

# PROPOSALS CATALOGUE

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Total – **37** proposals, of which:  
**8** – business,  
**29** – communities.

A decorative graphic at the bottom of the page consists of several overlapping white squares of various sizes and orientations, set against a dark blue background that tapers to a point at the bottom center.

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### Creation of industrial and logistic center Slobozhanska TC

#### Proposal description

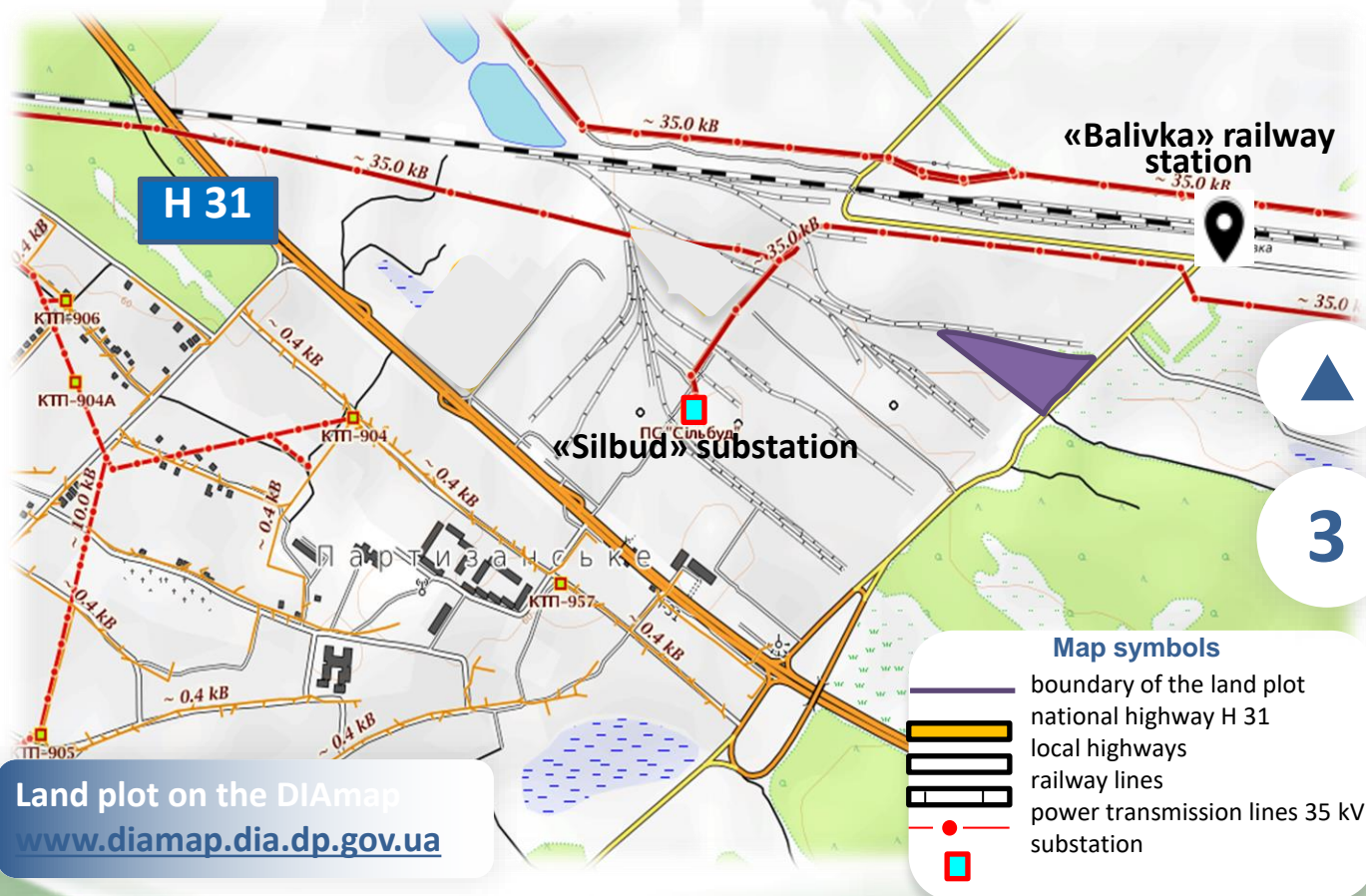
Slobozhanska community offers a land plot located in the village of **Partyzanske** for creation of industrial and logistic center or other enterprise in the field of industry, agro-industrial complex, logistics.

#### Land plot characteristic:

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



#### Land plot layout:



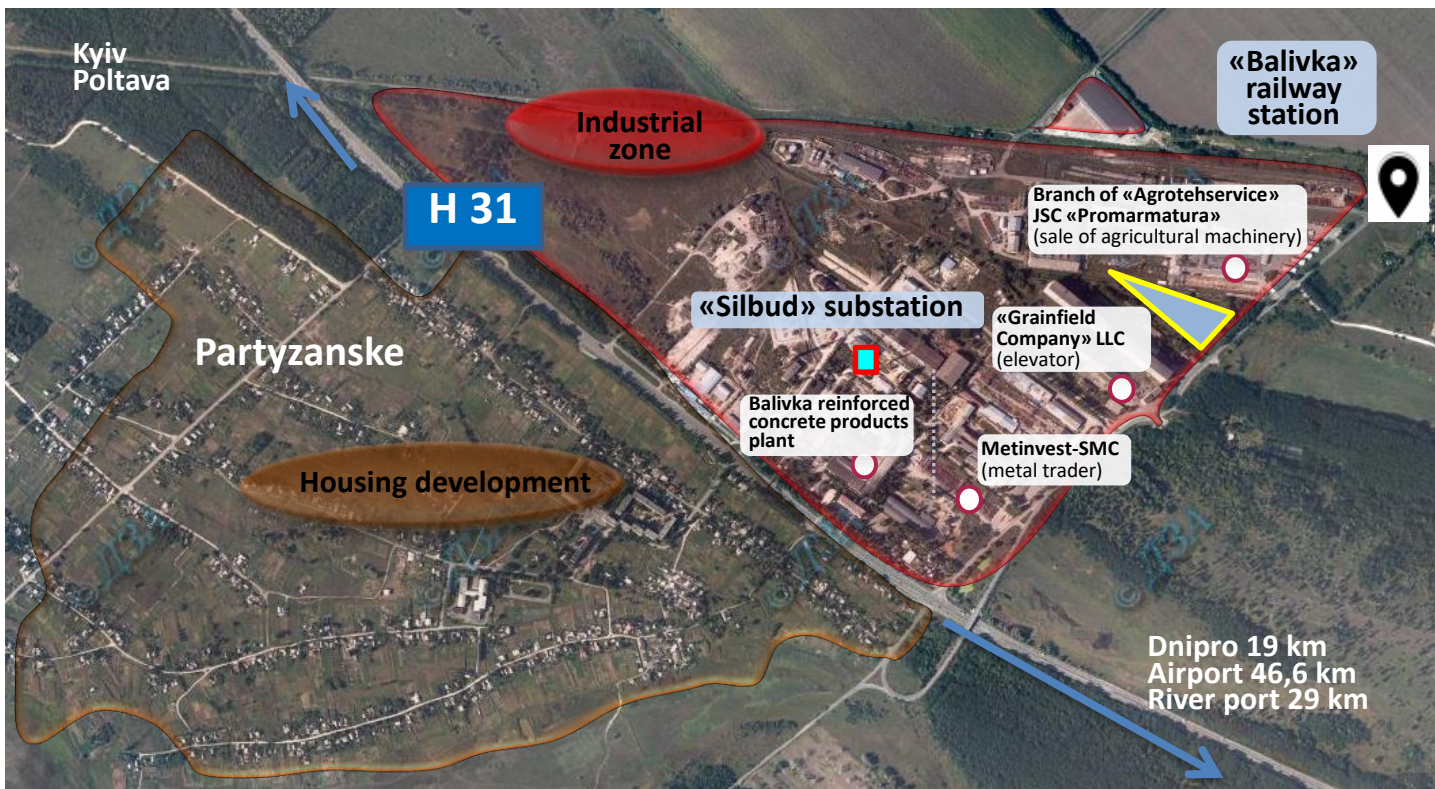
Land plot on the DIAMap  
[www.diamap.dia.dp.gov.ua](http://www.diamap.dia.dp.gov.ua)





## Creation of industrial and logistic center Slobozhanska TC

Engineering and transport infrastructure



- **Power supply**, service provider – joint-stock company «DTEK Dnipro grids», at a distance of  $\approx 220$  m - «Silbud» 35/10 substation, nominal capacity of  $2 \times 10000$  kVA.
- **Water supply/disposal**, n/a, can be provided by well drilling.
- **Gas supply**, distance to operating gas-distributing plant - 500 m, reserve capacity of  $3708,87$  m<sup>3</sup> per hour.

### Distance to main settlements and major highways:

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

### Dnipropetrovsk investment agency

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**Tel.:** +38 056 742 86 34, **E-mail:** [savran.dia@gmail.com](mailto:savran.dia@gmail.com), **contact person:** Savran Halyna



## Construction of a dairy processing plant (Pokrovs'ka TC)

### Proposal description

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

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

### Proposal initiator

Pokrovs'ka ATC  
[www.pokr.otg.dp.gov.ua/ua](http://www.pokr.otg.dp.gov.ua/ua)

### Proposal goals

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



### Mechanisms for cooperation

Lease

### Proposal economic indicators

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





## Construction of a dairy processing plant (Pokrovs'ka TC)

### Land plot technical parameters

#### Land plot characteristics:

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

#### Engineering infrastructure:

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

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

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

#### Transport infrastructure:

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

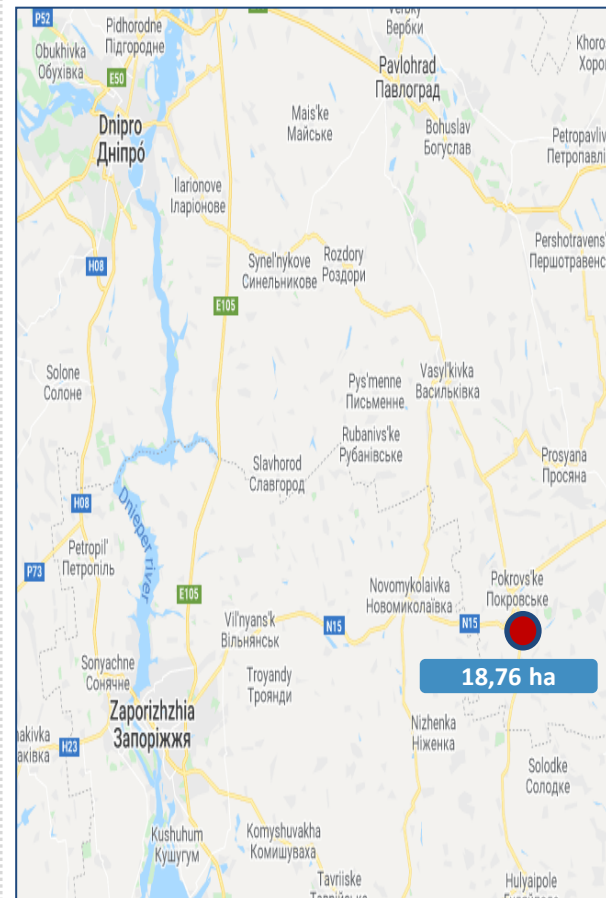
**Neighboring land plots:** pig farm, mill, sawmill, car garage, sedimentation tanks.

### Additional information

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

#### Land plot location:

urban-type settlement Pokrovs'ke, Pokrovs'ka TC, Synelnykivsyi district, Dnipropetrovsk region.



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## Production of armed concrete and ceramic products (Pokrovs'ka TC)

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

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

### Description of the proposal

### Initiator of the proposal

Pokrovs'ka ATC  
<https://pokr.otg.dp.gov.ua/ua>

### Proposal goals

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



### Mechanisms for cooperation

Sale, lease through auction

### Proposal economic indicators

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



## Production of armed concrete and ceramic products (Pokrovs'ka TC)

### Land plot technical parameters

#### Land plot characteristics:

- area: 7,96 ha;
- intended purpose of use: reserve lands;
- cadastral number: 1224255100:01:009:7961;
- leaseholder: Pokrovs'ka ATC.

#### Engineering infrastructure:

**Water supply/water disposal**– n/a;

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

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

#### Transport infrastructure:

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

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

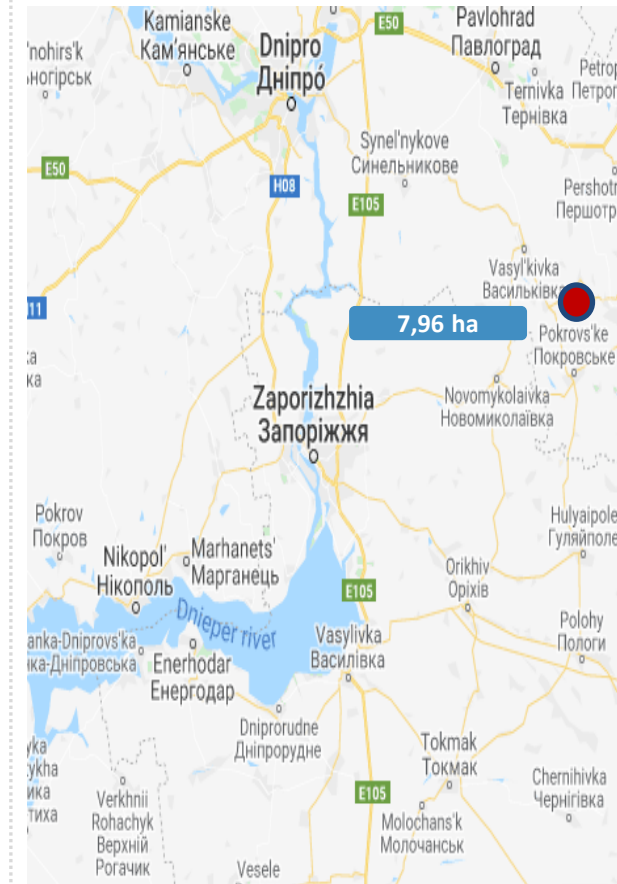
### Additional information

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

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

#### Land plot location:

urban-type settlement Pokrovs'ke, Pokrovs'ka TC, Synelnykivsyi district, Dnipropetrovsk region.



