended purpose:** industry land;
- **cadastral number:** is assigned;
- **management:** land lessee.

#### Engineering infrastructure:

Water supply, gas supply, power supply are available and don't need additional investments.

#### Transport infrastructure:

**Automotive road E50 – 7 km;**

**railway station «Dnipro-holovnyi» - 8 km;**

**railway line – 1 km;**

**river port – 9 km.**



### Mechanism of cooperation

- Investing in the project;
- Joint venture creation.



### Additional information

Today, lithium-ion technology is the fastest growing and most promising area of battery production.

In 2022, the global lithium-ion battery market was estimated at \$46 billion.

According to various analytical centers, the average annual growth rate of the of the lithium-ion battery market in the coming years will be 15-19%, and its volume will reach \$170-270 billion in 2030.

The main segments of this market are autonomous electric transport and energy storage systems for both power grids and autonomous and

uninterruptible power supply systems.

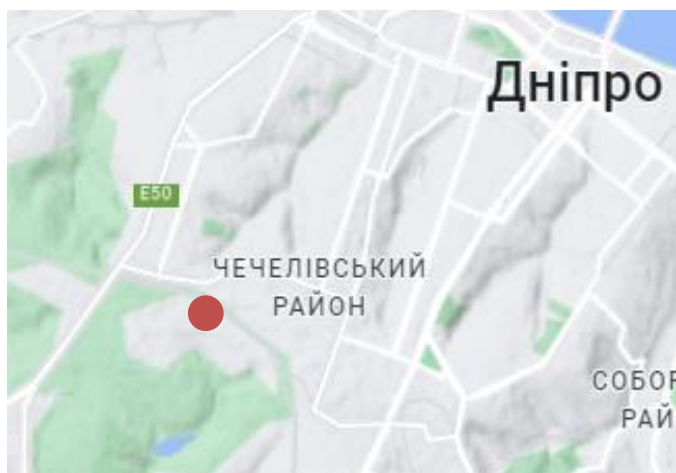
The production of such integrated systems will develop rapidly in the coming years, so an important task of industrial policy in Ukraine is to build national competencies in the production of all components of these systems, especially lithium-ion batteries, which are used in all areas of human activity.

For Ukraine, which is under the threat of damage to Ukrainian energy infrastructure as a result of hostilities, the use of such integrated solutions is not only critical, but also vital.



### Project location:

Dnipropetrovsk region,  
The city of Dnipro, Chechelivskyi district



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## Creation of modern tractor production and agricultural machine building



**Saturation of the Ukrainian market of agricultural machinery with modern domestic products** through cooperation of SE "Makarov Southern Machine-Building Plant" (Yuzhmash) with world manufacturers of tractors and their components.

The Ukrainian market needs in tractors are covered by imports, which account for 95% (\$796.2 mln/year).

The structural subdivision Dnipro Tractor Plant of O.M. Makarov Machine Building Plant manufactures agricultural multipurpose wheeled tractors of 1.4 ts class, with power from 65 to 100 hp. Production of spare parts for YUMZ tractors is carried out.



### Initiator

«YUZHMAŠ»

<https://yuzhmash.com/ua/>



### Duration

2 years



### Project goals:

- utilization of existing production capacities and creation of additional capacities to produce up to 10 thousand tractors per year. Now the enterprise produces 1 thousand tractors per year.
- saturation of the market with competitive domestic agricultural machinery;
- transition to new resource-saving technologies, improvement of technical level, quality and reliability of tractors;
- development and realization of the project of reconstruction and technical re-equipment of the existing production;
- creation of additional 2000 workplaces;
- increase in tax deductions.



### Economic indicators of the project

**Total project cost: \$10 mln**

- Company contribution to implement the project **\$ 0,3 mln**

Net present value (NPV) \$ 1,5 mln

Internal rate of return (IRR) 14,26 %

Payback period (PP) 4,7 years





## Creation of modern tractor production and agricultural machine building



### Project technical indicators

#### Company Resources:

- operating enterprise located in an industrial zone with its own railroad tracks and storage facilities;
- own tractor production, where both assembly of Chinese tractors and production of own tractors and additional equipment for them are carried out;
- buildings and constructions to accommodate production, with a total area of 93,000 m<sup>2</sup>;
- a project for tractor production has been developed (requires recalculation).

#### Engineering infrastructure:

- Water supply, gas supply, electricity supply are in place and do not require additional investment.

#### Logistic infrastructure:

- road and railroad accesses to the production territory are available.

#### Land plot:

- **area:** 9.3 ha;
- **intended use:** industrial land;
- **cadastral number:** assigned;
- **disposer:** lessee.



### Project location:

Dnipro



### Mechanisms for cooperation

- equity participation;
- lease of production facilities;
- joint venture.



### Additional information

The enterprise has sufficient production capacity to manufacture tractors. It is important for this purpose to renew material and technical base and to form a portfolio of orders. Among the possible prospects of development of the tractor plant is the project of joint production of wheeled tractors on the basis of production capacities of the Enterprise.

In 2021, 9416 new tractors were sold in Ukraine, and in 2022 - only 3585. This is due to the fact that in previous years tractors of Minsk Tractor Plant traditionally dominated. With the introduction of trade sanctions against Belarus, the import of products from this country into the customs territory of Ukraine was stopped. Accordingly, a huge vacuum was formed in the Ukrainian market, which was immediately filled by Chinese tractors of the corresponding class. Thus, Ukraine needs domestic production of tractors.



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**Initiator**
 «ECO CORN» LLC  
[www.eco-corn.com](http://www.eco-corn.com)

## Production of biodegradable eco-dishware



The project provides for the opening of its own production of biodegradable tableware made of corn starch in Ukraine.

**Duration****12 months**

### Project goals

- Increase in turnover up to \$100,000 per month;
- Expansion of the customer base through the production of new products to order at our own facilities;
- Reducing the cost of production, as well as its cost to the end consumer;
- Increased tax revenues to the local budget;



### Project economic indicators

- More than \$150,000 invested in the existing company today;
- The company's turnover per month - 30,000 - 35,000 U.S. dollars;
- Product profitability - about 25%;
- Number of employees - 10 people.
- Existing customers of the company - Epicenter, Varus, Subaru, Ferrexpo and others.



*It is planned to select, purchase, install and set up a line for the production of disposable biodegradable tableware from corn starch-based polymer. Also the selection and testing of raw materials, rent of production premises, utilities and payment of employees (5 people) in the first month of operation of the enterprise.*



## Production of biodegradable eco-dishware



### Mechanisms for cooperation

- *Investment needs of the company - 400-450 thousand dollars.*

#### *Mechanism of cooperation:*

- *Refundable investment with a return period of 4-6 years after production reaches the break-even point for 3 consecutive months*
- *Grant financing of the project*



### Biodegradable tableware applications



Grocery production



Cafes and restaurants



Hotel and beach business



Green Office



Catering



Retail



### Additional Information

*According to Verified Market Research, the global market for biodegradable tableware was valued at nearly \$3 billion in 2018.*

*The market is expected to grow by more than 1.5 times by 2025, as measures by developed countries to eliminate the use and consumption of disposable tableware contribute to this growth.*



**Project location:** Dnipro, Dnipropetrovsk region



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9



Initiator

## Complex of armed concrete products production

Mezhivska TC  
[www.mezhova.otg.dp.gov.ua/ua](http://www.mezhova.otg.dp.gov.ua/ua)



**Community proposes land plot and premises in the village of Mezhyzhivka** for the establishment of an enterprise for the production and wholesale of concrete products (paving tiles, curbs, fences, etc.).



### Project goals

- meeting the needs of the population of adjacent communities for armed concrete products;
- the production of armed concrete products and the creation of the construction sector of the community;
- increase of tax revenues to the community budget;
- reconstruction and renewal of infrastructure on the territory of TC (sidewalks, curbs, tiles, etc.);
- provision of quality services and products to customers;
- development of the concrete products market in the region;
- cooperation with construction companies in the region.



### Economic indicators of the project

**Required investment capital:** \$ 80,000;  
**Payback period:** 7.5 years.



10

## Complex of armed concrete products production



### Technical parameters of the project

#### Characteristics of the land plot:

**area:** 1.1 hectares;

**Intended purpose:** for the construction and maintenance of buildings of public service institutions;

**cadastral number:** assigned;

**leaseholder:** Mezhyvska settlement TC.

#### Engineering infrastructure:

**Water supply** - centralized (water intake column);

**Water disposal** - centralized;

**Gas supply** - gas distribution point - 2 km;

**Power supply** - substation 35/10, rated capacity of 1800 + 2500 KVA - 1 km.

#### Logistics Infrastructure:

European highway - 15,7 km;

International road - 15,7 km;

airport - 151 km;

Dnipro - 162 km;

Zaporizhzhia - 158 km.

**Neighboring areas:** railway station, warehouses, elevator, combine of bakeries.



### Mechanisms for cooperation

- lease by auction



### Additional Information

The appearance of a modern community is one of the factors of quality of life. It depends not only on the buildings and structures with which it is built up, but also on the type of landscape that surrounds them. For most cities, towns and villages in Ukraine, the quality of living space remains an acute problem, because the pedestrian zones and public spaces need repair. Production of reinforced concrete products, namely paving tiles and elements of public space decoration is a promising business. At the same time, on the territory of Mezhyvska TC, the use of new reinforced concrete materials remains at a low level and requires renovation.



**Project location:** Dnipropetrovsk region, Mezhyvska TC



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11

## Production of metal packaging



### Creation of a modern industrial complex for the production of metal packaging.

Potential distribution channels are producers of canned meat, fish, fruit and vegetable; oil; vegetable and animal fats; honey; molasses. Also chemical and paint and varnish production (paints, varnishes, oils).

#### *The second phase of the project involves the launch of:*

- production line of can cover (d 100 mm, 63 mm, 48 mm);
- production line of seamless metal tin can;
- production line of canisters (1, 3, 4, 5, 6 liters);
- line of lamination and UV-print.



### Initiator

Metal-Print, LLC

[www.metalprint-ua.com](http://www.metalprint-ua.com)



### Duration

2 years



### Project goals

- compliance with modern environmental safety standards;
- annual growth of twist off lid is 10-12%;
- saturation of the both Ukraine and world market;
- creation of 30 new jobs.



### Economic indicators of the project

**Project cost for the second phase: \$5.8 mln**

The first phase of construction was invested \$12.9 mln



Project gross income per year	\$19,4 mln
Payback period	6 years
EBITDA	\$4,8 mln



12

## Production of metal packaging



### Technical parameters of the project

#### Land plot characteristics

- **area:** 2.5 ha;
- **intended use:** industry land;
- cadastral number: issued;
- **administrator:** lease holder.

#### Engineering infrastructure:

Water, gas and electricity are available and do not require any additional investments.

#### Transport infrastructure:

There are available both auto and railway access to the production territory; the river port is at a distance of 5 km.