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## Construction of wind power plant (Pokrovs'ka TC)

### Description of the proposal

The community offers a land plot located outside the territory of the urban-type settlement Pokrovs'ke for the construction of wind plant.

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

### Initiator of the proposal

Pokrovs'ka ATC

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

### Proposal goals

- creation of an industrial facility with renewable energy;
- use of wind energy potential of the region;
- improving the environmental situation in the region by reducing emissions from coal-fired power plants and other minerals;
- increasing the share of renewable energy in the energy sector of the region;
- development of the wind energy market;
- creation of industrial production on the basis of renewable energy;
- increasing tax revenues to the community budget.



### Mechanisms for cooperation

Lease through auction

### Proposal economic indicators

Economic indicators are calculated depending on the project of construction of wind power plant





## Construction of wind power plant (Pokrovs'ka TC)

### Land plot technical parameters

#### Land plot characteristics:

- **area:** 92 ha;
- **intended purpose of use:** reserve lands;
- **cadastral number:** 1224255100:01:009:9209;
- **leaseholder:** Pokrovs'ka ATC.

#### Engineering infrastructure:

**Water supply/water disposal**– n/a;

**Gas supply** – gas-distributing plant with reserve capacity of 7,800 cubic meters per hour – 1 km;

**Power supply** – substation «Mechetna» 10/04 kV – 1,7 km.

#### Transport infrastructure:

- national highway H15 – 3 km;
- international airport «Zaporizhzhia» – 95 km;
- the city of Dnipro – 126 km;
- the city of Zaporizhzhia – 96,2 km.

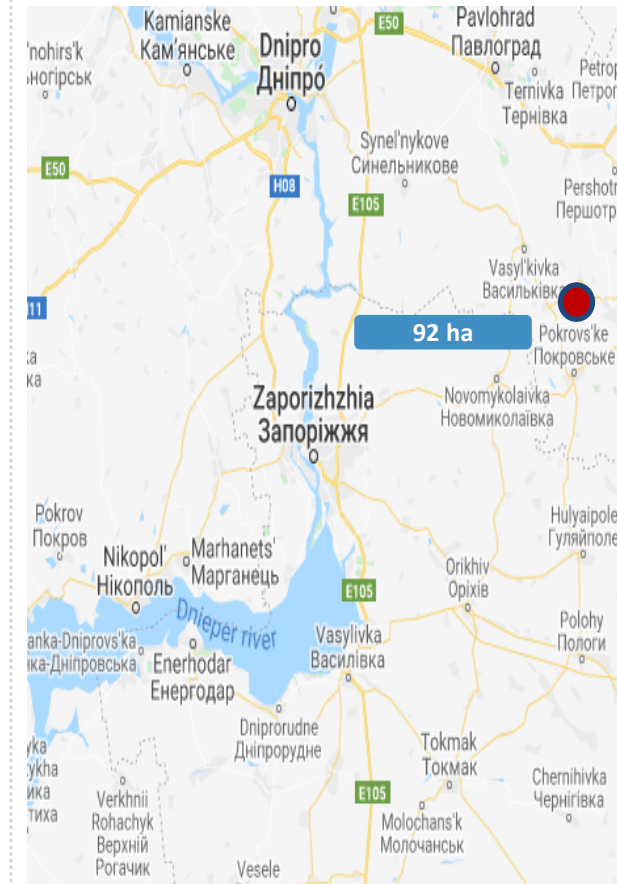
**Neighboring land plots:** railway station «Mechetna», automatic gas filler, stud farm, elevator, Pokrovs'ke Auto-Transport Enterprise.

### Additional information

Among renewable energy sources in 2017, wind power plants in Ukraine generated 52.1% of electricity. Strengthening investor confidence and a transparent procedure for the regulator to allocate a «green» tariff to new projects have led to positive changes in «clean» energy. The economic potential of wind energy based on satellite data and climate models is estimated by the International Renewable Energy Agency (IRENA) at 119 GW, while current capacity of all types of power plants in the country is 54 GW. Today, Ukrainian entrepreneurs who used to deal with gas and coal are already switching to financing wind projects. Wind energy creates new jobs and reduces the consumption of coal and natural gas, and with them our energy dependence and the harmful effects of energy on the environment.

#### Land plot location:

the village of Levadne, Pokrovs'ka TC, Synelnykivsyi district, Dnipropetrovsk region.



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## Industrial production – conveyor belts\* Nikopol City Council

### Project technical parameters

#### Land plot characteristics:

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

#### Engineering infrastructure:

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

#### Transport infrastructure:

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

### Form of land plot transfer

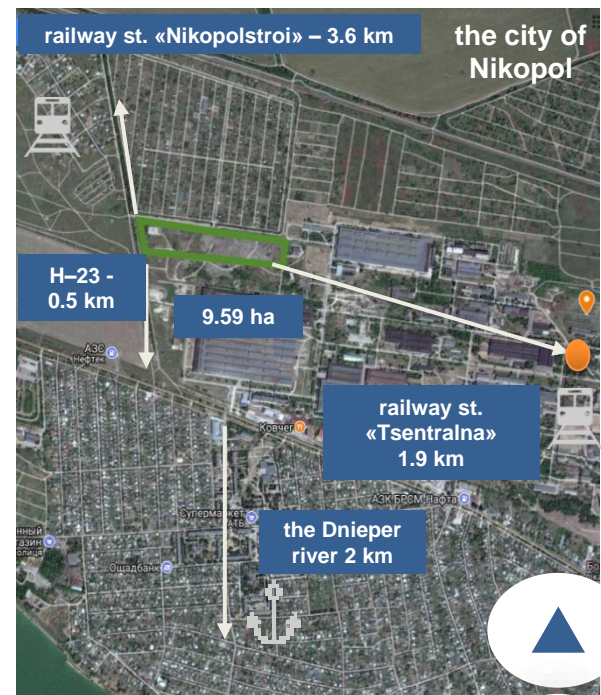
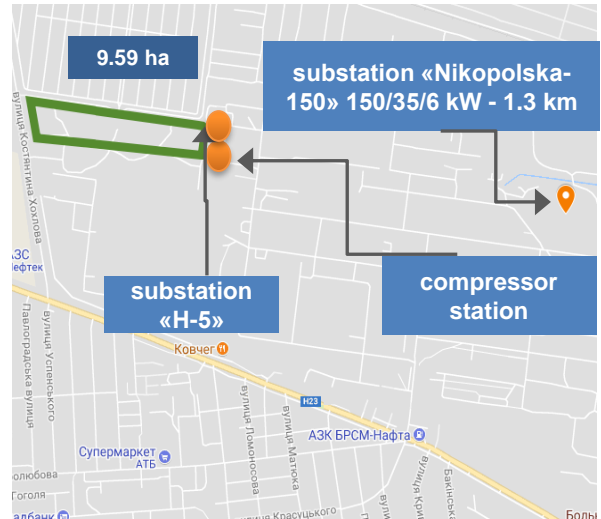
Auction (for sale, for rent)

### Neighboring land plots:

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

#### Project location:

56, Trybnykiv Ave., the city of Nikopol, on the territory of the State Enterprise «Nikopol Pipe Plant».



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





## Industrial production – conveyor belts\* Nikopol City Council

### MARKET REVIEW

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

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

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

### Conveyor belts

**The market of Ukraine:** \$ 73.2 mln

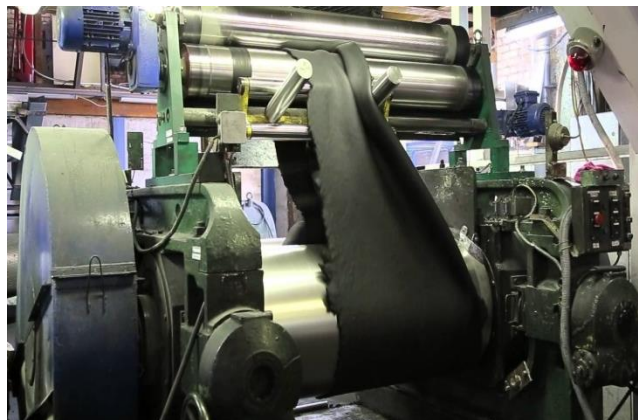
Production \$ 0.5 mln

Import: \$ 72.7 mln (99.3%)

**Consumers:** coal mining enterprises, mining and processing plant.

**Core enterprises:**

- Private research and production enterprise «Metalyrgmashremont».



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



### Project technical parameters

#### Land plot characteristics:

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

#### Engineering infrastructure:

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

#### Transport infrastructure:

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

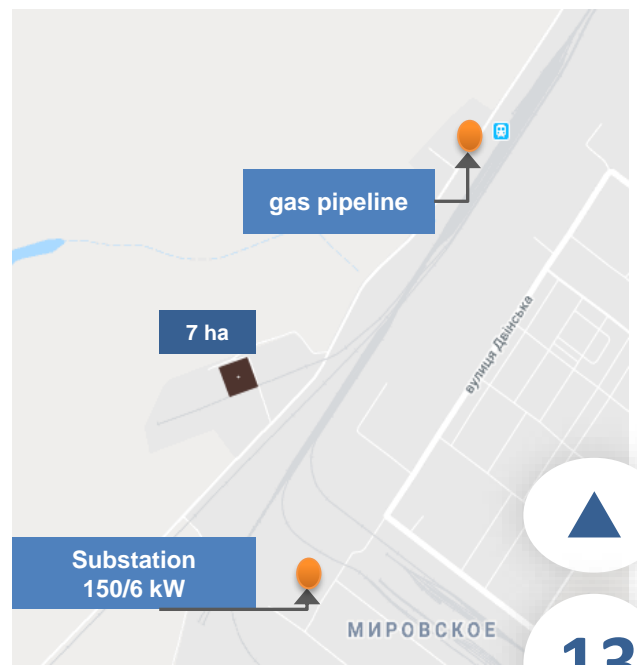
### Form of land plot transfer

Auction (for sale, for rent)

### Neighboring land plots:

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

**Project location:** Lozovatka village council, Kryvyi Rih district, Dnipropetrovsk region.



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



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



### MARKET REVIEW

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

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

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

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

### Cardboard, corrugated cardboard

**The market of Ukraine:** \$ 1 492.6 mln

Production: \$ 633 mln

Import: \$ 859.6 mln (57.6%)

**Consumers:** enterprises of packaging production, trade and industrial enterprises

**Core enterprises:**

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



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**Industrial production –  
abrasive materials\***

Pavlohrad City Council

### Project technical parameters

#### Land plot characteristics:

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

#### Engineering infrastructure:

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

#### Transport infrastructure:

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

### Form of land plot transfer

Auction (for sale, for rent)

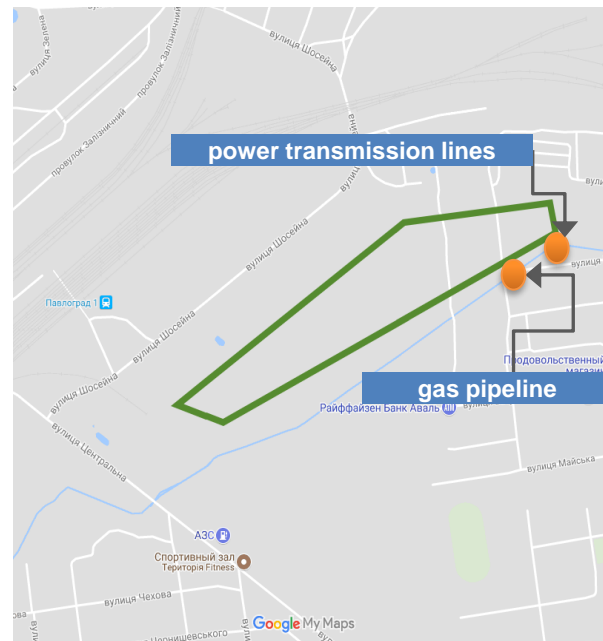
### Neighboring land plots:

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

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

### Project location:

Shoseina Str., the city of Pavlohrad, Dnipropetrovsk region.



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## Industrial production – abrasive materials\*

Pavlohrad City Council

### MARKET REVIEW

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

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

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

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

### Abrasive materials

**The market of Ukraine:** \$ 42.4 mln

Production \$ 13.8 mln

Import: \$ 28.6 mln (54%)

**Consumers:** metallurgy and engineering enterprises

**Core enterprises:**

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



**Dnipropetrovsk Regional  
Investment Agency (DIA)**

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16

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

#### Project technical parameters

##### Land plot characteristics:

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

##### Engineering infrastructure:

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

##### Transport infrastructure:

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

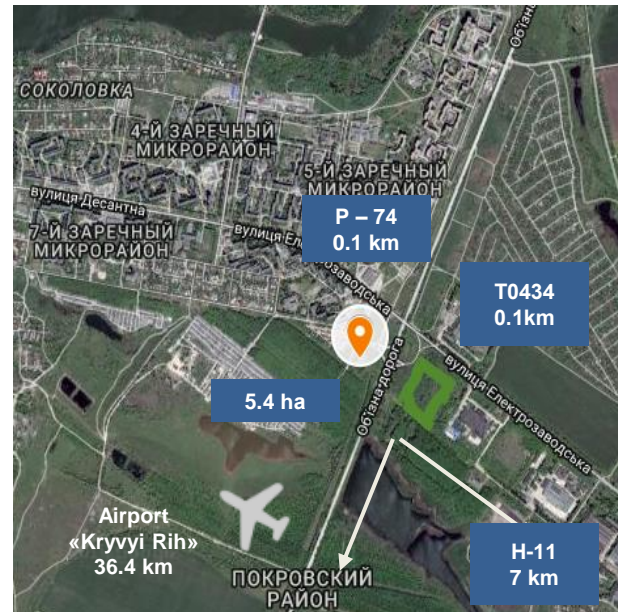
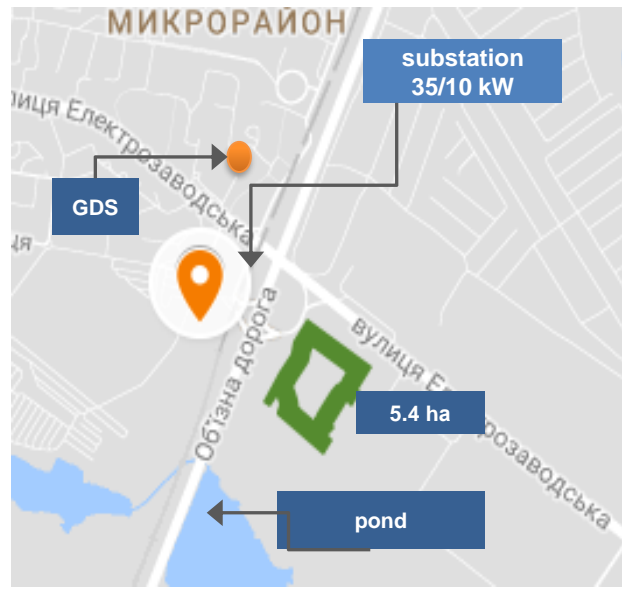
#### Form of land plot transfer

Auction (for sale, for rent)

#### Neighboring land plots:

#### Project location:

Elektrozavodska Str., the city of Kryvyi Rih, Dnipropetrovsk region.



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

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



## Industrial production –

Truck tires for agricultural and special equipment\*

Kryvyi Rih City Council

### MARKET REVIEW

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

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

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

### Truck tires for agricultural and special equipment

**The market of Ukraine:** \$ 558.1 mln

Production \$ 2.9 mln

Import: \$ 555.2 mln (99.5%)

**Consumers:** enterprises of agricultural sector, mining and processing plant

**Core enterprises:**

- «Ukrainian factory of oversized tires», Ltd.



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## Creation of an aquaculture farm (Petrykivka settlement TC)

### Offer description

The community offers a land plot for the establishment of farming for aquaculture.

Also, in the proposed area can be created object of processing industry and logistics or recreation.

### Offer initiator

Petrykivka settlement TC

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

### Offer goals

- Creation of a science-based natural-production complex for the maintenance and breeding of aquaculture with high export potential;
- creation of favorable conditions for breeding and increasing the number of animals;
- intensive breeding according to the shortened period of development;
- use of environmentally friendly technologies and protection of the environment;
- creation of a reserve of aquaculture for its reintroduction into the natural environment in case of need;
- increase of tax revenues to the budget of the society.



### Mechanisms for cooperation

Lease through auction

### Offer economic indicators

Economic indicators are calculated depending on the project of creating a farm for aquaculture breeding.



### Creation of an aquaculture farm (Petrykivka settlement TC)

#### Land plots technical parameters

##### Land plots characteristics:

##### 1 land plot

- **area:** ≈ 19,1 ha;
- **intended purpose:** reserve lands;
- **cadastral number:** 1223755100:02:001:0562;
- **leaseholder:** Petrykivka settlement TC.

##### 2 land plot

- **area:** ≈ 39,6 ha;
- **intended purpose :** for the needs of the fish farming industry;
- **cadastral number :** 1223755100:02:001:0030;
- **leaseholder :** Petrykivka settlement TC.

##### Engineering infrastructure:

**Water supply/disposal** – n/a;

**Gas supply** – n/a;

**Power supply** – «Petrykivka» substation 35/10, with nominal capacity of 2×4000+6300 kVA – 6,2 km.

##### Logistics infrastructure:

- regional highway P52 – 7,8 km;
- international airport «Dnipro» – 67,4 km;
- the city of Dnipro – 50,1 km.

**Neighboring land plots:** PJSC «Petrykivka fishery»

Historical and Ethnographic Complex «Kossack sotnya», barrows, cemetery.

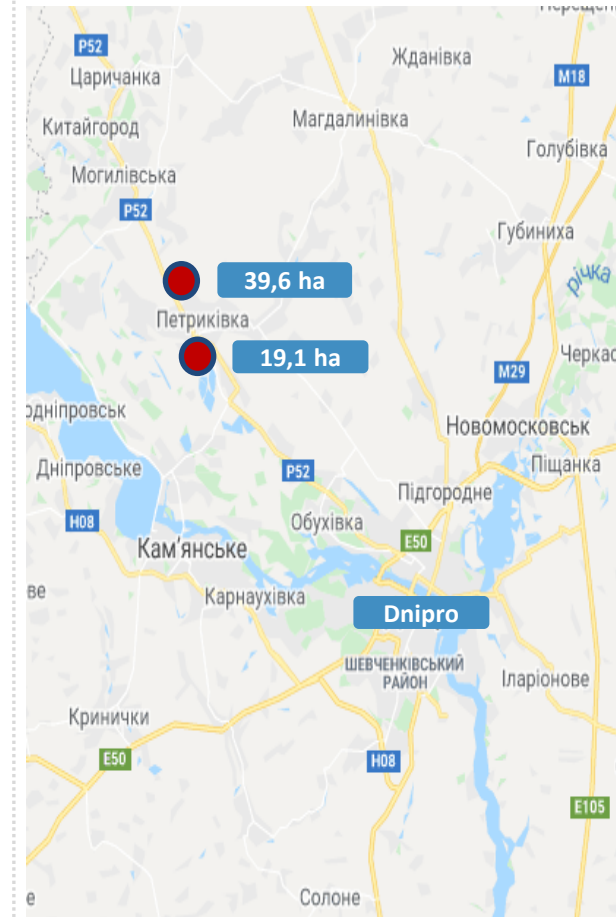
#### Additional information

Modern global consumption of aquaculture food is growing every year, and the capacity of traditional suppliers is limited .

That is why it is advisable to create an aquaculture farm with a high export potential.

##### Land plots location:

the village of Petrykivka, Petrykivka settlement TC, Petrykivka district, Dnipropetrovsk region.



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## Construction of a grain elevator 100 thousand tons of disposable grain storage

### Project description

A plot of land with the necessary engineering and logistics infrastructure for the construction of a grain terminal for 100 thousand tons.

The territory is located in Nikopol near the national highway H-23 (Kropyvnytsky - Kryvyi Rih-Zaporizhzhia), has a connected railroad track and an administrative building (3 floors), an area of 650 square meters (previous use meat packing plant).

A potential investor could use the proposed territory to create a logistics center, an industrial enterprise in the field of engineering, light industry or food industry.

### Project initiator

Individual person

### Project duration

11 months

### Project goals

- The construction of the elevator will provide a full range of services at a high quality level of modern technology, will reduce the risk of seasonality and allow producers to sell products at attractive prices.
- The main specialization of the project - receiving, drying, cleaning, ventilation and storage of grain.
- Creation of new 13 workplaces.

### Mechanisms for cooperation

#### Partner's resources:

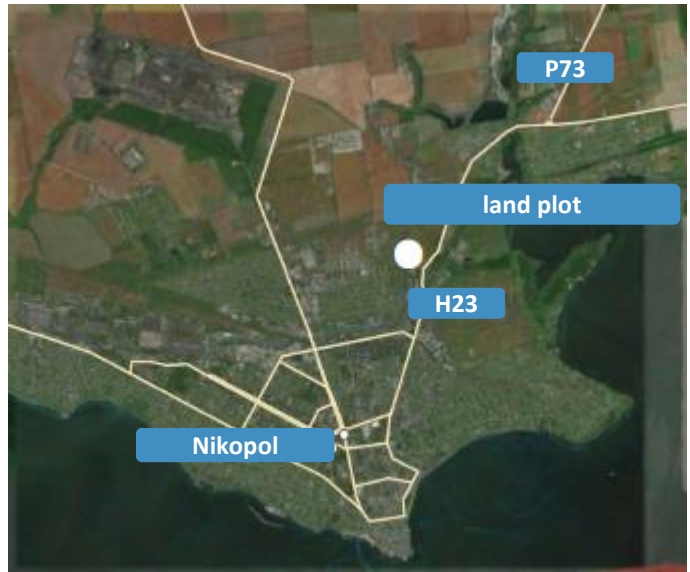
- a land plot of 9.8 hectares;
- administrative building with an area of 650 m<sup>2</sup>;
- shareholding.

- ✓ Joint venture.
- ✓ Sale/lease.

### Project economic indicators

Project total cost: **\$ 3,8 mln**

Net present value (NPV)	<b>\$ 2,3 mln</b>	Payback period (PP)	<b>6 years</b>
Profitability index (PI)	<b>120 %</b>	EBITDA	<b>\$ 10 mln</b>
Internal rate of return (IRR)	<b>25 %</b>		



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## Construction of a grain elevator 100 thousand tons of disposable grain storage

### Project technical parameters

#### Land plot characteristics:

- **area:** 9,8 ha;
- **intended purpose of use:** industry lands;
- **cadastral number:** 1222986000:01:022:0385;
- **leaseholder:** communal property (lease agreement for 25 years)

#### Engineering infrastructure:

**Water supply/disposal** – centralized. It is possible to provide by connecting to the networks of the water company, which are located on the territory;

**Gas supply** – is brought into the territory. There is a gas-distributing plant at the distance of  $\approx 500$  m with a capacity of  $13\,878\text{ m}^3$  per hour, manager JSC «Dnipropetrovskgaz»;

**Power supply** – is available:

10 m – power transmission line, with power of 0,4 kV;  
1,3 km – «Stroy mash-150» substation 150/10/6 with nominal capacity of  $2 \times 40\,000$  kVA, manager JSC «DTEK Dnipro electrical grids».

#### Logistics infrastructure:

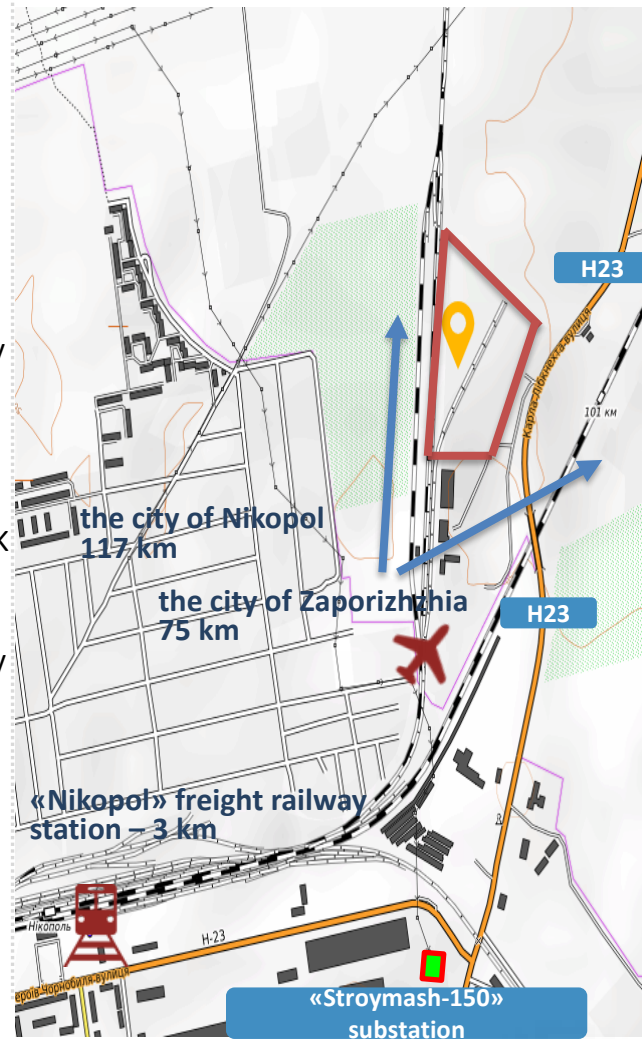
- **the land plot is located along the H-23 national highway** (Kropyvnytsky-Kryvyi Rih-Zaporizhzhia);
- The railroad track is laid on the territory
- **3 km** – «Nikopol» freight railway station (on the line Apostolove – Zaporizhzhia II);
- **88 km** – «Zaporizhzhia» international airport;
- **117 km** – the city of Dnipro;
- **75 km** – the city of Zaporizhzhia, **24 km** – the city of Marhanets.

### Additional information

Over the past 5 years, in Ukraine there is a tendency to increase the yield and volume of grain crops, with the largest crop threshed in 2021 and amounting to 80 million tons (in Dnipropetrovsk - 4.8 million tons). Thus there is a growing demand for storage capacity of crops. According to Gosstat of Ukraine, insufficient development of capacities (both processing and storage) becomes the consequence of losses in the range of 25% of the grain crop, and therefore the creation of elevator facilities is a promising direction of business organization in the field of agroindustrial complex.

#### Location:

the city of Nikopol, Dnipropetrovsk region.



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## Construction of poultry plant (Grechanopodivska TC)

### Proposal description

A land plot for the construction of poultry plant is offered.

A potential investor can also use the proposed territory for the implementation of another project.

### Proposal initiator

Grechanopodivska ATC  
<https://grehotg.gov.ua/>

### Proposal goals

- creation of a poultry plant to meet the regional market demand for poultry meat;
- cooperation with farms and enterprises that are engaged in the production of feed;
- creation of new workplaces in the community;
- processing of poultry waste using modern technologies for the production of alternative energy and biofertilizers;
- increasing tax revenues to the community budget.



### Mechanisms for cooperation

Lease

### Proposal economic indicators

Economic indicators are calculated depending on the project of poultry farm construction





### Construction of poultry plant (Grechanopodivska TC)

#### Land plot technical parameters

##### Land plot characteristics:

- area: ≈ 9 ha;
- Intended purpose of use: reserve lands;
- cadastral number: 1225885900:03:001:0347;
- leaseholder: Grechanopodivska ATC.

##### Engineering infrastructure:

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

**Gas supply** – n/a, distance to the functional medium pressure gas pipeline – 1 km;

**Power supply** – n/a, distance to the functional high-voltage transmission line – 1 km, substation «Kryazhevaya» 35/10 with nominal capacity of 2500 + 4000 kVA – 7 km.

##### Transport infrastructure:

- territorial highway T0411 – 3,1 km;
- regional highway P-74 – 13,9 km;
- international airport «Kryvyi Rih» – 54,2 km;
- railway station «Inhulets» – 26,9 km;
- the city of Kryvyi Rih – 39,3 km;
- the city of Dnipro – 200 km.

There is a concrete access road, 4 meters wide.