### Mechanisms for cooperation

- credit line up to 7% year in foreign currency;
- share interest in percentage according to the amount of investment



### Additional information

#### Today already launched:

varnishing line and full color printing line - manufactured by KBA-MetalPrint GmbH (Germany);  
 CPT & ndash equipment system for pre-pressing - manufactured by AGFA (Belgium);  
 X-Rite (IGT) modern laboratory of varnishes and paints;  
 production line of twist off lid type - manufactured by Rainer Naroska (Germany) d 82 mm, 66 mm, 53 mm;  
 production line of metal canisters (18-20 liters) (Germany);  
 production line of cap for preserving glass jar.



**Project location:** I and II phase of the project – the city of Dnipro.



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## Manufacture of the polymer materials sheets production



Creating a new enterprise for the sheets production of polymer plastic sheet of polyethylene, polypropylene and other polymer materials.



### Initiator

SPE Ukrkhimzakhyst,  
LLC

<http://anticor.dp.ua>



### Duration

8 years



### Project goals

- Creation of modern production;
- Saturation of the Ukrainian market with domestic products;
- Increasing tax revenues to the local budget;
- Creation of 35 new workplaces.



### Project economic indicators

Required investment capital: \$ 4.3 mln



Net Present Value (NPV)

\$ 1,8 mln

Payback Period (PP)

8 years

Internal Rate of Return (IRR)

26%

EBITDA

\$ 10,4 mln



## Manufacture of the polymer materials sheets production



### Mechanisms for cooperation

- credit, venture capital;
- joint venture;
- other joint activities.



### Additional Information

Today these products are imported to Ukraine. At start of own full cycle production, the release per sheet will be 3,5 euro/kg, and in the complete cycle will be up to 20 euro/kg.

The delivery schedule of raw materials supply for the production of polypropylene and polyethylene sheets provides cooperation with domestic and foreign producers.

Technical parameters of project  
Polymer plastic sheet of polyethylene, polypropylene and other polymer materials using automated line EXT \*/120/\* type.



**Project location:** To be determined by the project initiator



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## Creation of an enterprise for the design and manufacture of high-tech equipment



Creating an enterprise for the design and construction of tanks from polymeric materials (polypropylene, polyethylene, teflon, etc.), as well as technological equipment based on them.



### Initiator

SPE Ukrkhimzakhyst,  
LLC

<http://anticor.dp.ua>



### Duration

5 years



### Project goals

- Creation of modern production;
- Saturation of the Ukrainian market with domestic products;
- Increasing tax revenues to the local budget;
- Creation of 45 new jobs.



### Project economic indicators

Required investment capital: \$ 1.1 mln



Net Present Value (NPV)

\$ 10 mln

Payback Period (PP)

5 years

Internal Rate of Return (IRR)

26%

EBITDA

\$ 1,3 mln





16

## Creation of an enterprise for the design and manufacture of high-tech equipment



### Mechanisms for cooperation

- credit, venture capital;
- joint venture;
- other joint activities.



### Additional Information

#### Technical parameters of project

- production of storage equipment and technological systems operating in harsh conditions (contact with acids, alkalis, salt solutions, exposed to mechanical abrasion);
- creation of equipment that matches the conditions of high-risk equipment operation.

The enterprise implemented 8 relevant projects: (Yug-Neftegaz Ltd, Ukrbudgaz, Roshen, JSC «U.P.E.C.», Kyslorodmash, MAS Seeds Ukraine).



**Project location:** To be determined by the project initiator



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## Production of laminate tubes for food, cosmetic and pharmaceuticals products



The business is engaged in the production and sale of cosmetics and dietary supplements in the form of syrups, edible gel, tablets and capsules.

The owners of business strive to develop the company and reduce production costs. This can be achieved by laminated tubes production, for its further usage in production and sale.



### Initiator

«Elixir», LLC  
[www.elixir.ua](http://www.elixir.ua)



### Duration

5 years



### Project goals

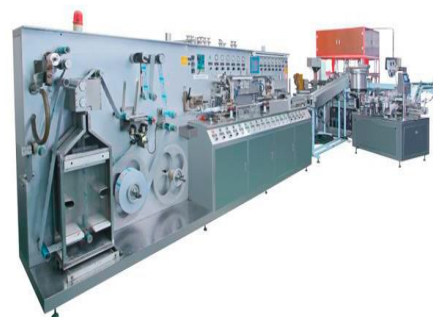
- Reduce the business production cost by launching the line;
- Tube production;
- Tube sale;
- Creation of 70 new jobs.



### Project economic indicators

Required investment capital: \$ 10.2 mln

Initiator contribution to the project implementation: \$ 100 thousd.



Internal Rate of Return (IRR)

20%

Payback Period (PP)

5 years



## Production of laminate tubes for food, cosmetic and pharmaceuticals products



### Mechanisms for cooperation

- credit, venture capital;
- joint venture;
- other joint activities.



### Additional Information

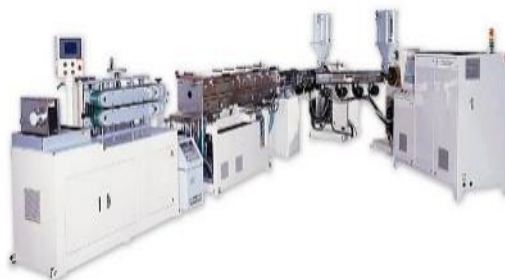
In addition to the cosmetic industry, tubes are used in various fields, for example: food industry - sauces, liquid seasonings, condensed milk; chemical industry – adhesives and encapsulant; pharmaceuticals industry - ointments, gels. On the Ukrainian market and abroad packaging in the form of a tube is very popular both in the cosmetic and in the food industries.

Almost all cosmetic manufacturers in packing products creams, gels and balms prefer tubes. The tube as packaging, is very convenient for consumers. Such manufacturers are potential buyers.



### Project location:

To be determined by the project initiator



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## Creation of AdBlue production



### Production of AdBlue diesel engine additive in accordance with VDA (German Association of the Automotive Industry) technologies.

Private enterprise "MIM", founded in 2002, acts as a partner to support the German company "BASF-CHEMETALL" in Ukraine, which is an extraordinary member of the VDA and holds a license for the AdBlue brand. Currently, PE "MIM", is looking for a partner to organize the production of AdBlue. This innovative product is the embodiment of consistently high quality and is seen as a strategic step towards environmental protection and the introduction of advanced technologies in the transport industry.

**The line's capacity will be:** 9 thousand liters per hour (with an 8-hour working day - 1.3 million liters per month or 16 million liters per year).

After the launch of AdBlue production, PE "MIM" also plans to open a second production facility: plastic containers of 5 liters, 10 liters, 20 liters, 1000 liters IBC cube.



### Initiator

PE «MIM»

<https://mimdp.com.ua/>



### Duration

3 years



### Project goals

- reduce the environmental impact of motor vehicles by effectively reducing NOx emissions and contributing to cleaner air;
  - growing demand for AdBlue due to strict environmental standards and vehicle emission requirements creates a promising market for the production;
  - the use of advanced technologies in production guarantees high quality and competitiveness of the products;
- AdBlue production can become a part of the green energy strategy by using energy-efficient and environmentally friendly technologies;
- the project is orientated towards the Ukrainian consumer and for export;
  - creation of additional 9-15 workplaces.



### Project economic indicators

**Project total cost: \$341.3 thousand**, including:

1. fixed assets:

- For purchase of equipment from the EU: \$ 177,1 thousand.
- For purchase in Ukraine: \$ 99,5 thousand.

2. current assets: \$34.1 thousand.

**Company resources for project implementation: \$120 thousand.**

Estimated payback period of the project: 30-36 months.



## Creation of AdBlue production



### Project technical parameters

#### Facilities:

For the production, there will be rented premises in Dnipro with an area of 500 m<sup>2</sup>.

#### Communal services and requirements:

Water - 40,000 m<sup>3</sup>/month.

Electricity - 8,000 kW/month.

#### Transport infrastructure:

Three different types of transport will be purchased to ensure timely transport.

#### About PE "MIM":

- Since 2002, MIM has been a leading specialist in the Ukrainian market in the field of implementing technologies for chemical treatment of metal surfaces before painting (degreasing, phosphating, zirconium passivation), pipe and wire drawing, hot-dip galvanising, flaw detection, rust and old paint removal, etc;
- Since 2011, MIM has been the only official distributor in Ukraine of Basf-Chemetall (formerly Chemetall), which is a leader in its field.
- MIM has partnerships with a number of other European companies in the field of metalworking and related equipment - TIB, HERWIG, B4S, UMICORE.



### Project location:

Dnipro



### Mechanism of cooperation

- equity participation;
- creation of a joint enterprise;
- grant funds.



### Additional information

**AdBlue** is an additive for diesel vehicles that reduces nitrogen oxides in diesel engine exhaust by 90%. The use of AdBlue is required by European environmental standards Euro 4-5-6 and is mandatory for diesel vehicles that meet EU standards.

Last year, the Ukrainian market for this reagent more than doubled (+108%) to 48.9 million liters. The Ukrainian AdBlue market is estimated at UAH 960 million per year.

Currently, three companies in Ukraine officially produce AdBlue in accordance with VDA requirements.

Nowadays, AdBlue is extremely important for military equipment, as it is the key to the uninterrupted movement of equipment at the frontline, which ensures the quality of dozens of modern military vehicles.



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## Creation of an enterprise for packing natural honey, capacity of 300 tons per year



The initiator of the project seeks to develop and expand its own production by acquiring the necessary equipment for packing honey.

Currently, honey is packed in glass and plastic containers with subsequent sale to individual consumers in Ukraine (through social networks, advertising products, etc.) up to 5 tons of finished products per year. For this purpose honey is bought as traditional Ukrainian varieties - acacia, linden, sunflower, buckwheat, and author's honey - "Amber potion", "Carpathian power" with available certificates of origin and quality of honey.

In order to increase the volume of honey packing it is planned to install the production line with the capacity up to 300 tons/year. Besides, the project provides creation of the line of unique method of honey packing "A drop of honey". Now the industrial sample of honey packing container is already patented and includes packing not only honey, but also other products - sauces, jams, etc., including medicines - mixtures, powders, medicinal syrups, etc.



**Initiator**

**Individual entrepreneur  
Horbonos Andrii,**

**Founder of  
SpravdiMed TM**



**Duration**

**12 months**



### Project goals:

- creation of an enterprise with a modern line for the preparation of blending and packaging of honey in containers of a wide range of nomenclature;
- Supporting the domestic beekeeping industry by ordering honey of traditional varieties, which will create value-added chains, in particular, advanced processing of honey;
- to provide the domestic and European markets with natural honey at competitive prices;
- become a reliable source of filling the state budget of Ukraine with funds from taxes and export operations;
- To create 10 workplaces.