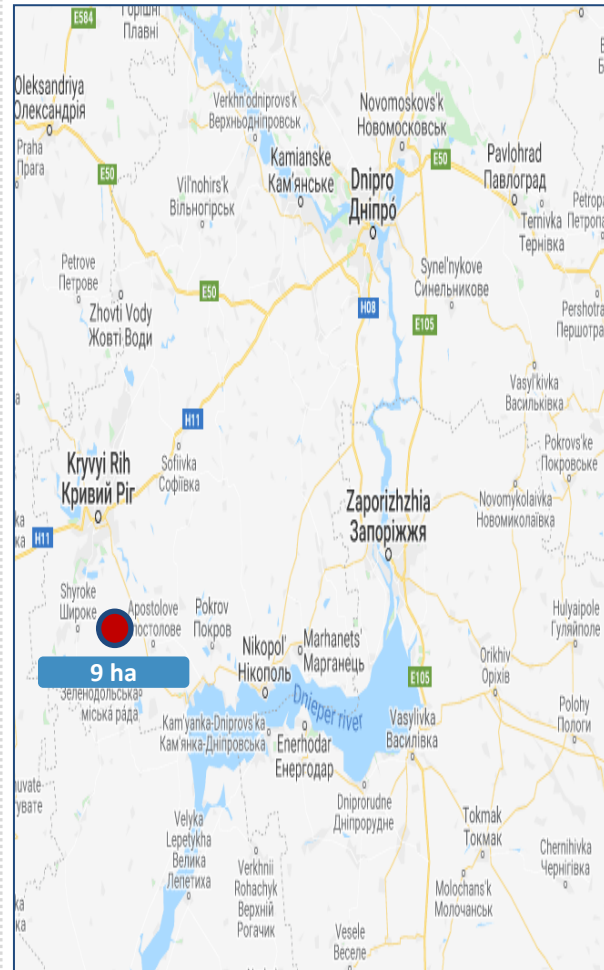
**Neighboring land plots:** dam, pond, household, garden, viaduct.

#### Land plot diagram



##### Proposal location:

the village of Stepove, Grechanopodivska ATC, Kryvyi Rih district, Dnipropetrovsk region.



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## Creation of a processing plant (Shyrokyivska TC)

### Description of the proposal

A land plot is offered for the creation of a processing plant or other enterprise in the field of agro-industrial complex.

A potential investor can also use the proposed land plot for the construction of a solar power plant.

### Initiator of the proposal

Shyrokyivska ATC  
<https://shiroksel.otg.dp.gov.ua/ua>

### Proposal goals

- creation of production for processing products that are grown on the territory of the community;
- attraction of local producers and farmers to cooperation;
- creation of new workplaces in the community;
- using the infrastructure and logistics capabilities of the land plot for the prompt transportation of products and their further sale;
- creating conditions for the development of the processing sector in the region;
- increasing tax revenues to the community budget.



### Mechanisms for cooperation

Lease through auction

### Investment opportunities

Considering the logistical and infrastructural features of the proposed land plot and the community as a whole, it would be advisable to create a processing plant for the supply of raw materials to feed factories and other agro-industrial enterprises in the region.







### Creation of a processing plant (Shyrokiivska TC)

#### Land plot technical parameters

##### Land plot characteristics:

- **area:** ≈ 4,549 ha;
- **intended purpose of use:** for the placement, construction, operation and maintenance of buildings and structures of facilities of power generating enterprises, institutions and organizations;
- **cadastral number:** 1225855100:01:009:0065;
- **leaseholder:** Shyrokiivska ATC.

##### Engineering infrastructure:

**Water supply/water disposal** – n/a;

**Gas supply** – gas-distributing plant with reserve capacity of 6494,72 cubic meters per hour ≈ 2 km;

**Power supply** – substation «Luch» 35/10 with nominal capacity of 2×6300 kVA – 1 km.

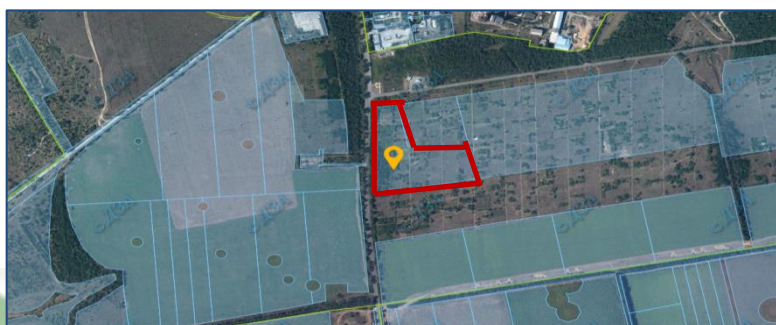
##### Transport infrastructure:

- national highway H23 – 30 km;
- regional highway P-74 – 4,2 km;
- international airport «Kryvyi Rih» – 54,2 km;
- railway substation «Ingulets» – 16,1 km;
- the city of Kryvyi Rih – 31,9 km.

The proposed land plot is adjacent to the territorial highway T0447.

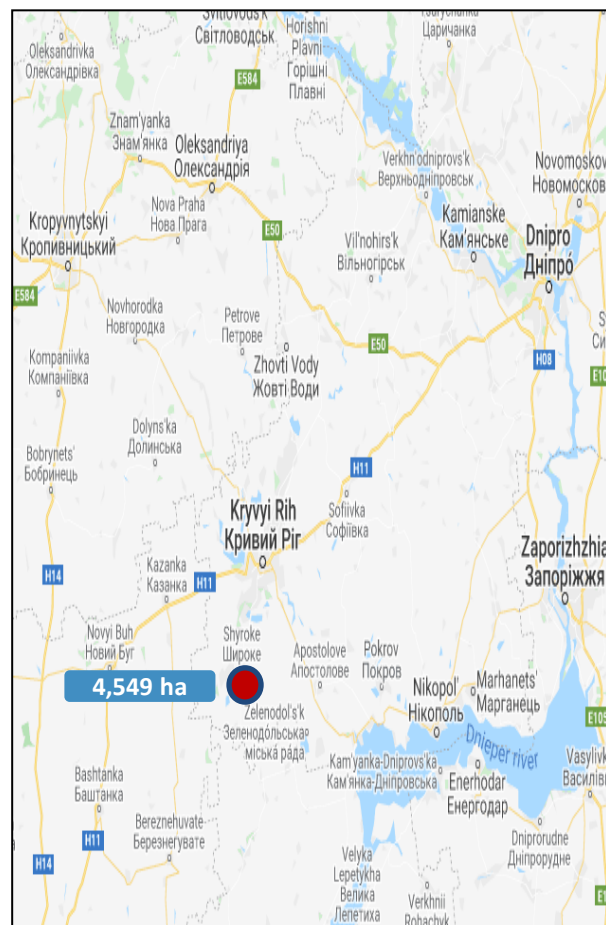
**Neighboring land plots:** substation «Luch» 35/10, Shyrokiivska feed factory, gas supply facility, gas-filling station, Mobile Mechanical Division.

#### Land plot scheme



#### Land plot location:

the urban-type settlement of Shyroke, Shyrokiivska ATC, Kryvyi Rih district, Dnipropetrovsk region.



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### Creation of agricultural or industrial production (Solonyans'ka TC)

A land plot prepared for the establishment of agricultural or industrial production is offered.

#### Description of the proposal

The proposed area can also be used as a pig farm, to accommodate commercial agricultural production or other commercial activities in the field of agriculture.

#### Initiator of the proposal

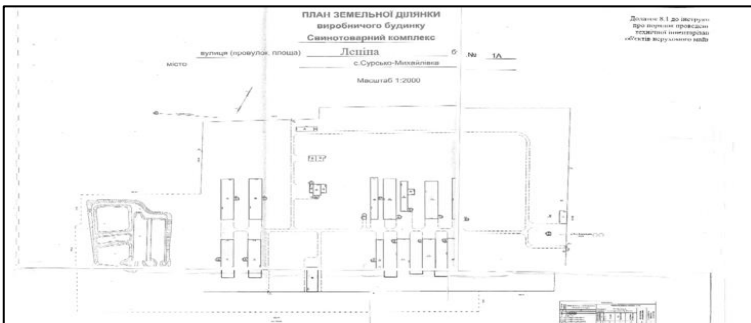
Private owner

#### Proposal goals

- creation of production in the field of agro-industrial complex;
- export of quality agricultural products;
- involvement of local producers and farmers in cooperation;
- creation of new workplaces in the community;
- development of the agricultural processing sphere of the region;
- increasing tax revenues to the community budget.



с. Сурско-Михайловское



#### Mechanisms for cooperation

Sale

#### Investment opportunities

One of the priority areas of investment in the region is the creation of feed production. In the context of this land plot and the proposal, it would be appropriate to establish the production of pet food.





### Creation of agricultural or industrial production (Solonyans'ka TC)

#### Land plot technical parameters

##### Land plot characteristics:

- **area:** ≈ 32,3 ha;
- **intended purpose of use:** for other agricultural purposes;
- **cadastral number:** 1225087300:01:001:0053;
- **leaseholder:** Solonyans'ka ATC.

##### Engineering infrastructure:

**Water supply/water disposal** – is available;

**Gas supply** – gas-distributing plant with reserve capacity of 20416,09 cubic meters per hour ≈ 2 km;

**Power supply** – substation «Sursko-Mykhailivka» 35/10 with nominal capacity of 2×4000 kV – 0,8 km.

##### Transport infrastructure:

- national highway H11 – 13,4 km;
- international airport «Dnipropetrovsk» – 51,7 km;
- railway station «Pryvilne» – 6,7 km;
- the city of Dnipro – 45,1 km;
- the city of Kamianske – 47 km.

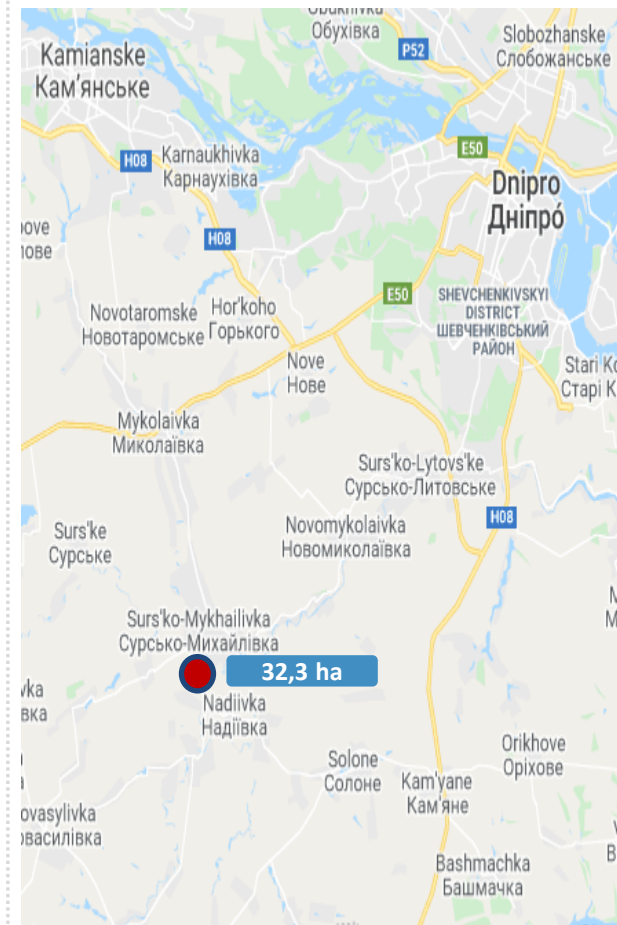
**Neighboring land plots:** substation «Sursko-Mykhailivka» 35/10 kV, quarry, elevator, JSC «Kombikorm».

#### Additional information

The agro-industrial complex is the second structural subdivision of the Ukrainian economy after industrial production. The industry included in the agro-industrial complex (including the provision of its means of production) accounts for almost 40% of gross domestic product, almost a quarter of fixed assets and the number of employees. The agro-industrial complex includes enterprises and organizations related to the production and processing of agricultural products, their storage, transportation and sale, production of fixed assets and repair of machinery and equipment, research and implementation of results in the practice of agriculture and animal husbandry, etc.

#### Land plot location:

the village of Sursko-Mykhailivka, Solonyans'ka TC, Dnipro district, Dnipropetrovsk region.



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## Storage and processing of fruits, vegetables and meat products (Myrivska TC)

The community offers three land plots located within the Myrova railway station for the construction of an enterprise for processing agricultural products, production and storage of food.

Also, the community offers these plots to potential investors for other economic activities.

### Description of the investment proposal

### Initiator of the investment proposal

Myrivs'ka ATC  
[www.myrivska.otg.dp.gov.ua/ua](http://www.myrivska.otg.dp.gov.ua/ua)

### Proposal goals

- concentration of community resources around food production;
- use of successful transport infrastructure of Myrova station;
- creation of added value by processing and storage of agricultural products of neighboring communities;
- increasing tax revenues to the community budget;
- creation of quality infrastructure for providing logistics services to local producers;
- reducing the shortage of areas for storage of agricultural products;
- increasing the volume of production of fruit and vegetables and berries by providing areas for its storage in the off-season.

### Mechanisms for cooperation

Lease through auction

### Proposal economic indicators

Economic indicators are calculated depending on the project of construction manufacturing facilities for the production and storage of food and processing of agricultural products





### Storage and processing of fruits, vegetables and meat products (Myrivska TC)

#### Land plot technical parameters

##### Land plot characteristics:

- **area:** ≈ 17 ha;
- **intended purpose of use:** for maintenance of industrial buildings and structures in the process of economic activity;
- **cadastral number:** 1225485500:01:005:0220;
- **leaseholder:** Myrivs'ka ATC.

##### Engineering infrastructure:

**Water supply/water disposal** – n/a;

**Gas supply** – gas-distributing plant with a capacity of 5362 cubic meters per hour ≈ 2 km;

**Power supply** – railway substation «Myrova» 35/3,3 ≈ 3 km.

##### Transport infrastructure:

- national highway H23 – 1 km;
- regional highway P73 – 20,2 km;
- international airport «Zaporizhzhia» – 55,3 km;
- the city of Dnipro – 103 km;
- the city of Zaporizhzhia – 42,5 km;
- the city of Marhanets – 19,2 km;
- the city of Nikopol – 40 km.

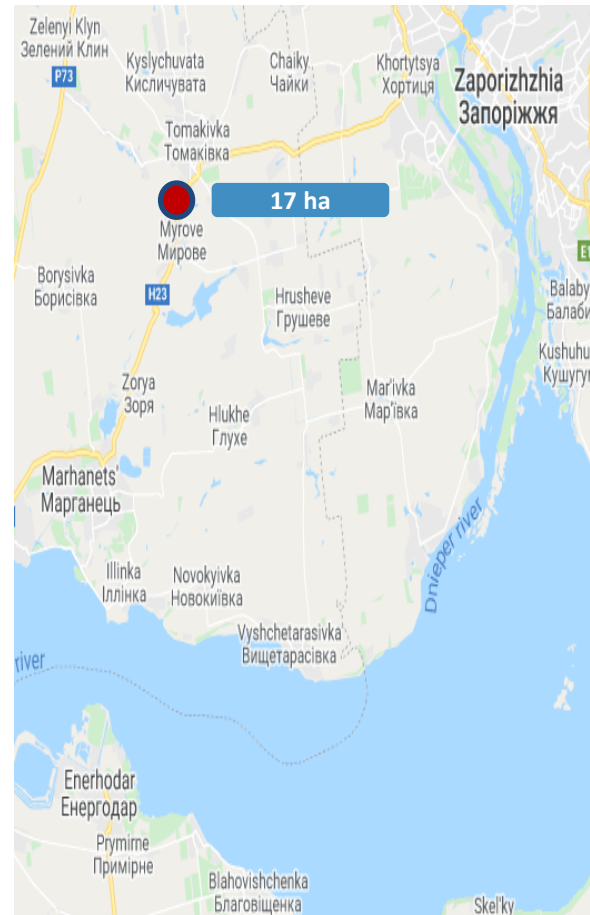
**Neighboring land plots:** railway station «Myrova», pond, school, elevator, oil plant, fodder plant, farm, pack-houses.

#### Additional information

The agricultural sector of the economy in recent years has provided a consistently high rate of growth of gross output, but a significant part of it is not processed into finished agricultural products with high added value, and is mostly exported as raw materials. As a result, the producer and the industry as a whole do not meet the significant financial resources per ton of products sold, which are necessary to ensure expanded reproduction and development of production, upgrade the material and technical base of agriculture, and increase incomes and reduce rural unemployment.

#### Land plot location:

the village of Myrove, Myrivs'ka TC, Nikopol district, Dnipropetrovsk region.



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## Production of bioorganic fertilizers (Myriv'ska TC)

### Description of the investment proposal

The community offers a land plot located in the industrial zone of the village of Zorya to create an enterprise for the production of bioorganic fertilizers from chicken manure.

### Initiator of the investment proposal

Myriv'ska ATC  
[www.myrivska.otg.dp.gov.ua/ua](http://www.myrivska.otg.dp.gov.ua/ua)

### Proposal goals

- creation of an enterprise for the production of fertilizers by processing chicken manure of a poultry farm;
- improving the environmental situation in the region by processing agricultural enterprises waste products;
- meeting the needs of local farmers in bioorganic fertilizers;
- development of the market of ecological fertilizers in the region;
- introduction of the best world practices in the field of use of organic fertilizers;
- production incentive of organic products;
- providing the fertilizer market with a more cost-effective alternative to mineral fertilizers;
- increasing tax revenues to the community budget.



### Mechanisms for cooperation

Lease through auction

### Proposal economic indicators

Economic indicators are calculated depending on the technology and project of construction of enterprise for the production of bioorganic fertilizers from chicken manure

### Production of bioorganic fertilizers (Myriv'ska TC)

#### Land plot technical parameters

##### Land plot characteristics:

- area: ≈ 1,3 ha;
- intended purpose of use: for other agricultural use;
- leaseholder: Myriv'ska ATC.

##### Engineering infrastructure:

**Water supply/water disposal** – n/a;

**Gas supply** – gas-distributing plant with a throughput of 2681 cubic meters per hour – 1,5 km;

**Power supply** – substation Marhanets'ka 35/10 kV – 0,3 km.

##### Transport infrastructure:

- national highway H23 – 3,7 km;
- regional highway P73 – 25 km;
- international airport «Zaporizhzhia» – 67 km;
- the city of Dnipro – 115 km;
- the city of Zaporizhzhia – 54,1 km;
- the city of Marhanets – 12,6 km;
- the city of Nikopol – 33,4 km.

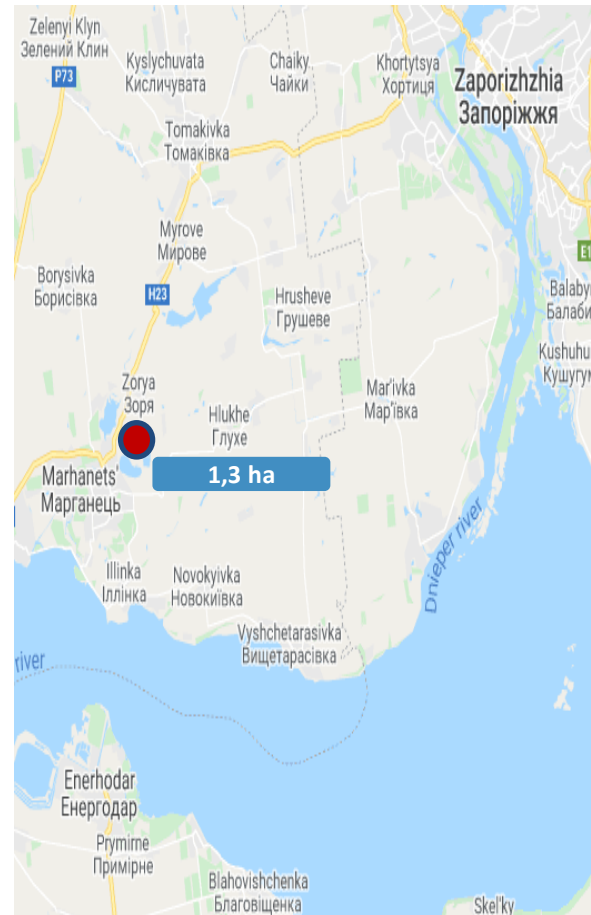
**Neighboring land plots:** reservoir, farm, the territory of the former summer camp, substation Marhanets'ka 35/10 kV.

#### Additional information

The volume of world production of organic fertilizers, including chicken manure, seems microscopic compared to tens of millions of tons of their production from mineral, potassium, nitrogen and phosphorus counterparts. Nevertheless, the segment of organic fertilizers is developing dynamically, and over the past 7 years this market has grown by 71%. Due to the global trend for the use of organic food and improving the overall environmental friendliness of life, the demand for non-chemical fertilizers is growing. A feature of the Ukrainian market of organic fertilizers at this time is the lack of imports of these products, as well as competition from global producers, so this market is easier to enter. Focusing not only on domestic consumption of organic fertilizers, but also on exports, makes this business even more promising.

#### Land plot location:

the village of Zorya, Myriv'ska TC, Nikopol district, Dnipropetrovsk region.



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**32**





## Production of vegetable mixes (frozen)\* Verkhivtsevo City Council

### Project technical parameters

#### Land plot characteristics:

- **area:** 32 ha, Brown-field;
- **buildings:** single-store (office building, warehouses, dining room), the area on which the buildings are located is 1 ha;
- **intended use:** industrial land;
- **cadastral number:** is not available;
- **administrator:** Verkhivtsevo City Council (communal property).

#### Engineering infrastructure:

- **water supply:** potential connection point to the water pipe line – 0.1 km, water tower in the territory;
- **water discharge:** disposal fields – 0.5 km;
- **gas supply:** connection to the existing gas pipeline – 0.1 km, gas boiler-house in the territory;
- **electricity supply:** substation 35/10 kW «Travy» in the territory.

#### Transport infrastructure:

- **distance to the nearest transport corridors:** railway station «Verkhivtsevo» – 2 km, regional highway T0429 – 500 m.

### Form of land plot transfer

Auction (for sale, for rent)

### Neighboring land plots:

firehouse, industrial estate, disposal fields «Soloma», Ltd (oil-extraction shop), public buildings.

#### Land plot location:

Matrosova Str., Verkhivtsevo,  
Kamianske district



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\*The offered territory can also be used for placing construction materials production and industrial facilities.



## Production of vegetable mixes (frozen)\* Verkhivtsevo City Council

### MARKET OVERVIEW

The market of vegetable mixes is attractive for investment. It accounts for about 39 thousand tons per year (\$ 11 mln). Domestic production is 4.2 thousand tons (\$ 1 mln), a third of which is mainly exported to the markets of Poland, India and Moldova.

Import of vegetable mixes exceeds 90% (34.8 K tons per year (\$ 10 mln), which are mainly imported from Poland, China and Greece. Dnipropetrovsk region grows a sufficient amount of vegetables, which may allow opening its own production.

In the near future, experts predict an increase of the vegetable mixes market.

### Vegetable mixes

**The market of Ukraine:** \$ 11 mln

**Production:** \$ 1 mln

**Import:** \$ 10 mln (91%)

**Consumers:** food industry enterprises, citizens

**Core enterprises:** Cold-store complex «Snihovyk», Ltd



**Dnipropetrovsk Regional Investment Agency (DIA)**

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## Production of pet food\* Pavlograd City Council

### Project technical parameters

#### Land plot characteristics:

- **area:** 44 ha, Brown-field;
- **production area dimensions:** 7,75 ha;
- **buildings:** single-store (warehouses, garages, shelter, office building), the area on which the buildings are located is 7.75 ha;
- **cadastral number:** 1212400000:02:001:0063;
- **administrator:** «Pavlohradkonopleprom», Ltd (collective property).

#### Engineering infrastructure:

- **water supply/water discharge:** centralized, own well, cesspools;
- **gas supply:** distance to the nearest gas distribution point (GDS) – 4 km, to the existing gas pipeline – 0.1 km;
- **electricity supply:** substation 150/35/6 kW in the territory owned by «Pavlohradkonopleprom», Ltd, distance to the power transmission line 35/10 kW – 2 m.

#### Transport infrastructure:

- **distance to the nearest transport corridors:** railway station «Pavlohrad-1» – 2 km, European route E50 – 20 m, regional highway T0422 – 1 km, the Vovcha river – 50 m

#### Land plot location:

1, Dniprovskia Str., Pavlohrad



### Form of land plot transfer

For sale and rent

### Neighboring land plots:

European route E50, branch railway line, the Vovcha river, parking, trucks washing, a gas station, Nova Pochta.

\*The offered territory can also be used for placing construction materials production, industrial and logistics facilities.

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## Production of pet food\*

Pavlograd City Council

### MARKET OVERVIEW

An interesting niche for investment is the production of pet food, import of which is about 60% and exceeds \$ 53 mln.

Since 2015, against the background of the hryvnia devaluation and lower population incomes, the imported products volume has decreased, which made it possible to increase the local feed producers capacity.

As 90% of Ukrainian products are produced by one manufacturer, a low degree of competition is a special feature of local production. For most other manufacturers, pet food production is not the main activity.

Market demand has no reason to reduce, because city dwellers prefer to buy ready-made pet food, rather than its ingredients.

### Pet food

**The market of Ukraine:** \$ 93 mln

**Production:** \$ 39.6 mln

**Import:** \$ 53.4 mln (57.4%)

**Consumers:** citizens

**Core enterprises:**

- «Granulated feeds plant», Ltd



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### Construction materials production — bituminous coating, roof covering\*

Nikopol City Council

#### Project technical parameters

##### Land plot characteristics:

- **area:** 3.47 ha, Green-field;
- **intended use:** industrial lands;
- **cadastral number:** is not available;
- **administrator:** Nikopol City Council (communal property).

##### Engineering infrastructure:

- **water supply:** connection to local sewerage network the distance to the gas distribution station (GDS) – 100 m;
- **water discharge:** connection to local sewerage network;
- **gas supply:** the distance to the gas distribution station (GDS) – 100 m;
- **electricity supply:** connection to electrical substation «Nikopolska-150» 150/35/6 kW – 0.25 km.

##### Transport infrastructure :

- **distance to the nearest transport corridors:**
- railway station «Tsentralna» – 0.2 km,
- national highway H-23 – 1 km;
- the Dnieper river – 1.75 km.

#### Form of land plot transfer

Auction (for sale and rent)

#### Neighboring land plots

Neighboring land plots: State Enterprise «Nikopol Pipe Plant» (manufacture of pipes and fittings for steel pipes), agriculture lands..

#### Project location:

56, Trybnykiv Ave., the city of Nikopol, in the territory of the State Enterprise «Nikopol Pipe Plant».



\*The offered territory can also be used for placing industrial production facilities. Land plots for the investment projects implementation.





### Construction materials production — bituminous coating, roof covering\*

Nikopol City Council

#### MARKET REVIEW

**The market of roofing materials** is relevant for Ukraine. Domestic consumption of stoneware tile in Ukraine exceeds **19 thousand tons (\$ 4.6 million) and consists of 100% import.**

In accordance with the Ukraine - European Union Association Agreement, Ukraine has limited the use of asbestos in the construction materials production, taking into account this, experts predict a growth of the tile market. As a raw material, a potential investor can use kaolin clays, which are mined in Dnipropetrovsk region by Prosiاناia Mining and Processing Plant, PJSC.

The bitumen coating market is also considered to be promising. The volume of the domestic market is more than **160 thousand tons** per year (\$ 43.6 mln), of which **74 thousand tons** (\$ 19.7 mln) – are domestic products, the rest is compensated by import and it is 90 thousand tons (\$ 23.9 mln).

#### Roof tile

**The market of Ukraine:** \$ 4.6 mln

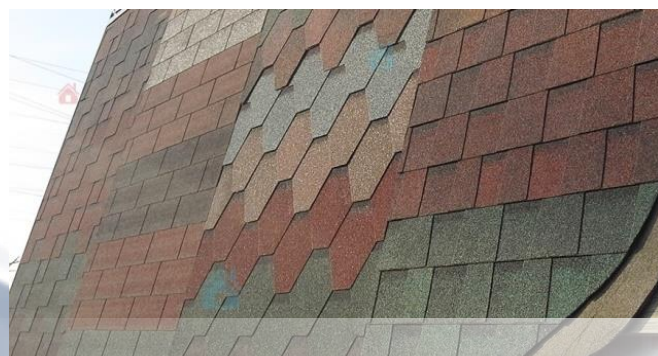
Import: \$ 4.6 mln (100%)

##### Consumers:

enterprises of civil and industrial construction, citizens

##### Core enterprises:

- «Elvas trading house», Ltd



#### Asphalt products (ruberoid)

**The market of Ukraine:** \$ 43.6 mln

Production: 19.7 mln

Import: \$ 23.9 mln (55%)

##### Consumers:

enterprises of civil and industrial construction, citizens

##### Core enterprises:

- «Sweetondale», Ltd

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### Construction materials production — sheet glass\* Kryvyi Rih City Council

#### Project technical parameters

##### Land plot characteristics:

- **area:** 15.14 ha, Green-field;
- **intended use:**
  - Industrial land
  - 11.02 - for placement and operation of the main facilities of the processing, machine-building and other industries
- **cadastral number:** 1211000000:04:381:0060;
- **administrator:** Kryvyi Rih City Council (communal property).