### Economic indicators of the project

**Total project cost: \$ 82 thousand.**

Net Present Value (NPV)	\$ 106 thousand	Payback period (PP)	3,5 years
Profitability index (PI)	2,5	Project return on equity (ROE)	127 %
Internal Rate of Return (IRR)	125 %	EBITDA	\$ 421 thousand

\* 1 UAH = \$36.6 (the official exchange rate of the hryvnia against foreign currencies at the official rate of the NBU on 03.07.2023)



## Creation of an enterprise for packing natural honey, capacity of 300 tons per year



### Project technical parameters

#### Premises characteristics:

- space area: up to 250 m<sup>2</sup>, which includes a separate area of up to 50 m<sup>2</sup> for honey storage;
- intended use: production of food products;
- condition of the premises: in good working order;
- disposer: the landlord is a legal person.

#### Engineering infrastructure:

- electric power: city power networks
- Water supply and sewage: centralized;
- gas supply: on the territory;
- Heating system: electric;
- Ventilation system: available.

#### Logistics infrastructure:

- 100 m - territorial highway;
- 500 m - national highway;
- 500 m - railway station.

#### Initiator resources:

- Premises up to 250 m<sup>2</sup>;
- assortment of honey;
- tare, packaging materials;
- patented technology of production;
- advertising materials, Internet resources;
- human resources;
- client base.



### Project location

the city of Dnipro



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### Mechanisms for cooperation

- joint venture;
- direct investment;
- credit financing.



### Additional information

At the expense of the profit, there are plans to develop social projects:

- "Ukrainian Clear Speeches" - creation of methodological materials for children with speech defects (disabilities) with their subsequent free transfer to specialized educational and training institutions;
- "Honey Heart" - aimed at providing temporarily displaced persons from the war zones with the things of prime necessity and foodstuffs;
- "Children's Honey Hub" - children's creativity center.

#### Required equipment for honey packaging according to the project:

- packing and packaging unit - 2 pcs (with a capacity of up to 25 packs per minute);
- batcher - 1 pc (up to 25 packs per minute)
- mini table with dosing unit - 1 pc (up to 6 packs per minute);
- honey dosing and pumping device (up to 27 packs per minute);
- belt conveyor - 1 pc;
- tables for working with food products - 3 pcs and chairs - 6 pcs.

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## Milk processing plant property complex



**An industrial enterprise for milk processing, which has the necessary permits, infrastructure and engineering network is offered.**

The enterprise is currently closed.

The volume of milk produced by farmers on the territory of the community ranges from 5 to 10 tons per day.

### Property complex characteristics:

- facilities, of more than 520 m<sup>2</sup> (90% is repaired). Milk processing – up to 10 tons per day;
- office and amenity spaces, an area of 135 m<sup>2</sup>;
- car wash 50 m<sup>2</sup>;
- equipment of home manufacture;
- asphalt-concrete approach automotive road, 7 m wide;
- electrical substation.



### Project goals:

- the production of dairy products in an ecologically clean place between three megacities (Dnipro, Zaporozhye, Nikopol) allows to restore the work of a milk processing plant with convenient transport logistics and organize the breeding of dairy cows (there is an area of 7 hectares);
- meeting the growing demand of the region's population for dairy products;
- development of domestic milk and processed products;
- support of the rural population through the milk cooperative movement;
- creation of 14 new jobs.



### Project economic indicators:

**Required investment capital: \$ 200 thousand.**

Net Present Value (NPV)	\$ 5.4 mln	Payback period (PP)	2,6 years
Profitability index (PI)	110 %	Rate of return	39 %
Internal Rate of Return (IRR)	27 %		



### Initiator:

«Helios» LLC  
Novopokrovska  
village TC

<https://novopokrovska-gromada.gov.ua/>



**Duration**  
**11 months**







## Milk processing plant property complex



### Proposal technical specifications

#### Land plot characteristic:

- Total area: 7 ha
- Intended purpose of use: reserve lands
- Cadastral number :1225085000:01:001:016
- Land steward (owner): Novopokrovska village TC

#### Engineering infrastructure:

- Power supply 15 kW per hour
- Centralized water supply well - 5 m<sup>3</sup> per hour.
- Water disposal (cesspool) - 5 m<sup>3</sup> per hour.
- Gas pipe line runs near the building
- Heating system: independent solid-fired boiler room (wood, coal);
- Ventilation system forced
- Internet – possibility of connection is available.
- Lighting is available on the territory and in the premises.

#### Transport infrastructure: :

- The production is located along the territorial automotive road;
- 4,2 km - T 0420 territorial highway;
- 40 km – E 50 European highway;
- 40 km - H 11 and national highway Dnipro-Mykolaiv;
- 39 km - H 08 national highway Dnipro-Zaporizhzhia;
- 0,5 km – the Komyshevata Sura river
- 76 km – the city of Dnipro;
- 74 km – the city of Zaporizhzhia;
- 72 km - «Dnipro» international airport.



### Mechanisms for cooperation:

- Joint venture.
- Share sale / long lease..

#### Partner's resources:

- land plot with an area of 7 hectares;
- base of an existing dairy plant with an area of 655 m<sup>2</sup>;
- equipment of domestic production.



### Additional information

The land plot is located within the settlement with. Pavlovka. It has a connection to all communications, which requires less investment in the development and restoration of the enterprise. It is possible to implement other investment projects on the territory.



### Location:

Novopokrovska TC, Dnipropetrovsk region



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## Flour and cereals production complex

«WHITE» LLC  
[www.vait.in.ua](http://www.vait.in.ua)



**Proposed land plot in an industrial area of Kryvyi Rih**, for the construction of a complex for the production of flour-and-cereal products. The area has a favorable logistics infrastructure - access roads, as well as railroad tracks at a distance of less than 1 km.



### Project goals

- production of quality flour and cereals for domestic and foreign markets;
- use of the logistics potential of the Grekovataya railway station;
- development of the agro-industrial complex sector in order to increase tax revenues to the budget;
- creation of additional jobs;
- attraction of capacities of local enterprises to the project of construction of the complex.

The land meets all the criteria for the establishment of modern agro-industrial enterprises and full-service terminals.

The distance to the nearest residential buildings is more than 400 meters.



### Economic indicators of the project

Economic indicators are calculated by the investor depending on the construction project of the flour and cereals complex

## Flour and cereals production complex (Kryvorizky district)



### Technical parameters of the project

#### Characteristics of the land plot:

- **area:** 15.317 ha;
- **intended purpose:** complex of non-residential buildings and structures;
- **cadastral number:** 1211000000:07:519:0007;
- **leaseholder:** communal property.
- **Engineering infrastructure:**
- **Water supply/drainage** - none, there is a possibility of connection at a distance of less than 1 km;
- **Gas supply** - no, there is a possibility of connection at a distance of less than 1 km;
- **Electricity** - at a distance of  $\approx$  3 km there is a substation "№3" 35/6 with a rated capacity of 2x6300 kVA.



### Mechanisms for cooperation

- Sale of corporate rights
- **Logistics infrastructure:**
- distance to the road of territorial importance T1215 - 14,5 km;
- distance to the road of regional importance R74 - 15,5 km;
- distance to the road of national importance H23 - 14,8 km;
- Distance to the international airport "Kryvyi Rih" - 19,5 km;
- м. Dnipro - 160 km;
- м. Nikopol - 133 km;
- м. Zaporizhzhia - 211 km.
- **Neighboring areas:**  
Promhydrotechstroy LLC, Myrivka plant of armed concrete structures, railway station Grekuvata.



**Project Location:** Dnipropetrovsk region, Kryvorizka TC

**DIA** Dnipropetrovsk investment agency

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## Construction of a complex designed for storage, sorting, packaging of fruits and vegetables

27



### Initiator

Farming enterprise  
«Vidrodzhennia»

[www.eko-sad.com](http://www.eko-sad.com)



**Construction of a complex designed for high-quality storage of fruits and vegetables, followed by sorting, packing, delivery to consumers.** Project implementation is expected in the operating space of farming enterprise «Vidrodzhennia», which is placed near existing garden.

**Total complex capacity will be 5 000 tons.**

**Market outlets:** wholesale markets, trading networks of Ukraine.



### Duration

**6 months**



## Project goals

- the construction of complex for storage of fruit and vegetable products and its sorting provides the opportunity to comply with requirements for entering to the outlet chain, namely: annual product delivery, high volumes, lot homogeneity;
- the capacity of sorting line is 40 tons of the products per shift. It is supposed the everyday shipment of production to the trade networks during 11 months;
- it is planned to access to international markets of fruits and vegetables;
- the opportunity of project scale expansion: in the long term it is expected the extension of space for gardens and small fruit acreage up to 105 ha and for vegetables up to 100 ha;
- creation of more than 150 jobs.



## Project economic indicators

**Required investment capital: \$ 3,5 mln**

Net Present Value (NPV)	\$ 6,5 mln	Payback period (PP)	4,1 years
Profitability index (PI)	2,8	EBITDA	\$ 16,6 mln
Internal Rate of Return (IRR)	55%		

\* € 1 = \$ 1,06 (conversion of euros into dollars at the official rate of the National Bank of Ukraine on January 3, 2023)

[www.dia.dp.gov.ua](http://www.dia.dp.gov.ua)



## Construction of a complex designed for storage, sorting, packaging of fruits and vegetables



### Project technical parameters

#### Land plot characteristics:

- **area:** 2.4 ha;
- **intended use:** for conducting of the commodity agricultural production;
- **cadastral number:** issued;
- **leaseholder:** farming enterprise «Vidrozhennia».

#### Engineering infrastructure:

water, gas and electricity are available and does not require any additional investments..

#### Initiator contribution to the project implementation:

- a project for a refrigeration complex (5,000 tons);
- a refrigeration complex, with a volume of 500 tons;
- a transformer, weigh office, an office building;
- a well with drinking water.

#### Transport infrastructure:

- 4 km to the highway Dnipro-Poltava-Kyiv;
- 25 km to the railway station.



### Mechanisms for cooperation

- credit line up to 5% per annum in foreign currency;
- joint venture.



### Additional information

#### Main activities:

cultivation of agricultural products:

- fruits (apples) – 2400 tonnes;
- berries (strawberry) – 50 tonnes;
- vegetables (potatoes, beets, carrots, onions) – 5000 tonnes.

#### The complex will provide:

- high-quality storage and marketability of the fruits;
- uniformity of products supply throughout the year irrespective of seasonal cultivation;
- minimal natural wastage;
- profitability increase due to price changes in different seasons;
- added value.



**Project location:** Petrykivska TC, Dnipropetrovsk region



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## Opening of a milk processing plant



**On the territory of the community there is an industrial enterprise for milk processing**, which has the necessary permits, infrastructure and engineering network with the capacity of up to 10 tons per day. Currently, the company is not working. The volume of milk produced by farmers on the territory of the community is from 5 to 10 tons per day.

### Main project objectives:

- restoration of the milk processing plant functioning on the territory of the community;
- creation of new workplaces and rural population employment;
- providing high-quality dairy products to residents of Dnipropetrovsk and Donetsk regions.