##### Engineering infrastructure:

- **water supply:** on the potential connection to the nearest water supply point – 0.3 km, Ø 225 mm, reserve capacity of 225 m/h; pumping station – 0.5 km;
- **water discharge:** connection to the existing water discharge system – 2 km, sewage pumping station (SPS) – 0.2 km;
- **gas supply:** operating gas pipeline – 0.8 km, Ø 530 mm, power reserve 5,000 m/h, gas distribution station (GDS) – 0.8 km, power reserve – 5000 m/h;
- **electricity supply:** connection to substations:
  - substation 150/35/10 kW – 0.9 km,
  - substation 150/6 kW «GPP-2» – 0.65 km.

##### Transport infrastructure:

###### distance to the nearest transport corridors:

- railway station «Kryvyi Rih-Sortuvalny» – 2 km,
- national highway H-11 – 7 km,
- regional highway P-74 – 1 km, T0434 – 2 km.

#### Form of land plot transfer

Auction (for sale and rent)

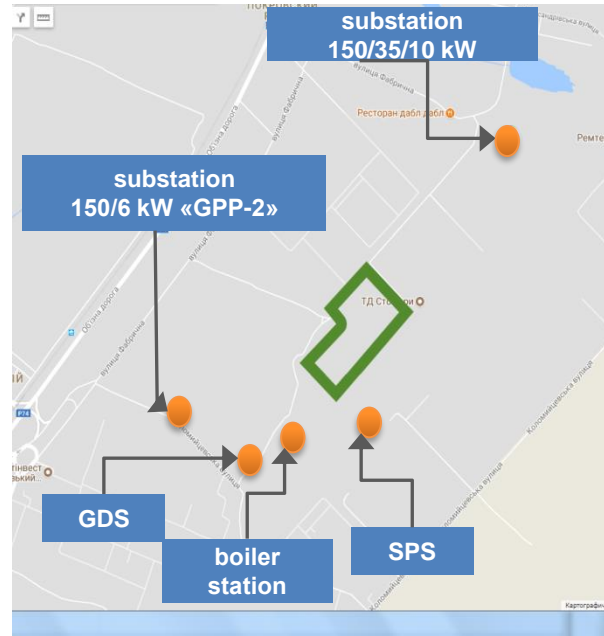
#### Neighboring land plots:

«Transmash», Ltd (repair and maintenance of machinery and equipment for industrial use, non-specialized wholesale trade), DTEK DNIPROVSKI ELEKTROMEREZHNI, AT (electric power supply), «Disa-Nafta», Ltd (production of refined petroleum products, non-specialized wholesale trade), public buildings.

*Neighboring territory can also be used for placing industrial production facilities. Land plots for the investment projects implementation.*

#### Project location:

Kolomiitsevska Str., the city of Kryvyi Rih.



## Construction materials production — sheet glass\*

Kryvyi Rih City Council

### MARKET REVIEW

Ukraine ranks second in Eastern Europe in terms of available stock of glass raw materials. Most of the deposits have proven reserves of **5 mln tons** each. In the region there is located the Vilnohirsk quartz sand deposit.

According to experts, the volume of sheet glass domestic consumption in Ukraine exceeds **500 mln tons per year** (\$ 83.6 mln), which is **100% of import**. The indicated volumes correspond to at least two large enterprises for the float-glass production. Several enterprises of the glass industry work in the region, in particular, Vilnohirsk Glass (production of glass containers), as well as a foreign investor – the Swiss company Glas Trösch (production of double-glazed windows).

### Sheet glass

**The market of Ukraine:** \$ 83.6 mln

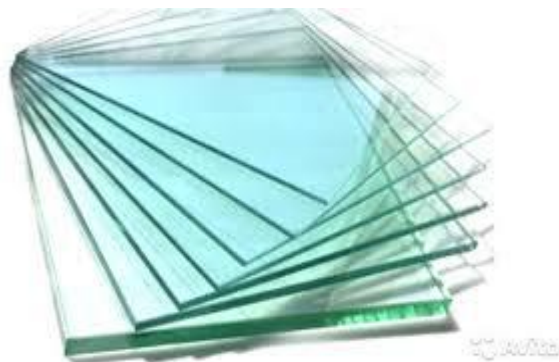
Import: \$ 83.6 mln (100%)

**Consumers:**

enterprises of civil and industrial construction, citizens

**Core enterprises:**

- «Vilnohirsk Glass», Ltd.



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**Creation of logistics infrastructure  
Slobozhanska TC**

The Community has a favorable location for the implementation of business projects **in the field of logistics**. **Two land plots located along the national road H-31**, passing through the territory of Dnepropetrovsk and Poltava regions can be used for such purposes.

**Proposal description**

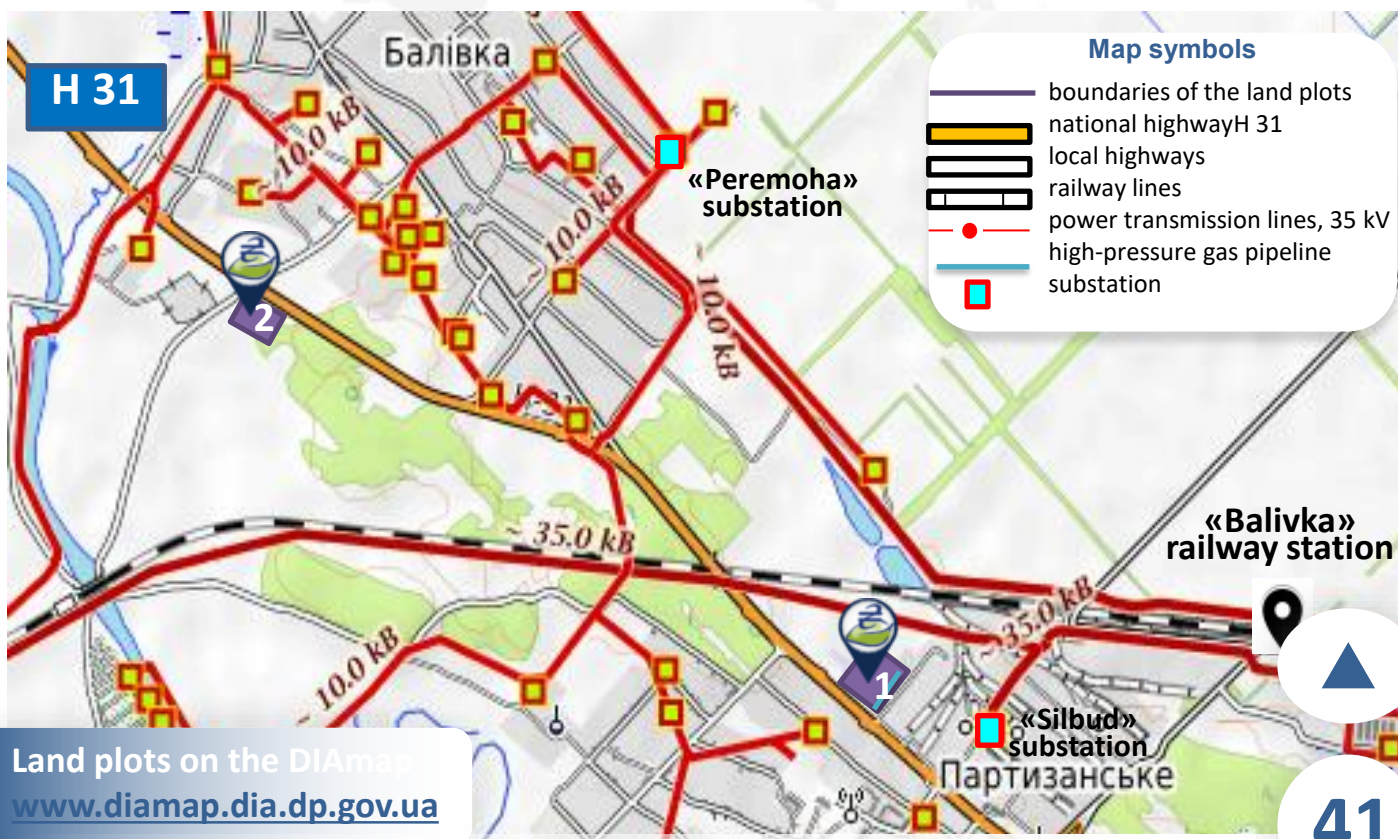
**Land plot characteristics:**

**№ 1 (the village of Partyzanske)**

**№ 2 (outside the village of Balivka)**

Area	4,1 ha	2 ha
Intended purpose of use	for the construction and maintenance of other public buildings <i>(there is a possibility of changing the intended purpose of use of the land plot up to 6 months)</i>	for personal farming
Cadastral number	1221486600:01:004:0006	1221486800:01:067:0020
Leaseholder	Slobozhanska TC	private ownership

**Land plots layout:**



Land plots on the DIAMap  
[www.diamap.dia.dp.gov.ua](http://www.diamap.dia.dp.gov.ua)





### Creation of logistics infrastructure Slobozhanska TC

#### It is possible to create

- **Auto port and center** – for maintenance purposes, operating repair of automobiles, execution of cargo works, provision

of freight forwarding and other services to shipping carriers and travelers.

- **transport and logistics terminal**, that provides space for companies for storage and transshipment of goods, as well as parking for trucks and cars. They can also repair vehicles, provide customs, brokerage and other services;
- cafe, gas station, shopping facility, other.

#### Proposal goals in terms of the community:

- increasing the investment attractiveness of the community by creating a high-quality roadside infrastructure;
- development of production, transport infrastructure, as well as the service sector in order to increase tax revenues to the community budget;
- creation of new workplaces.

#### Proposal goals in business terms:

- construction of an auto port and a service center on one of the most loaded highway, connecting the city of Dnipro with the capital.

**The number of vehicles per day is  $\approx$  15 thousand.**

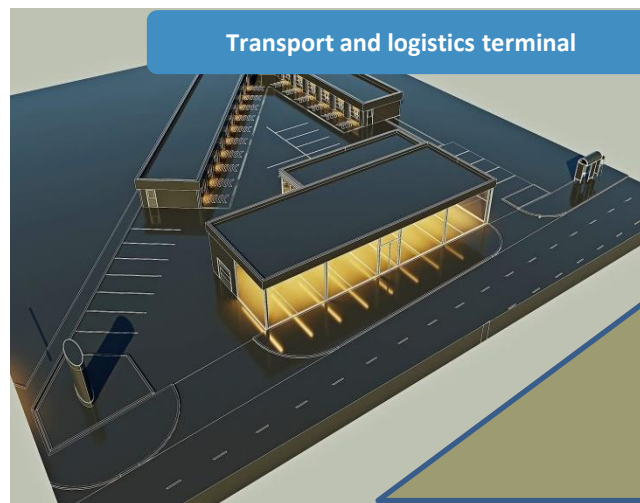
- creation of a transport and logistics terminal between the city of Dnipro and the city of Kamianske to ensure storage and transshipment of goods of enterprises of these cities.

- execution of service and warranty maintenance of motor transport;
- operating and major repair of cars, trucks and buses;
- carrying out instrumental monitoring of vehicles, technical inspections and more.

Auto port and service



Transport and logistics terminal



Retail facility

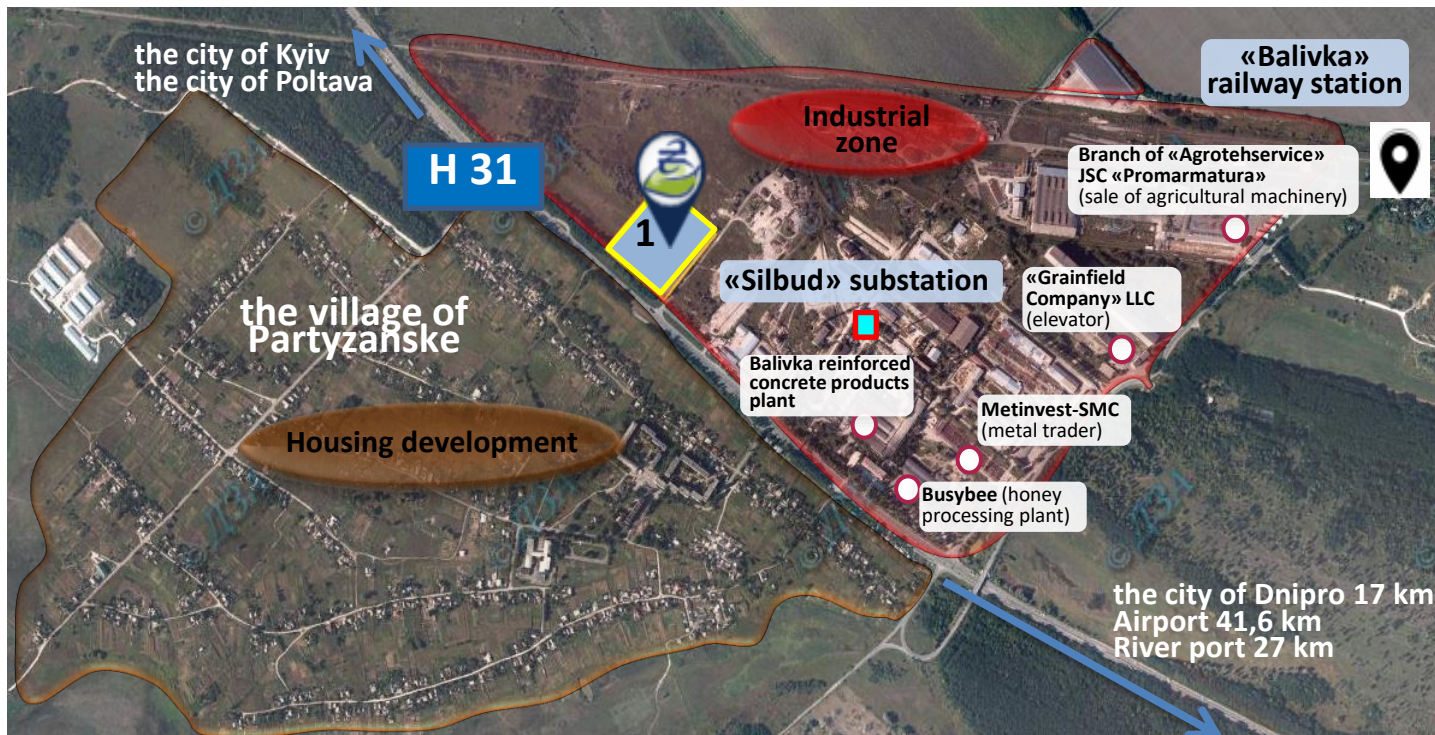


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## Creation of logistics infrastructure Slobozhanska TC

Engineering and transport infrastructure of the land plot in the village of Partyzanske, Slobozhanska TC



- **Power supply**, service provider – joint-stock company «DTEK Dnipro grids», at a distance of  $\approx 440$  m - «Silbud» 35/10 substation, nominal capacity of  $2 \times 10000$  kVA.
- **Water supply/disposal**, n/a, can be provided by well drilling.
- **Gas supply**, distance to operating gas-distributing plant - 500 m, reserve capacity of  $3708,87$  m<sup>3</sup> per hour. High-pressure gas pipeline runs along the east side of the land plot №1, fenced-off area: 8-10 m.

### Distance to main settlements and major highways:

- **30 m - H 31 m** - national highway;
- **approach automotive road** for trucks is located along the land plot from the east side;
- **3 km** - loading and passenger railway station «Balivka»;
- **41,6 km** - «Dnipro» international airport;
- **17 km** - the city of Dnipro;
- **27 km** - «Dnipropetrovsk» river port;
- **340 km** - Mykolaiv commercial seaport.

### Dnipropetrovsk investment agency

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## Creation of logistics infrastructure Slobozhanska TC

Engineering and transport infrastructure of the land plot outside the village of Balivka,  
Slobozhanska TC



- **Power supply** - at a distance of  $\approx 1,9$  km «Peremoha» substation 35/10 is located. Nominal capacity of 2x4000 kVA. PTL, voltage of 35 kV, runs at a distance of 550 m.
- **Water use (water intake)** - well №1-1221430126 and well №2-1221430127, are located at a distance of  $\approx 2$  km up the Pushkinska street, 48, the village of Balivka, the basin of the Oril river.
- **Water disposal** - at a distance of  $\approx 2$  km.
- **Gas supply** - gas-distributing plant  $\approx 1$  km (Okhotnycha street, the village of Balivka). Throughput of 4240 m<sup>3</sup> per hour.

### Distance to main settlements and major highways:

- **10 m** - H 31 m - national highway;
- **approach automotive road** for trucks runs along the land plot from the west side;
- **5,5 km** - loading and passenger railway station «Balivka»;
- **44,6 km** - «Dnipro» international airport;
- **20 km** - the city of Dnipro, **30 km** - the city of Kamianske;
- **30 km** - «Dnipropetrovsk» river port;
- **337 km** - Mykolaiv commercial seaport.

### Dnipropetrovsk investment agency

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### Construction of a roadside car complex (Mahdalynivska TC)

#### Proposal description

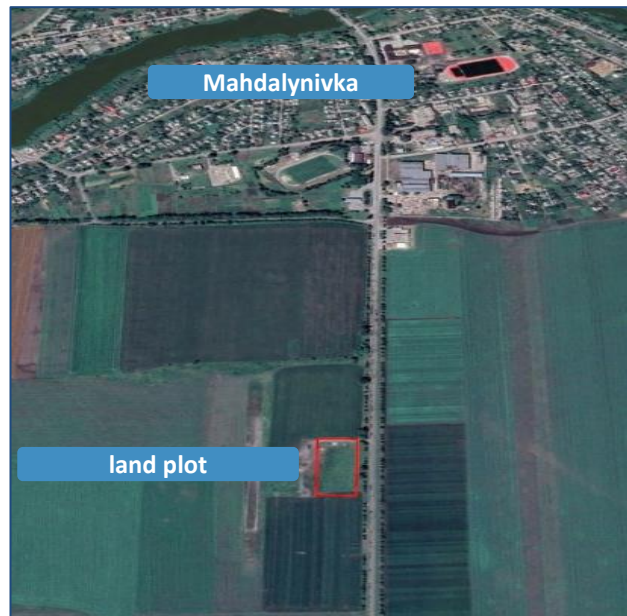
A land plot adjacent to the territorial highway T0413 in the urban-type settlement of Mahdalynivka is offered, for the construction of a car complex, including gas station, a service station with a full range of services, cafe and a car wash.

#### Proposal initiator

Mahdalynivska TC  
<https://magd.otg.dp.gov.ua/ua>

#### Proposal goals

- activation of the vehicle traffic on the territory of the community;
- increasing the investment attractiveness of TC by creating high-quality infrastructure;
- development of the service sector in order to increase tax revenues to the community budget;
- creation of a modern recreation area with a gas station, service station, car wash and cafe near the highways T0413 and T0410;
- enhancing the activities of local food producers by creating an additional sales market for them – cafe.



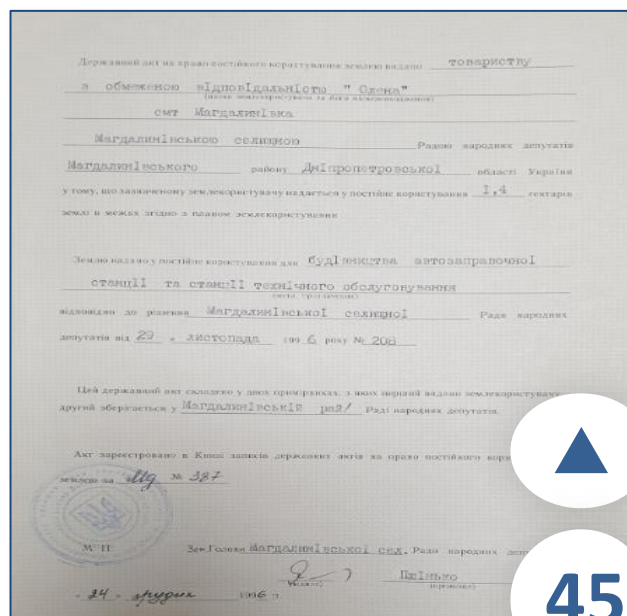
There is a state act on the right of permanent use of the land plot

#### Mechanisms for cooperation

Sale (equity rights)

#### Proposal economic indicators

Economic indicators are calculated by investor depending on the project of construction of the car complex.





## Construction of a roadside car complex (Mahdalynivska TC)

### Land plot technical parameters

#### Land plot characteristics:

- **area:** 1,4 ha;
- **intended purpose of use:** for the placement and operation of the main, ancillary and auxiliary buildings and structures of enterprises of the processing, machine-building and other industries for the construction of a gas station and a service station;
- **cadastral number:** 1222355100:01:004:0003;
- **leaseholder:** state-owned.

#### Engineering infrastructure:

**Water supply/disposal** – n/a;

**Gas supply** – at a distance of ≈ 1 km there is a gas-distributing plant, with a throughput of 7500 cubic meters per hour;

**Power supply** – at a distance of ≈ 3 km there is a substation «Mahdalynivka» 35/10 with a nominal capacity of 2x6300 kVA.

#### Transport infrastructure:

- a land plot is located along the T0413 and T0410 highways;
- territorial highway T0414 – 2,5 km;
- «Dnipropetrovsk» international airport – 69,5 km;
- the city of Dnipro – 55 km;
- the city of Kamianske – 60,5 km.

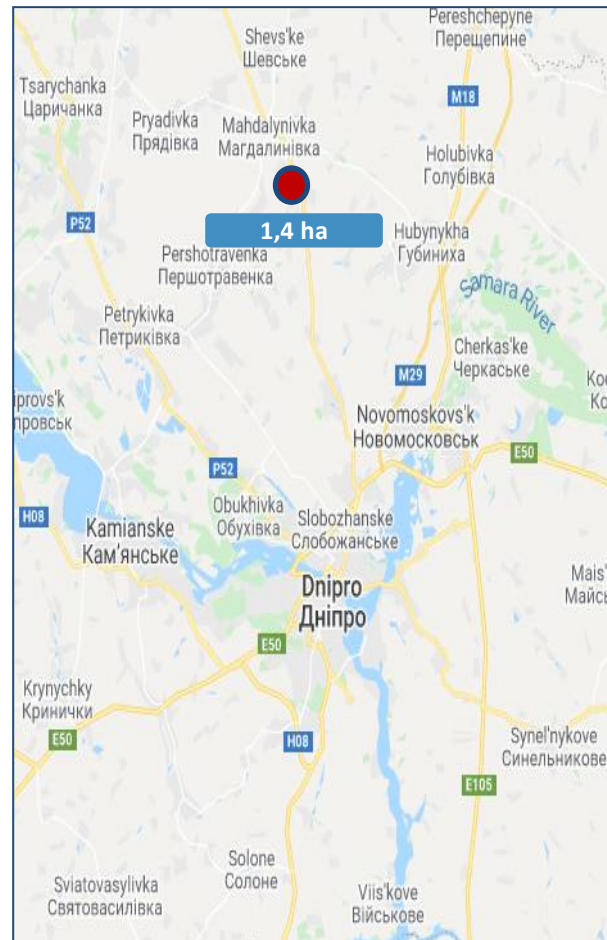
**Neighboring land plots:** Agrarian department of «Ahro Oven» LLC, «Kolos» stadium, gas station.

### Car complex visualisation



#### Location:

urban-type settlement of Mahdalynivka, Mahdalynivska TC, Novomoskovskiyi district, Dnipropetrovsk region.



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### Creation of a river complex and a logistics terminal (urban-type settlement Kurylivka)

#### Description of the proposal

A land plot is proposed for the creation of a complex for the provision of logistics and services to ships.

The proposed territory can also be used for the implementation of another project, depending on the interests of the investor.

#### Initiator of the proposal

Kurylivska selyschna rada

#### Proposal goals

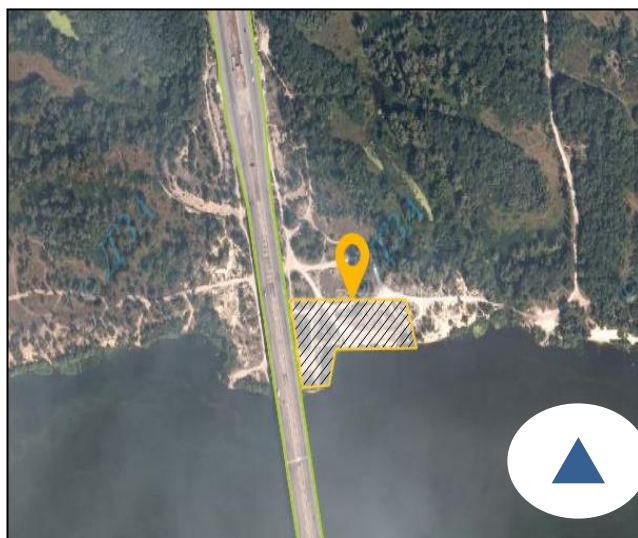
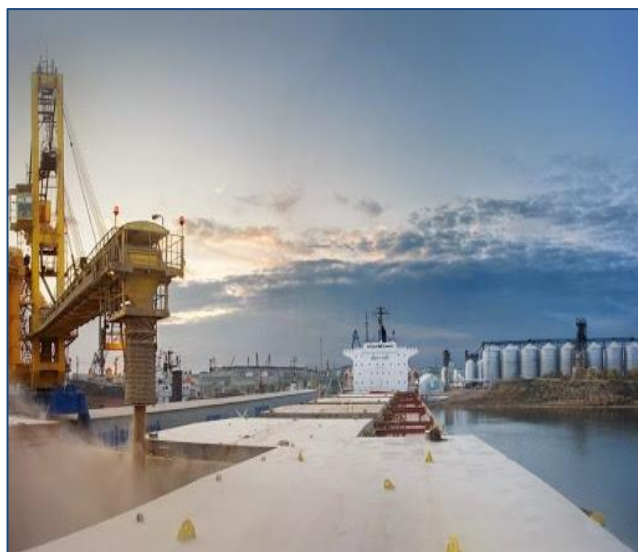
- using the logistics and infrastructural capabilities of the land plot to create a river complex and a logistics terminal;
- provision of services to vessels that pass by the land plot;
- development of the region's river logistics infrastructure by combining the possibilities of river and road transport;
- provision of services for the storage and transshipment of products of industrial and agricultural enterprises located in the region;
- creation of new workplaces on the territory of the community;
- development of the logistics sphere of the community in order to increase tax revenues to the budget.

#### Mechanisms for cooperation

Lease through auction

#### Proposal economic indicators

Economic indicators are calculated depending on the project of creation of a river complex and a logistics terminal







### Creation of a river complex and a logistics terminal (urban-type settlement Kurylivka)

#### Land plot technical parameters

##### Land plot characteristics:

- **area:** ≈ 1,2 ha;
- **intended purpose of use:** reserve lands;
- **cadastral number:** not assigned;
- **leaseholder:** Kurylivska selyschna rada.

##### Engineering infrastructure:

**Water supply/disposal** – n/a;

**Gas supply** – n/a;

**Power supply** – n/a, nearest substation “Cementna-150” 150/6/6, with nominal capacity of 2×32000 kV – 10,5 km.

##### Transport infrastructure:

- national highway H 08 – 14,9 km;
- international airport «Dnipropetrovsk» – 61,1 km;
- the city of Dnipro – 57 km;
- the city of Kamianske – the land plot is located within the city limits.

The land plot is adjacent to the territorial highway T 0412.