### Project goals:

- development of domestic milk production and products of its processing;
- increasing the number of dairy and beef cows;
- supporting the rural population through the dairy cooperative movement;
- export of finished high quality products;
- introduction of modern dairy farming technologies;
- energy saving and biofuel production on dairy farms;
- creation of 14 new jobs.
- introduction of new eco dairy products to the markets of domestic distribution networks;
- promoting the intensification of milk production technology and the introduction of new technologies for the production of eco dairy products;



### Initiator:

(Bohdanivske – M)»  
Mezheva TC

<https://mezhova.otg.dp.gov.ua/>



### Duration

**11 months**



### Project economic indicators:

**Required investment capital: \$ 200 thousand.**

Net Present Value (NPV)	\$ 5.4 mln	Payback period (PP)	2,6 years
Profitability index (PI)	110 %	Rate of return	39 %
Internal Rate of Return (IRR)	27 %		



30

## Opening of a milk processing plant



### Proposal technical specifications

#### Land plot characteristic:

- **Total area:** 1,5 ha
- **Intended purpose of use:** industrial land
- **cadastral number:** 1222655100:04:005:0001;
- **land steward:** rent until 27.04.2025.

#### Engineering infrastructure:

- **gas supply:** medium-pressure gas pipeline Ø50 mm, 0.005 MPa to 0.3 MPa - 0.02 km;
- **power supply:** the substation is located on the territory - 250 kVA;
- **water supply** in the territory is served by the public utility "Komunservis" of the Mezheva Village Council.

#### Transport infrastructure: :

- **highways:** T-0406 - 0.6 km and T-0428 - 1.8 km (junction E50 and M04);
- **europa highway E50** - 15 km;
- **Prydniprovskya zaliznytsia, "Mezheva" station** - 1.5 km.



### Mechanisms for cooperation:

- joint venture.
- share sale / long lease.

#### Partner's resources:

- land plot of 1.5 ha;
- base of the existing dairy plant, an area of 843.6 m<sup>2</sup>;
- modern equipment (Czech Republic, Poland).



### Additional information

The land plot is located within the village of Mezheva. The connection to all communications are available, which requires less investment in the development and restoration of the enterprise. It is possible to implement other investment projects on the territory.



### Location:

Mezhivska TC, Dnipropetrovsk region



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## Creation of a plant for processing and packaging of honey



**initiator**

«Spas» LLC



An operating profile enterprise is proposed for the implementation of a project for deep processing of honey and packaging of finished products. The enterprise has the necessary permits, infrastructure and engineering network.

At the moment, the company is engaged in the processing of honey and its further export to the EU and the USA (there is HACCP for production).

It is possible to use the complex as a warehouse/distillery/production of animal feed or other concentrates (there is a capacity of 25 cubic meters and a heated mixer).



**Duration**

**11 months**



### Project goals:

- development of production of domestic honey and other beekeeping products;
- introduction of modern technologies and innovations in the production of honey;
- bringing new honey products to the markets of domestic retail chains;
- export of finished high quality products.
- creation of 14 new jobs.

The investment project provides an opportunity to create an innovative enterprise with high added value and in-depth processing of honey, namely the possible production of: honey soufflé, cream honey, natural honey, tea concentrates, drinks, jams, as well as other food products and medicinal products.



### Project economic indicators

**Required investment capital: \$ 216 thousand.**

Net Present Value (NPV)	\$ 213 thousand	Payback period (PP)	3,5 years
Profitability index (PI)	1,9	Project return on equity (ROE)	77 %
Internal Rate of Return (IRR)	70 %	EBITDA	\$ 832 thousand





## Creation of a plant for processing and packaging of honey



### Project technical parameters

#### Land plot characteristics:

- area: 0,7 ha;
- **intended purpose of use:** for other agricultural purposes;
- **cadastral number:** 1225455100:03:003:0327;
- **leaseholder:** Tomakivska TC.

#### Engineering infrastructure:

- power supply: there is transformer substation at the territory with a capacity of 250 kW per hour;
- water supply and disposal: centralized;
- gas supply: at the territory;
- heating system: electric;
- ventilation system: is available.

#### Логістична інфраструктура:

- 0,1 km - T0420 – territorial highway,
- 1 km - H23 – national highway;
- 4,3 km – railway station «Myrova» ;
- 90 km – the city of Dnipro, 21 km – the city of Zaporizhzhia.



### Mechanisms for cooperation:

- joint venture;
- sale/lease.

#### Initiator resources:

- the base of the existing plant is a 1-storey building with an area of 1700 m<sup>2</sup> (concrete floor, ceiling height 6 m), with a basement. The condition of the building is good.
- land plot with an area of 0.7 hectares;
- certified laboratory.



### Additional information

The land plot is located within the village of Tomakivka. It has a connection to all communications, which requires less investment in the development and restoration of the enterprise.



**Project location:** Tomakivska TC, Dnipropetrovsk region



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## Production of dry snails' mucus



### Production of lyophilized mucus (dry substance) of the Mediterranean snails *Helix aspersa Maxima* and *Helix aspersa Muller*.

Farm holding «Zdravlyk» grows Mediterranean snails and produces snail's mucus (liquid raw material).

The production of liquid snail's mucus is 100 tons per year, with the possibility of increasing production volumes.

Today, farm holding «Zdravlyk» produces a limited amount of lyophilized snail's mucus, and has samples and relevant product examinations.

The product is industrially used by the global pharmaceutical and cosmetic industries in the form of recycled dry powder.

In the future, it is planned to launch the production of snail's hydrolysate peptide, enzymatic hydrolysis of snails' raw material.



### Initiator

Farm holding  
«Zdravlyk»

<https://zdravlyk.pro/m.ua>



### Duration

6 months



### Project goals

- production of high-tech Ukrainian products with limited production in the world;
- development of Ukrainian exports with high added value;
- creation of 6 new jobs.



### Project economic indicators

Required investment capital: \$0.5 mln



Net Present Value (NPV)	\$2 mln	Payback Period (PP)	1 year
Profitability Index (PI)	4,3	EBITDA	\$0,7 mln
Internal Rate of Return (IRR)	111%		



## Production of dry snails' mucus



### Project technical parameters

#### Land plot characteristics:

#### Land plot characteristics:

- **total land plot area:** 3.5 ha;
- **intended use:** agricultural lands, pasture-lands
- **cadastral number:** assigned;
- **leaseholder:** Farm holding «Zdravlyk».

#### Engineering infrastructure:

Water and electricity supply are available and do not require any additional investments.

#### Logistics infrastructure:

- 8 km to the highway P-52;
- 12 km to urban type settlement Petrykivka;
- 58 km to the city of Dnipro.



### Mechanism for cooperation

- joint venture;
- loan funds;
- grants.



### Additional information

The leaders in the global processing of snail mucus are China, USA, Republic of Korea, India, Australia.

The heliciculture development in Ukraine facilitates the entry of Ukrainian companies into world markets with snail's processing products. Farm holding «Zdravlyk» has developed and mastered its own technology for collecting mucus and produces a finished product.



**Project location:** Petrykivka TC, Dnipropetrovsk region



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35

## Creation of construction materials manufacture



**Creation of production lines of energy saving materials** (thermo facade) and the concrete products for urban landscaping (paving slabs, edgings and decorative concrete products).

Considering market conditions, it is planned to expand production, namely: concrete of various grades, road curbs, lighting poles, reinforced concrete trays, concrete fences.

Equipment: thermal vacuum moulder, dry press for paving slabs, sawmill for cutting fiber cement boards, vibrating table for casting, concrete unit for the production of various grades concrete.

Approximate volume:

Concrete - 200 m<sup>3</sup> per hour.

Plate thermofacade - 500 m<sup>2</sup> per hour.

Paving slabs - 1400 m<sup>2</sup> per hour.



### Initiator

Misto Bud M LLC



### Duration

6 months



### Project goals

- Meeting the demand for the high-quality modern energy-saving materials and the concrete products for urban landscaping;
- creation of 20 new jobs.



### Project economic indicators

**Required investment capital:** \$2.2 mln

Own floating assets – \$100 thousand.



Net Present Value (NPV)	\$3 mln	Payback period (PP)	2 years 7 months
Profitability index (PI)	1,36	EBITDA	\$800 thousand.
Internal Rate of Return (IRR)	46%		



36

## Creation of construction materials manufacture



### Technical parameters of the project

#### Land plot characteristics:

- land plot area: 2,5 thousd. m<sup>2</sup>;
- intended purpose: 3.1.5 землі підприємств;
- leaseholder: "Misto Bud M" LLC.

#### Company's resources:

- workshop 300 m<sup>2</sup>;
- thermovacuum molder;
- dry press for paving slabs;
- sawmill for fiber cement board;
- vibrating tables;
- forklift truck;
- heavy vehicles.

#### Engineering infrastructure:

gas, water, sewerage, electricity available.

#### Logistics infrastructure:

- highway H-23 – 10 km;
- railway station- 3 km;
- river port – 15 km.



### Mechanisms for cooperation

- share participation;
- creation of joint venture.



### Additional information

The company is a manufacturer of energy-saving "thermal facade" tiles for insulating existing buildings and structures, as well as the manufacture of paving slabs. Today, when energy efficiency is a real trend of our time this business is something more than just a relevant and profitable.

Energy modernization and energy efficiency are important areas in construction that are supported by the government and local authorities.



**Project location:** the city of Marhanets, Dnipropetrovsk region



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37

## Establishment of the production with the polymer coatings on galvanized steel or aluminum sheet in the city of Dnipro



### Creation of the line of Polymer Coating on galvanized steel sheet.

The design capacity is 55 thousand tons of steel per year.

The galvanized sheet steel with polymer coating is a primary product for production of facade and roofing materials including sandwich panels and metal shingles.



### Initiator

Elvas trading house, Ltd

[www.elvas.com.ua](http://www.elvas.com.ua)



### Duration

12 months



### Project goals

- the saturation of Ukrainian market with polymer coating galvanized sheet steel. Today there is no modern producer in this sphere in Ukraine;
- wholesale and retail trade with different coating types, production of roofing and facade materials (metal shingles, profiled flooring, siding), metal packaging production;
- the equipment will allow to produce in small lots the wide range of products both in the color and pattern range and with various mechanical properties;
- creation of 20 new jobs.



### Project economic indicators

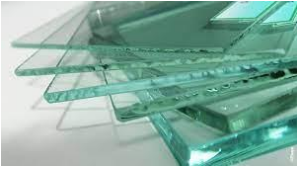
Required investment capital: **\$9 mln**

Initiator contribution to the project implementation: **\$4.2 mln**

Required investment capital: **\$4.8 mln**



Net Present Value (NPV)	<b>\$4,5 mln</b>	Payback period (PP)	<b>6 years</b>
Profitability index (PI)	<b>27%</b>	EBITDA	<b>\$16 mln</b>
Internal Rate of Return (IRR)	<b>35%</b>		



## Creation of float glass production



The territory in the industrial zone of Vilnohirsk is offered for creation of float-glass production..

The territory has favorable logistical infrastructure - access roads and railroad tracks are located at a distance of 100 m. There is also a raw material base for quick start of the project: quartz sand for glass industry produced by the branch "Vilnohirsk Mining and Metallurgical Plant" of JSC "United Mining and Chemical Company".

Currently Ukraine does not produce float glass.

The project realization is envisaged through location of float-glass production by a profile company, with possible cooperation with a Ukrainian enterprise.



Enterprise to Cooperate with:

«Orion-Glass-Float» LLC

<https://www.orionglass.com.ua/>



Duration

1 year



### Project goals:

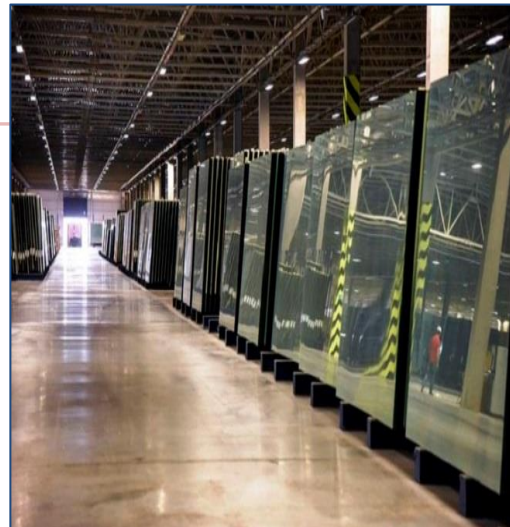
- to provide the Ukrainian market with domestic float glass;
- to invest in float-glass production, import of which is 97% (\$150 mln/year);
- to use cooperation with local industrial enterprises, which extract raw materials (quartz sands) for float-glass production, to reduce production costs;
- create new jobs;
- attract the capacities of local enterprises to the project realization.

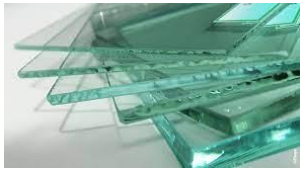


### Project economic indicators

Potential project cost: **\$200 mln**

Expected performance: **750 tons per day**





39

## Creation of float glass production



### Project technical parameters

#### Characteristics of plots:

**area:** 26 ha;

**intended use:** industrial land;

**cadastral numbers:** assigned.

**private ownership:** Orion-Glass-Float LLC

The land plot is included into the General Plan of Vilnohirsk city.

#### Engineering infrastructure:

**water supply/wastewater disposal** - is absent, there is a possibility of connection to the nearest point Ø 200 mm and supply volume of 100 m<sup>3</sup> at a distance of 0.2 km; sewage collector Ø 600 mm at a distance of 0.2 km;

**gas supply** - there is no gas supply, the nearest gas distribution point with a supply volume of 2500 m<sup>3</sup> per hour at a distance of 1.6 km;

**electricity supply** - 330/150/35/35/6 kV substation is located at a distance of 0.3 km.

#### Logistics infrastructure:

territorial highway - 1.5 km;

railroad - 0.4 km;

railway station - 3.7 km;

Dnipro - 108 km;

Kryvyi Rih - 103 km;

Zaporizhzhia - 171 km.



### Mechanism of cooperation

- the creation of a joint venture.

#### «Orion-Glass-Float» LLC:

- an operating enterprise for industrial processing of glass, production of glassware and insulating glass units for use in construction, transportation engineering, furniture, commercial and industrial equipment, interior decoration and other areas.



### Additional information

#### Neighboring land plots:

Vilnohirsk Glass Ltd;

sand processing unit;

Vilnohirsk railroad station;

Vilnohirsk motor transportation enterprise;

electric substation "VDGMK".



### Project Location:

Vilnohirsk, Dnipropetrovsk region



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## Establishment of the production with the polymer coatings on galvanized steel or aluminum sheet in the city of Dnipro

40



### Project technical parameters

#### Land plot characteristics:

- **land plot:** 2.03 ha;
- **intended use:** production of metal products;
- **cadastral number:** assigned;
- **administrator:** Elvas trading house, Ltd.

#### Engineering infrastructure:

water, gas and electricity are available and do not require any additional investments.

#### Company resources:

- Elvas Group has its own steel service center located in the industrial zone of the city of Dnipro with railway line and storage facilities. Own production of metal shingles profited flooring, metal staling.
- Overhead crane – 12 tons, beam crane – 10 tons.

#### Transport infrastructure:

- railway lines are in the territory of factory;
- 1.2 km and 5 km to the river port.



### Mechanisms for cooperation

- credit line up to 7% year in foreign currency;
- share interest in % according to the amount of investment.



### Additional information

Ukraine annually imports 260 000 tons of polymer coated galvanized steel or aluminum sheet (as of 2016). According to the experts' forecast, the overall annual market consumption in Ukraine will reach up to 500 000 tons by 2022. At present, there is no modern polymer coated galvanized steel or aluminum sheet producer in our country. Since 2000 year, Elvas Group has imported and processed coating steel.

Our existing customer base is capable to consume the entire 100% of the design output of above Color Coating Line. The planned return on investment in the line is 4 years.

It is possible to provide financial statements of Elvas Group projects business plan and several small co-investors.



**Project location:** the city of Dnipro, Ukraine.



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## Construction of an economy-class residential complex «SMART PAVLOGRAD»

41



### Initiator

Pavlohrad city council

<https://pavlogradmrada.dp.gov.ua/>



### Duration

18 months -  
design +  
construction



Two land plots are proposed, located nearby, for the construction of a modern residential neighborhood with developed infrastructure



### Project goals

- to make a profit through the sale and lease/sale of space to business entities;
- to solve the problem of providing housing for socially vulnerable categories of citizens;
- increase the overall mobility of labor resources and create conditions to stop the outflow of population from the city by building affordable housing;
- expansion of business opportunities and search for new partners;
- increase of tax revenues to the local budget, development of the city economy;
- improvement of the city territory.



### Economic indicators of the project

Economic indicators are calculated by the investor depending on the chosen technology and the construction project of the residential complex



## Construction of an economy-class residential complex "SMART PAVLOGRAD"



### Technical parameters of the project

#### Land plot characteristics:

- **total area:** 2 ha;
- **intended purpose:** for the construction and maintenance of an apartment building;
- **cadastral number:** none
- **leaseholder:** Pavlohrad city council
- **Engineering infrastructure:**
- Available next to the plots, communications are ready for connection
- **Logistics infrastructure:**
- international highway - 1 km;
- Railway station - 2.9 km;
- Airport - 90.3 km;
- river - 7 km;
- Dnipro - 80,8 km.

**Limitation on the number of floors of the residential complex - 9 floors**



### Mechanisms for cooperation

- Lease of a land plot;
- Another mechanism of cooperation may be determined by the Pavlohrad City Council and the project investor.



### Additional Information

#### Contacts of the initiator:

Pavlohrad City Council

#### Address:

the city of Pavlohrad

**Web:** [pavlogradmrada.dp.gov.ua](http://pavlogradmrada.dp.gov.ua)

**Contact person:** Kusochkina Svetlana Nikolaevna  
- Head of the Department for Entrepreneurship Support and Investment Attraction

**Tel.:** (0563)20-04-80.

**E-mail:** [info@pavlogradmrada.dp.gov.ua](mailto:info@pavlogradmrada.dp.gov.ua)



**Project Location:** Dnipropetrovsk region, the city of Pavlohrad



## Construction of a multifunctional trade and business complex



Construction of a new multifunctional complex with a business center and an extensive infrastructure, as well as a comprehensive reconstruction of the territory.



### Project goals:

- making a profit by leasing/selling space to business entities;
- expansion of business opportunities and the ability to find new partners;
- synergistic effect from the interaction of companies operating in the business center;
- profit from doing business on premises;
- business infrastructure development in the city;
- creation of new workplaces;
- increasing tax revenues to the community budget;
- improvement of the adjacent territory.



### Project economic indicators

**Required investment capital: \$ 6,67 mln**

economic indicators of the project will depend on the type of construction chosen and the stages of implementation



### Initiator

Public utility provider  
«City development  
institution Kryvvi Rih»

<http://irm.kr.ua/uk/>



### Duration

2 years



Public utility provider «City development  
institution Kryvvi Rih»

**Address:** 50000, Ukraine, Kryvvi Rih, st. Heroiv ATO, 30

**Web:** <http://irm.kr.ua/uk/>

**Project manager:** Hrom Svetlana

**Тел.:** +38 (0564) 92-29-79;

+38 (0564) 92-29-49

**E-mail:** cdi.irm@gmail.com



## Construction of a multifunctional trade and business complex



### Project technical parameters

#### Land plot characteristics:

- **total area of the territory** including green space ≈ 6 ha;
- **land plot area** for construction – 5,5 thous. m<sup>2</sup>;
- **intended purpose of use:** for the construction and maintenance of trade buildings; for placing a shopping center and a hypermarket;
- **cadastral number:** is assigned;
- **leaseholder:** Kryvyi Rih city council.

#### Engineering infrastructure:

utility systems are linked up with land plot (water supply and disposal, power supply).

#### Transport infrastructure:

- regional highway P-74 - 4,2 km, national highway H-11 - 20 km;
- junction loading and passenger railway station «Rokovataya» - 2,8 km, loading and passenger railway station «Vecherniy Kut» - 6,4 km;
- «Kryvyi Rih» airport 36,7 km;
- the Saksahan river- 0,1 km, the Inhulets river - 26 km;
- the city of Dnipro - 146 km.



**Project location:** the city of Kryvyi Rih, Dnipropetrovsk region.



### Mechanisms for cooperation:

- share participation;
- land lease.



### Additional information

- Pokrovsky district of Kryvyi Rih is one of the largest districts of the city with a population of about 132 thous. people, the area of the district is 5953 ha.
- Solvent population;
- The economic potential of the region is made up of 12 large industrial enterprises, including: OJSC "Central Mining and Processing Plant", PJSC "Kryvyi Rih Iron Ore Plant", OJSC EVRAZ Sukha Balka.
- The number of people employed in large industrial enterprises is 17 thousand people.
- The number of people employed in small and medium-sized businesses is 2.5 thousand people.
- The area of available rental objects for placing a business is 15.2 thous. m<sup>2</sup>



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## Construction of a cottage eco-town



**Construction of a new cottage eco-town**, located 26 km away from the city of Dnipro, in the village of Voloske, Novooleksandrivska TC.

The cottage settlement construction project provides for the cottages construction on individual land plots. At the same time, several different housing types are considered:

- economy class;
- townhouse;
- business class.



### Project goals:

- Satisfying the region population demand in a comfortable and affordable suburban housing.

### Project benefits

- convenient location: the cottage eco-town settlement is located outside the large metropolis – 26 km from the Dnipro city;
- infrastructure advantages will allow to use the potential of a suburban housing estate for personal space comfortable organization (protected territory, video surveillance around the perimeter, territory patrolling, personal parking);
- private house isolation eliminates the possibility of unnecessary noise;
- absence of undesirable neighborhood;
- environmentally friendly living conditions;
- personal land plot allows to implement any landscape ideas in an individual style.



### Project economic indicators:

**Economic indicators are calculated depending on the chosen type of cottage settlement.**



### Initiator

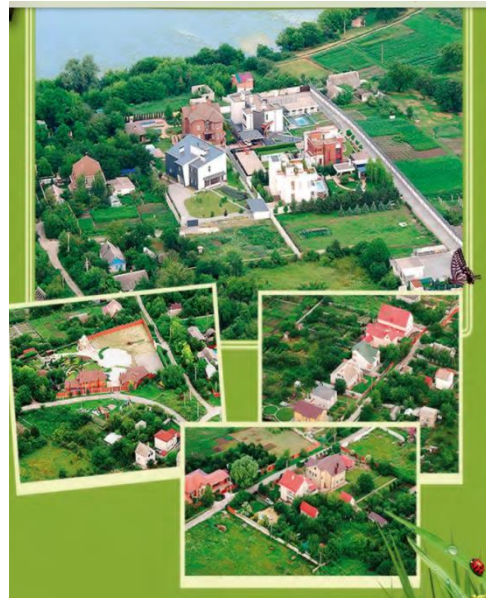
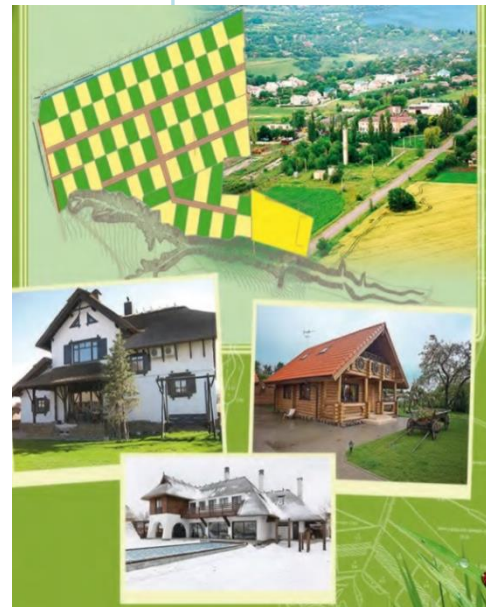
Novooleksandriv'ska TC and busines

[www.novool.otg.dp.gov.ua](http://www.novool.otg.dp.gov.ua)



### Duration

**12 months**





## Construction of a cottage eco-town



### Project technical parameters

#### Land plot characteristics:

- **area:** 16 ha (area is divided into 91 land plots (ranging in size  $\approx 0,15$  ha));
- **intended use:** for construction and maintenance of the residential house;
- **cadastral number:** issued;
- **administrator:** private person.

#### Engineering infrastructure:

- requires design and will be determined by the project according to the necessary volumes of gas, electricity, water and sewage facilities;
- it is possible to connect to gas, electricity, water and sewage (communications supply to the land plots is planned from the village).

#### Transport infrastructure:

- the Dnieper river – 1 km;
- a local paved road leads to the land plots;
- national highway H-23 – 9 km;
- international airport «Dnipropetrovsk» – 21 km;
- the city of Dnipro – 26 km;
- transfer of the Voloske village from Dnipro.



### Project location:

Novooleksandrivska TC, Dnipropetrovsk region



### Mechanisms for cooperation

- enterprise sale is possible;
- creation of joint venture.



### Additional information

Today, suburban individual housing is becoming increasingly popular. According to opinion polls, 53% of Ukrainian citizens chose to have their own home in the country instead of an apartment in an apartment building.

According to the real estate leading experts estimates, suburban housing market is the most promising in Ukraine.

Experts say that this market is entering a new development stage - from «consumer» it turns into «supply market».





## CONSTRUCTION OF 5 MW SOLAR POWER STATION



### Initiator

MEGAVATY, Ltd.



The project involves the construction of solar power station with the use of solar panels on the land plot with an area of 10 hectares.

**Planned capacity:** 5 MW.

**Solar-radiation level:** 1.375 kW/m<sup>2</sup>.

#### Key features:

- electricity sale on «green» tariff;
- «green» tariff is pegged to the Euro exchange rate;
- increase of the total share of renewable energy in total.

#### According to the project :

- land plot in private ownership;
- the solar power plant construction draft was prepared;
- a feasibility study has been developed;
- an agreement with «Ukrzaliznytsia» PJSC (Pridniprovska Railways) on connection to the electric network has been concluded;
- declaration for the construction beginning was received.



#### Project goals:

- electricity generation from renewable sources;
- generation of environmentally safe electricity for the further sale within a «green» tariff;
- reducing greenhouse gas emissions from electricity generation.
- creation of 8 new jobs



#### Project economic indicators

**Required investment capital: \$ 5,6 mln**



Net Present Value (NPV)	\$ 4 mln	Payback period- PP	5 years
Profitability index (PI)	1,69	EBITDA	\$21,2 mln
Internal Rate of return (IRR )	8 %	Common benefit per year:	\$1,5 mln





## CONSTRUCTION OF 5 MW SOLAR POWER STATION



### Project technical parameters

#### Land plot characteristics:

- **area:** 10 ha (5 land plots of 2 ha);
- **intended purpose of the use:** power industry;
- **cadastral number:** 1223583800:01:001:0442;
- **leaseholder:** MEGAVATY, Ltd..

#### Engineering infrastructure:

- distance to the electric power substation «Mineralna» with capacity 150/35/10 is 1,5 km;
- electric power substation owner – «Ukrzaliznytsia» PJSC (Pridniprovska Railways).

#### Transport infrastructure:

distance to:

- European highway E50 – 1.5 km;
- paved road of Karabynivka village – 5 m;
- Mineralna railway station – 1.2 km;
- Dnipro city – 50 km
- Pavlograd city – 50 km.



### Mechanisms for cooperation:

- proprietary funds – 30%;
- potential investor – 70% .



### Additional information

#### "Green" tariffs for electricity produced from alternative sources for the period of martial law in Ukraine:

- payments under the "green" tariff during martial law are made, but the very model of payment for the sale of electricity generated by solar power plants has changed. The price for 1 kW of electricity sold is on average UAH 1.68;
- it is possible to build solar power plants during martial law, but only those who received the technical conditions before February 24, 2022 will be able to receive a contract for the sale of electricity under the terms of the "green" tariff, and new SPPs will be able to receive technical conditions only after the end of martial law in the country.

*\*The amount of payments will be determined by the formula: the tariff for the population (1.68 hryvnias/kWh) multiplied by the percentage of payment received from consumers in the region in the month of generation.*



**Project location:** Mezhyricka TC, Dnipropetrovsk region



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## Construction of a solar power station on the territory of Vakulivska TC, with an area of 21 hectares



The community offers a prepared plot of land with an area of 21 hectares for the implementation of an investment project - the construction of a solar power station use of solar panels.

**Solar-radiation level: 1.375 kW/m<sup>2</sup>.**

### Key features:

- electricity sale on «green» tariff;
- «green» tariff is pegged to the Euro exchange rate;
- increase of the total share of renewable energy in total.

### According to the project :

- a land management project was prepared and a cadastral number was assigned;
- the purpose of the land plot on the land of the energy industry was changed;
- a detailed plan of the territory was approved;

Also, Vakulivska TC will assist in: obtaining the necessary permits, drawing up documents, attracting specialists and will provide comprehensive informational support to the investor.



### Project goals:

- electricity generation from renewable sources;
- generation of environmentally safe electricity for the further sale within a «green» tariff;
- reducing greenhouse gas emissions from electricity generation.
- creation of 8 new jobs.



### Project economic indicators

**Estimated cost of the construction project with a planned capacity of 10 MW ≈ \$ 12,7 mln\***

Net Present Value (NPV)	\$ 8,2 mln	Payback period- PP	6 years
Profitability index (PI)	1,69	EBITDA	\$21,2 mln
Internal Rate of return (IRR )	8 %	Common benefit per year:	\$2,9 mln

*\*Economic indicators of the project may change depending on the capacity of the SPP that will be installed in the specified territory and the current "green" tariff after commissioning*



### Initiator

Vakulivska TC



### Duration

6 months



50



## Construction of a solar power station on the territory of Vakulivska TC, with an area of 21 hectares



### Project technical parameters

#### Land plot characteristics:

- **area:** 21 ra;
- **intended purpose of the use:** power industry;
- **cadastral number:** 1225283300:02:001:0070;
- **leaseholder:** Vakulivska TC;
- **distance from the residential area:** 50 m;

#### Engineering infrastructure:

- in the zone of 50-100 m - there is electricity, water and gas supply;
- 100 m - the nearest power transmission line for connection, with a capacity of 10-35 kW.
- 100 m - transformer substation.

#### Transport infrastructure:

- there is an access dirt and slag road;
- 1 km – territorial highway T0419 (Pyatikhatky–Zelenodolsk);
- 10.9 km – railway station "Pavlopilla";
- 65 km – international airport "Kryvyi Rih";
- the nearest cities: Apostolovo (31 km); Kryvyi Rih (35 km); Nikopol (60 km).



### Mechanisms for cooperation:

- land lease and business registration on the territory of the community;
- desired participation in community social projects.



### Additional information

#### "Green" tariffs for electricity produced from alternative sources for the period of martial law in Ukraine:

- payments under the "green" tariff during martial law are made, but the very model of payment for the sale of electricity generated by solar power plants has changed. The price for 1 kW of electricity sold is on average UAH 1.68;
- it is possible to build solar power plants during martial law, but only those who received the technical conditions before February 24, 2022 will be able to receive a contract for the sale of electricity under the terms of the "green" tariff, and new SPPs will be able to receive technical conditions only after the end of martial law in the country.

*\*The amount of payments will be determined by the formula: the tariff for the population (1.68 hryvnias/kWh) multiplied by the percentage of payment received from consumers in the region in the month of generation.*



**Project location:** Vakulivska TC, Dnipropetrovsk region



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## Service station



**Complete the construction of a service station for 8 posts, for 65% is complete:**

1st floor – 4 posts on the lifts for the passenger car repair and 4 posts for the buses and trucks maintenance (inspection pits). There are cars computer diagnostics, tire fitting and balancing machines with an area of 540 m<sup>2</sup>;

2nd floor – the facility of 324 m<sup>2</sup> for placement of the motor vehicle parts store or the rest room.

Also for the whole building it is provided sanitary and amenity facilities for staff (showers, bathrooms, etc.).

At the service station location there is a high concentration of transit car traffic on the European route E50 (Dnipro-Pokrovsk) and the regional route R-51 (Zaporizhzhia-Kharkiv). And also there is an industrial zone of the Pavlohrad city (0.6 km).



### Project goals:

- organization of service and guarantee maintenances for passenger cars;
- corrective and major maintenance of cars, trucks and buses;
- organization of vehicles sensor monitoring and inspections.
- creation of 10 new jobs.



### Project economic indicators:

**Required investment capital: \$ 275 thousand**

- Initiator contribution to the project implementation: **\$ 137,5 thousand**
- Required investment capital: **\$ 137,5 thousand**



### Initiator

Private Enterprise  
«Dobratulina T.M.»



### Duration

**11 months**





## Service station



### Project technical parameters

#### Land plot characteristics:

- **area:** 0.16 ha;
- **intended use:** commercial activities (car service station);
- **cadastral number:** 1212400000:03:022:0023;
- **administrator:** Private Enterprise «Dobratulina T.M.».

#### Engineering infrastructure:

project and engineering specifications for connection is available.

#### Initiator contribution to the project implementation:

- land plot;
- facility under construction (65% is complete).

#### Transport infrastructure:

- European route E50 – 1.3 km;
- railway station: Pavlohrad-1 – 12 km, Pavlohrad-2 – 4 km;
- Dnipropetrovsk International Airport – 110 km;
- Railway station Pavlohrad – 7 km.



### Mechanisms for cooperation:

- creation of joint venture;
- joint venture;
- land plots sale.



### Additional information

#### 65% is complete of facility under construction:

- The foundation, building reinforced concrete framing, two stairwells, building envelope wall structures made of 510 mm thick bricks, inside walls and partitions were installed.
- A fence of intake reinforced concrete slabs on perimeter of the land plot(145 m according to the project) was installed. The overlap of the first and second floors was made of reinforced concrete slabs.
- 4 reinforced concrete frames of the exit gate were installed. All is prepared for concreting the first floor.
- There is a complete set of project documentation, an explanatory note, production drawings and a draft automatic fire alarm system.



**Project location:** the city of Pavlohrad, Dnipropetrovsk region



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## Creation of logistic infrastructure



The implementation of infrastructure projects on the land plot, which is free from construction and located along the E-105 highway, under the possible creation of:

- logistics center - for the accumulation, storage and sale of agricultural and industrial products;
- fuel filling station - maintenance operation, vehicles current repair and services provision to drivers and passengers;
- enterprise for the production of biofuel pellets and other industrial objects.



### Initiator

«VeLSV» LLC



### Duration

1 years



### Project goals

- creation of favorable conditions for the operating and development of business entities;
- development of industrial and transport infrastructure;
- creation of 50 new jobs.



### Project economic indicators

Required investment capital: \$6 mln

Initiator contribution to the project implementation: \$2.75 mln

Required investment capital: \$3,25 mln



Net Present Value (NPV)	\$6 mln	Payback period (PP)	5,7 years
Profitability index (PI)	112%	EBITDA	\$6 mln
Internal Rate of Return (IRR)	14%		



## Creation of logistic infrastructure



### Project technical parameters

#### Land plot characteristics:

#### Land plot characteristics:

- total area of land plot: 6,0 ha;
- intended use: enterprises of other industry;
- cadastral number: 1224884000:01:003:0088, 1224884000:01:003:0087, 1224884000:01:003:0089;
- leaseholder: «VelLCV» Ltd.

#### Engineer infrastructure:

- water supply – 2,5 km water pipe-line «Khorosheve»;
- gas supply – 200 m – HPG Shybylynka-Zaporizhzhia;
- electricity supply – 1,0 km – electric substation «Raivka» 35/10, electric substation «Petrovski kariery» 35/10.

#### Transport infrastructure:

- E-105 highway (Kharkiv - Zaporizhzhia - Simferopil - Alushta - Yalta) – 50 m.



### Mechanisms for cooperation

- a joint venture creation;
- land plot sale.



### Additional information

The project economic indicators are determined depending on the investment activity scope.

\* The economic indicators are calculated for the project of bio fuel pellets production.



**Project location:** Ilarionivska TC, Dnipropetrovsk region



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## Creation of a modern medical and health complex



### Initiator

Limited Liability Company Sanatorium «Holiday Resort Orlivshchyna»

[www.spa-kurort.com.ua](http://www.spa-kurort.com.ua)



### Duration

11 months



**Expansion of the range of innovative, medical-recreational services of «Sanatorium «HOLIDAY RESORT ORLIVSHCHYNA» LLC** by reconstruction of clinical and residential buildings, as well as the construction of a Spa-center with a swimming pool.



### Project goals:

- satisfying the demand for innovative, health-improving services in the cold season (October-April) and increasing the amount of private clients receiving spa treatment at their own expense .

### The project envisages:

- purchase of new equipment, which will additionally provide 3 types of services and expand 5 existing ones.
- construction of a Spa-center and swimming pool - 9 additional types services;
- reconstruction of the clinical building – 4 additional types of services;
- reconstruction of dormitory №1 to increase 15 in-patient bed.
- creation of 4 new workplaces.



### Project economic indicators:

**Required investment capital: \$ 1,7 mln**

- Initiator contribution to the project implementation: **\$ 306 thousand.**
- Required investment capital: **\$ 1,4 mln**



Income increase by	<b>\$ 730 thousand</b>	Profitability index (PI)	<b>120 %</b>
Expenses increase by	<b>\$ 100 thousand</b>	Internal Rate of Return – (IRR )	<b>17 %</b>
Net Present Value (NPV)	<b>\$ 630 thousand</b>	Payback period PP	<b>2,7 years</b>





## Creation of a modern medical and health complex

56



### Project technical parameters

#### Land plot characteristics:

- **area:** 8 ha;
- **intended purpose of the use:** recreation lands;
- **cadastral number:** assigned;
- **administrator:** «Sanitorium «HOLIDAY RESORT ORLIVSHCHYNA» LLC, rent until 2058..

#### Engineering infrastructure:

water supply, sewerage system, gas supply, electricity supply – are available and do not require additional investment.

#### Логістична інфраструктура:

- town Novomoskovsk – 12 km;
- the city of Dnipro – 45 km;
- buses depart from Dnipro, Novomoskovsk and the village Orlivshchyna;
- transfer of the sanitorium from Dnipro, Novomoskovsk.



### Mechanisms for cooperation:

- equity;
- credit line.

#### Company resources:

- projects for the reconstruction of clinical and residential buildings;
- project for the construction of a SPA center with a swimming pool;;
- co-financing of the project is 18%;
- land plot fnd real estate.



### Additional information

**The sanitorium** is licensed for more than 76 medical activities and has a certificate of the highest accreditation category (ISO quality certificate).

The maximum capacity of the bed fund is 309 in-patient beds, including 293 in-patient beds of year-round operation and 16 beds of seasonal operation. 9 dormitories of the Sanitorium are provided with autonomy heating and all In-room amenities, round-the-clock hot and cold water supply. There are 11 treatment departments.

There are mineral water sources for internal and external use on the territory of the Sanitorium.



**Project location:** Pishchanska TC, Dnipropetrovsk region



**Dnipro Investment Agency (DIA)**

**Address:** 2, O. Paul Ave, office 538, the city of Dnipro, Ukraine, 49004 **Web:** [www.dia.dp.gov.ua](http://www.dia.dp.gov.ua)

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## Creation of the ecological sports and recreation leisure center



**Creation of the modern ecological sports and recreation leisure center for 250 people** through the reconstruction of the existing recreation camp «Dniprovski Svitanky» with all the necessary infrastructure:

- 4 residential buildings for visitors;
- restaurant;
- assembly hall;
- SPA center;
- aquatic sports station;
- sports facilities and grounds.

It also provides for the 175 kW solar power plant construction to meet own demands and to sell on a «green tariff».

Today, the recreation camp can accommodate up to 80 people in the summer and up to 30 people all year round.



### Initiator

«ARMAN HRUP»,  
Ltd  
[www.baza-otdiha.dp.ua](http://www.baza-otdiha.dp.ua)



**Duration**  
**18 months**



### Project goals

- rehabilitation, relaxation of residents from Dnipropetrovsk region and other regions;
- organization of sports and cultural events for children and youth;
- carrying out ceremonial events, workshops, seminars etc.
- creation of 5 new jobs.



### Project economic indicators

**Project cost: \$ 1.8 mln**



Net Present Value (NPV)	<b>\$1,6 mln</b>	Payback period (PP)	<b>6 years</b>
Profitability index (PI)	<b>136%</b>	EBITDA	<b>\$2,4 mln</b>
Internal Rate of Return (IRR)	<b>18%</b>		



## Creation of the ecological sports and recreation leisure center

58



### Project technical parameters

#### Land plot characteristics:

- area: 4.6 ha;
- **intended use:** recreational land;
- **cadastral number:** 1221087000-01-096-0003;
- **administrator:** «ARMAN HRUP», Ltd.

#### Company resources:

- two-storey bedroom block with an area of 2 250 m<sup>2</sup>;
- mess dining hall with an area of 1 200 m<sup>2</sup>;
- medical building with an area of 470 m<sup>2</sup>;
- utility building with an area of 260 m<sup>2</sup>.

Buildings need major repairs.

#### Engineering infrastructure:

- electricity supply: heating substation with a capacity of 100 kW on the land plot;
- water supply: two wells (special water use permit №66 / DP / 49d-17);
- modern wastewater treatment plant and biological sewage treatment plant.

#### Transport infrastructure:

- the highway H 08 - 5 km;
- the railway station - 50 km;
- the international airport «Dnipropetrovsk» - 140 km;
- the Dnieper river- 20 m.



### Mechanisms for cooperation

- share participation;
- creation of a joint venture;
- credit line.



### Additional information

The territory of the recreation camp is located in a pine forest, on the Dnieper river bank.

Here can spend their relax not only residents of Dnipropetrovsk region, but also the residents of nearby regions such as Poltava and Kirovohrad.



### Project location:

Verkhniodniprovsk TC, Dnipropetrovsk region

## Creating the Theater of Magic



Project initiator seeks to develop the theater and leadership in the field of stage illusion in Ukraine by acquiring the necessary equipment for demonstrations, technical and office provision of performances.

Currently, the theater puts on stage independent shows and productions, has a full cycle: from the direction, sound and lighting design to the demonstration of the performance of the finished form of content and idea.

The Theatre consists of professional actors with extensive experience in stage illusion. The repertoire of the theater already has several performances: "Touch of Magic", "Christmas Magic", "World of Magic" and others.

A large repertoire of illusion show numbers and programs has been developed.



### Project goals:

- achievement of stable schedule of theatrical performances - 12 or more performances per month;
- development of touring activity in the cities of Ukraine. To visit two cities monthly;
- constant participation in charity events - at least four events monthly;
- Creation of a children's theater studio. To organize and conduct master-classes on demonstration of tricks;
- To become a reliable source of filling the state budget of Ukraine with money from taxes;
- To create 10 workplaces.



### Economic indicators of the project

**Total project cost: \$ 16 thousd.\***

Economic indicators of the project are calculated depending on the filling of the auditorium, the effectiveness of marketing activities.

\* 1 UAH = \$ 36.6 (the official exchange rate of the hryvnia to foreign currencies at the NBU official exchange rate on 03.07.2023)



### Initiator

**Individual entrepreneur**  
**Horbonos Andrii**

Founder of the  
Theater of Magic



**Duration**  
**10 months**



## Creating the Theater of Magic



### Material and technical support of the project

#### Directions for investment:

- props for the performance (sawing table, equipment for levitation, box-cage for "disappearing objects", costumes, stage decoration materials, suitcase magician for performances);
- technical and office support for the performances (furniture, computer equipment, sound equipment, stationery, apparatus);
- vehicle for touring activities.

#### Initiator Resources:

- room up to 200 m<sup>2</sup>;
- independent shows, productions, performances;
- illusionary show numbers and programs;
- direction, sound and light design;
- promotional materials;
- Internet resources;
- human resources (professional actors, a magician illusionist);
- client base.



### Project location:

The city of Dnipro

**DIA** Dnipropetrovsk Regional Investment Agency (DIA)

**Address:** 2, O. Paul Ave, office 538, the city of Dnipro, Ukraine, 49004 **Web:** [www.dia.dp.gov.ua](http://www.dia.dp.gov.ua)



### Mechanisms for cooperation

- joint venture;
- direct investment;
- credit financing



### Additional Information

We plan to develop social projects at the expense of the profit:

- "Ukrainian Soapboxes" - creation of methodological materials for children with speech defects (defects) with their subsequent free transfer to specialized educational and training institutions;
- "Honey Heart" - aimed at providing temporarily displaced people from the war zones with the things of prime necessity and food;
- Children's Honey Hub - a children's art center.

As a volunteer activity, Theater of Magic has repeatedly shown performances at important social institutions such as:

- military hospitals;
- Temporary placement center for low-mobile elderly people and people with disabilities, evacuated from hot spots "Ocean of Kindness" Dnipro city;
- "Dovira" social support center for children, Dnepr;
- "Polyvanov orphanage" of the Dnipropetrovsk regional council and others.

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61

## Construction of the multifunctional medical center «Health Market»



### Initiator

Private Enterprise  
«POLIMED»

[www.polymed.com.ua](http://www.polymed.com.ua)



### Construction of the multifunctional medical center «Health Market»

to provide a full range of medical services, as well as a health and therapeutic complex for the prevention, diagnosis, treatment and rehabilitation of diseases and injuries.



### Duration

**20 months**



### Project goals

- provision of high quality medical services using modern innovative technologies at affordable prices;
- the provision of emergency ambulance 24/7, with modern equipment and experienced medical staff;
- diagnostics, treatment, prophylactic support of patients for the following pathologies: pancreatic diabetes, oncology, cardiology, neurological morbidity, etc.;
- rehabilitation and recovery after a blood-strokes, heart attacks, spinal column injuries, craniocerebral injuries, infantile cerebral palsy, etc;
- creation of 30 new jobs.



### Project economic indicators

**Project cost: \$8.3 mln**



Net Present Value (NPV)	<b>\$10,8 mln</b>	Payback period (PP)	<b>2 years</b>
Profitability index (PI)	<b>1,3</b>	EBITDA	<b>\$5,9 mln</b>
Internal Rate of Return (IRR)	<b>57%</b>		



62

## Construction of the multifunctional medical center «Health Market»



### Project technical parameters

#### Land plot characteristics:

- **building area:** 5.2 thousand m<sup>2</sup>;
- **land plot area:** 1 ha;
- **intended use:** land plots of recreational purposes.

#### Engineering infrastructure:

gas, water, sewage, electricity in accordance with the project.

#### Transport infrastructure:

- the highway E-50 - 2 km;
- railway station «Dnipro-Golovnyi» - 6 km;
- the international airport «Dnipropetrovsk» - 10 km;
- river port Dnipro - 7 km.



### Mechanisms for cooperation

- share participation;
- creation of a joint venture;
- credit line;
- building lease.



### Additional information

The possible location of the multifunctional medical center in the «Pidstantsiia» area (Chechelov district, the city of Dnipro) is due to two main factors: the absence of a modern medical facility in this area and the compact settlement of about 170 thousand people.

Potential clients of the multifunctional medical center are families of medium and high income of different age categories.



**Project location:** the city of Dnipro, Dnipropetrovsk region



**Dnipropetrovsk Regional Investment Agency**

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## New construction of a complex for the processing, neutralization and storage of municipal solid waste



**Construction of a waste processing plant with a capacity of 150 thousand tons** of mixed waste per year, which meets high quality standards, similar to those built in the EU countries.

The plant will be integrated, that is, it will have its own sorting station for waste, a line for the production of RDF alternative fuels and recyclables, as well as an organic waste composting plant.

The land plot for the placement of a complex for the processing of solid waste is located in the Metallurgichesky district of Kriviy Rih in the industrial zone.



### Initiator

Kriviy Rih city council

<https://kr.gov.ua>



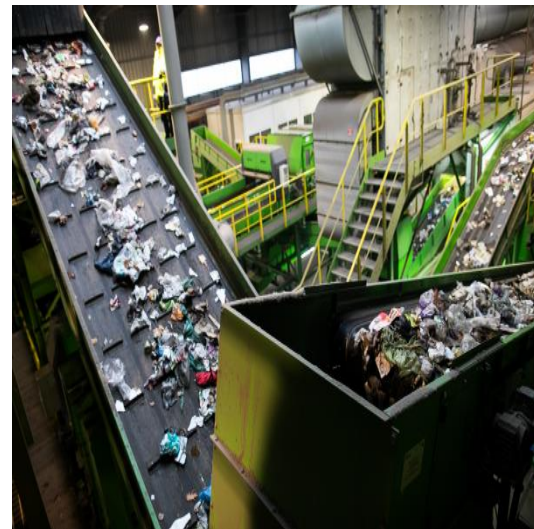
### Duration

2 years



### Project goals:

- improving the state of the environment by recycling waste instead of storing it;
- obtaining end products of waste processing - RDF-fuel and technical compost;
- creation of new workplaces;
- creation of 10 new jobs

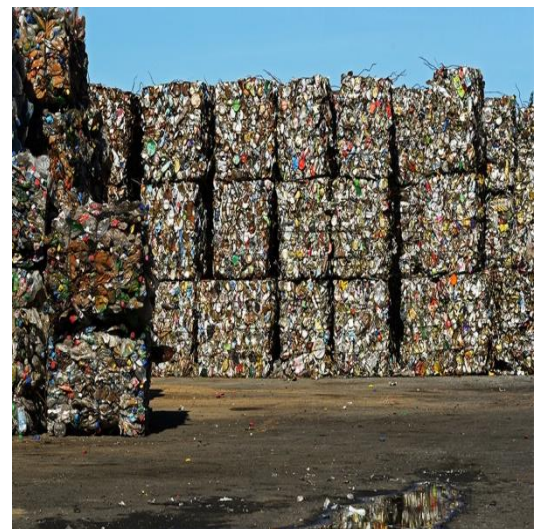


### Project economic indicators

The planned cost of the project is €20 million, of which:

€15 million – EBRD loan

€5 million – grant funds.







64

## New construction of a complex for the processing, neutralization and storage of municipal solid waste



### Technical details of the project

#### Land plot characteristics:

- **area:** 23.9 ha;
- **Intended purpose:** for the placement and operation of the main, auxiliary and auxiliary buildings and structures of enterprises of the processing, machine-building and other industries for the new construction of a complex for the processing, neutralization and storage of municipal solid waste
- **cadastral number:** 1211000000:02:229:0017;
- **leaseholder:** Kryvyi Rih City Council..

#### Transport infrastructure:

- national highway: H11 (Dnipro-Mykolaiv) – 6.5 km, H23 (Kirovohrad – Kryvyi Rih - Zaporizhzhia) - 6.2 km;
- regional road: R-74 - 5.5 km.



### Mechanisms for cooperation

- investment in the project.



### Additional information

- pre-project work has been completed, namely engineering-geological and topographic-geodesic studies;
- signed an agreement on the preparation of loan financing with the European Bank for Reconstruction and Development;
- The EBRD has developed Terms of Reference for the development of a Feasibility Study and Environmental and Social Assessment.



**Project location:** Kryvyi Rih, Dnipropetrovsk region



**Dnipropetrovsk Regional  
Investment Agency**

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## Creation of modern market



A property complex located in the center of the village of Slobozhanske, is offered for creation of the market.

### Current proposal is:

- 1 700 m<sup>2</sup> of covered shopping area for retail trade and 1600 m<sup>2</sup> of open space for wholesale trade;
- area, located at a distance of 8 km away from the center of the city of Dnipro;
- motor road (Teplychna street), that runs next to the market is part of regular city and suburban bus routes.



### Project goals:

- create a modern market for the sale of dairy products, fruits and vegetables, meat, fish, flowers and others, where producers of agricultural products and their consumers can interact without intermediaries;
- to increase the business attractiveness of the community, to ensure strong communication and cooperation of farms, local agricultural producers, family cooperatives and other producers of agricultural products;
- to stimulate the development of the trading industry of agricultural products of the community;
- promote the creation and development of small farms and small family cooperatives;
- cleanliness, sanitary standards for storage and sale of products.



### Project economic indicators:

Economic indicators are calculated depending on the selected project for the reconstruction of the agricultural market



### Initiator

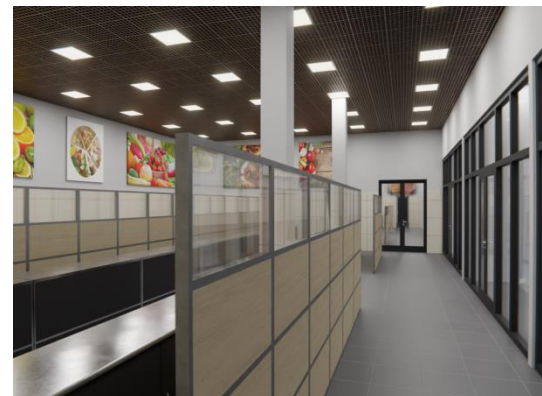
Slobozhanska TC

<http://slobozhanska.gromada.site/>



### Duration

11 months





## Creation of modern market



### Project technical parameters

#### Land plot:

- **area:** 0,67 ha;
- **area under the building:** 0,17 ha;
- **intended purpose of use:** industrial land;
- **cadastral number:** 1221455800:02:006:0055;
- **leaseholder:** Slobozhanska ТГ.

#### Engineering infrastructure::

- water supply/disposal – n/a;
- gas supply – is available;
- power supply – 10 kV, there is a package transformer substation on the territory;
- heating system – gas boiler house.

#### Transport infrastructure:

- there is an approach automotive road for vehicles;
- 8 km - to the center of Dnipro
- within a radius of 20 km, the complex covers the nearest settlements, such as: Dnipro, Pidhorodne, Novomoskovsk, Stepove, with a population of of more than 1 million people, who are potential consumers.



### Mechanisms for cooperation:

- lease/public-private partnership.



### Additional information

#### Nomenclature of buildings:

- warehouse premises – 1484 m<sup>2</sup>;
- office premises – 143 m<sup>2</sup>;
- Total area of buildings: 1716 m<sup>2</sup>.

The relevance and necessity of the market is not only for the residents of the village. Slobozhanske, but also for residents of surrounding settlements, such as: Dnipro, Pidgorodne, Novomoskovsk, village Steppe, with a population of over 1 million people. Residents will not have to go to the regional center for shopping every time, because they will be able to buy everything they need at the local market.

The good location of the market is due to the fact that there are small and medium-sized enterprises nearby, as well as the Center for the provision of administrative services. The community has more than 1,800 companies, including processors of agricultural products.



### Project location: Slobozhanska TC, Dnipropetrovsk region