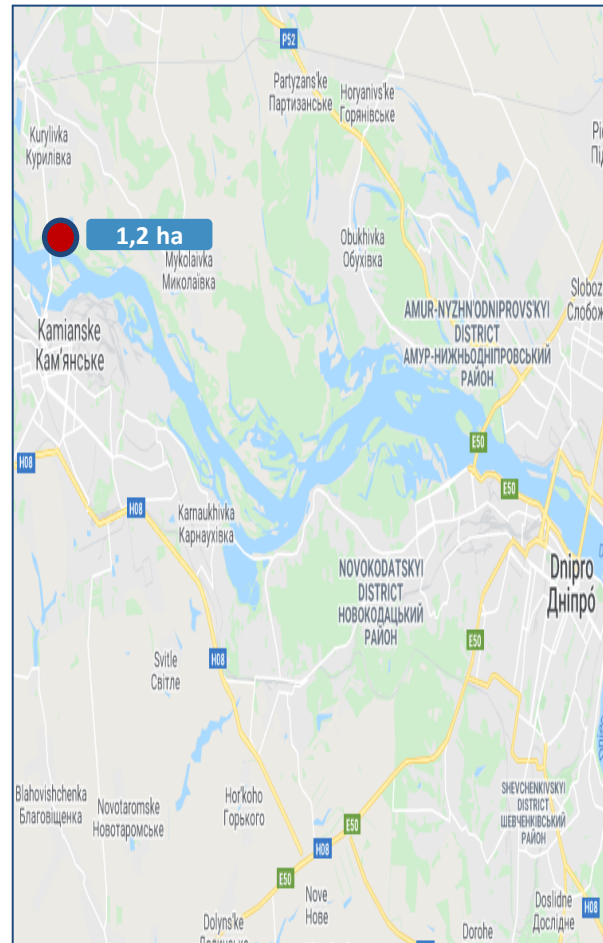
**Neighboring land plots:** road bridge, motocross track, beach.

#### Additional information

At the moment, the potential of the rivers of Ukraine is used by less than 10%. The creation of river terminals and logistic complexes is a promising business, as well as economically more expedient, because the transportation of goods by ships is much cheaper than by road. In addition, the development of the sphere of cargo transportation by river will significantly reduce the load on the road surface and restore river logistics in general. In addition, the rejection of the transportation of goods by road in favor of rivers will create many new workplaces.

##### Land plot location:

urban-type settlement Kurylivka, Kurylivska selyschna rada, Dnipro district, Dnipropetrovsk region.



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## River cargo and passenger port for receiving river-sea class vessels (Myrivs'ka TC)

### Investment proposal description

Creation of a transport and logistics infrastructure facility, consisting of a «river-sea» class cargo terminal, including the possibility of servicing transit vessels, passenger port and logistics center.

### Investment proposal initiator

Myrivs'ka ATC  
[www.myrivska.otg.dp.gov.ua/ua](http://www.myrivska.otg.dp.gov.ua/ua)

### Proposal goals

- cargo transshipment and storage;
- harbor vessels services;
- customs services;
- repair of vessels and other port services;
- freight forwarding services;
- passenger shipping;
- increasing tax revenues to the community budget;
- creation of quality infrastructure and provision of logistics services to farmers, processing and metallurgical enterprises located in the south of the region;
- reduction of costs for transportation of products of local producers.

### Mechanisms for cooperation

Lease through auction

### Proposal economic indicators

Economic indicators are calculated depending on the project of construction of the river port.



### River cargo and passenger port for receiving river-sea class vessels (Myriv'ska TC)

#### Land plot technical parameters

##### Land plot characteristics:

- **area:** 17,1242 ha;
- **intended purpose of use:** reserve lands;
- **cadastral number:** 1225482500:01:004:0417;
- **leaseholder:** Myriv'ska ATC.

##### Engineering infrastructure:

**Water supply/water disposal** – n/a;

**Gas supply** – at a distance of less than a kilometer there is a gas-distributing plant with a capacity of 7,000 cubic meters per hour;

**Power supply** – at a distance of 3,5 km there is a substation "Vyshchetasivka" 35/10 (nominal capacity - 2x2500 kVA) - 3.5 km.

##### Transport infrastructure:

- the plot is located directly by the Dnipro river, distance – 0,3 km;
- national highway H23 – 27,6 km;
- regional highway P73 – 37,4 km;
- international airport «Zaporizhzhia» – 69,6 km;
- the city of Dnipro – 124 km;
- the city of Zaporizhzhia – 56,5 km;
- the city of Marhanets – 28,9 km;
- the city of Nikopol – 45,8 km.

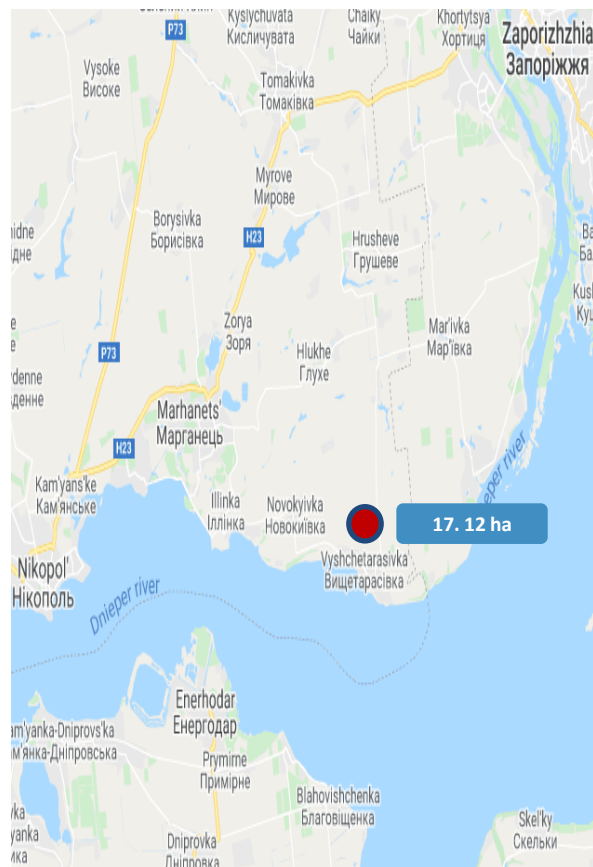
**Neighboring land plots:** the Dnipro river, Kakhovka Reservoir, water intake area, grain cleaner.

#### Additional information

At the current period of time, Ukraine uses the opportunities of river transport by only 6% though the capacity of Ukraine's river arteries is about 60 million tons of cargo per year. At the same time, only 3.6 million tons are transported during this period, and river ports of Ukraine process only 2.5% or 1.8 million tons of cargo from the total number of water cargo transportation.

#### Land plot location:

the village of Vyshchetasivka, Myriv'ska TC, Nikopol district, Dnipropetrovsk region.



#### Dnipropetrovsk Regional Investment Agency (DIA)

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## Construction of an industrial facility in combination with a railway, freight and transport complex (Myriv'ska TC)

### Investment proposal description

The community offers a land plot in the industrial zone of the village **Myrove** to create production or logistics with the possibility of ensuring the transshipment of goods by rail and storage of agricultural products.

### Investment proposal initiator

Myriv'ska ATC  
[www.myrivska.otg.dp.gov.ua/ua](http://www.myrivska.otg.dp.gov.ua/ua)

### Proposal goals

- cargo transshipment and storage;
- provision of services for storage of cereals, vegetables, fruits, etc.;
- freight forwarding services;
- rail shipments;
- increasing tax revenues to the community budget;
- creation of quality infrastructure and provision of logistics services to farmers, processing and metallurgical enterprises;
- reduction of costs for transportation of products of local producers;

### Mechanisms for cooperation

Lease through auction

### Proposal economic indicators

Economic indicators are calculated depending on the project of construction of freight and transport terminal.



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## Construction of an industrial facility in combination with a railway, freight and transport complex (Myriv'ska TC)

### Land plot technical parameters

#### Land plot characteristics:

- **area:** ≈ 4,3 ha;
- **intended purpose of use:** reserve lands;
- **cadastral number:** n/a;
- **leaseholder:** Myriv'ska ATC.

#### Engineering infrastructure:

**Water supply/water disposal** – n/a;

**Gas supply** – at a distance of less than a kilometer there is a gas-distributing plant with a capacity of 5362 cubic meters per hour;

**Power supply** – at a distance of less than a kilometer there is a railway substation «Myrova» 35/3,3.

#### Transport infrastructure:

- national highway H23 – 0,5 km;
- regional highway P73 – 18,5 km;
- international airport «Zaporizhzhia» – 53,6 km;
- the city of Dnipro – 102 km;
- the city of Zaporizhzhia – 40,7 km;
- the city of Marhanets – 19,4 km;
- the city of Nikopol – 40,2 km.

**Neighboring land plots:** railway station «Myrova», elevator, oil plant, fodder plant, pack-houses.

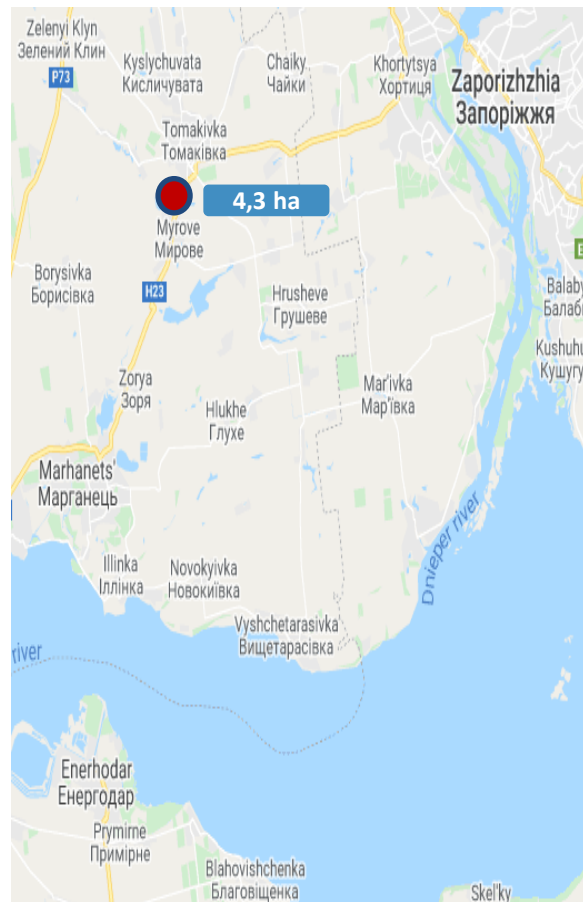
### Additional information

Railway transport in Ukraine is one of the most popular in both passenger and freight transport. However, there is currently a problem of lack of quality terminals for railway transport throughout the country. Despite the developed network of railways, through which more than 600 million tons of cargo pass annually, Ukraine still lacks a modern and high-quality freight and transport terminals. In addition, the problem of storing their products before sale is quite acute for farmers in the region. Construction of such a facility in the village of Myrova will significantly reduce the overall tension on the region's railway network and increase the number of traffic and the capacity of the railway as a whole. Additionally, the problem of local producers in product storage will be solved.

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

### Land plot location:

the village of Myrova, Myriv'ska TC, Nikopol district, Dnipropetrovsk region.



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### Roadside complex for leisure and car services (Tomakivs'ka TC)

#### Proposition description

Potential investors are offered a land plot to develop a special recreation area with extensive infrastructure (gas station, service center, cafe, motel, retail space).

#### Proposition Initiator

Tomakivs'ka ATC  
[www.tomakivka.otg.dp.gov.ua](http://www.tomakivka.otg.dp.gov.ua)

#### Proposition duration

12 months

#### Proposition goals:

- development of a modern recreation area, providing car and trade services for travelers on the highway Dnipro-Nikopol P-73;
- development of the community services sector in order to increase tax revenues;
- increasing the investment attractiveness of the ATC by creating an extensive infrastructure;
- development of hotel and restaurant business and trade at the community level;
- increasing the activity of the local car traffic.

#### Mechanisms for cooperation

long-term rent.

#### Project economic indicators

are calculated depending on the chosen type of construction of the roadside complex.







## Roadside complex for recreation and car services (Tomakivs'ka TC)

### Project technical parameters

#### Land plot characteristics:

- **area:** 19,2 ha;
- **intended purpose of use:** reserve lands;
- **cadastral number:** 1225455100:02:001:0362;
- **land steward:** Tomakivs'ka ATC.

#### Engineer infrastructure:

- **Power supply**, connection to:
  - ✓ electrical transmission line, 10 kW – along the land plot;
  - ✓ electrical substation, 35 kW – 4,4 km;
- **Water supply:** the existing water supply system runs along the land plot;
- **Gas supply**, connection to:
  - ✓ gas pipeline  $\varnothing$  50 mm (gas pressure 2 kgf/cm<sup>2</sup>) – 3,5 km;
  - ✓ gas-distributing plant – 3,5 km

#### ATC resources:

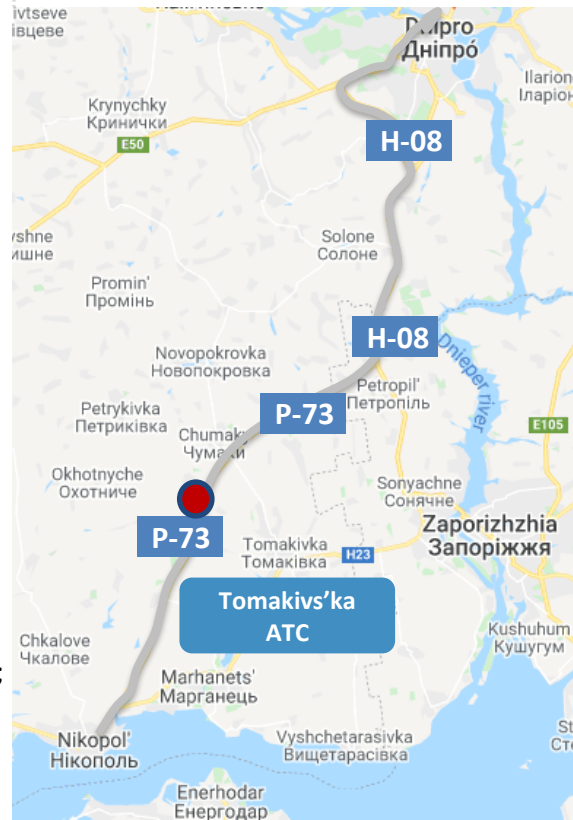
- the land plot;
- assistance in preparing the necessary documents.

#### Transport infrastructure:

- the land plot is located near the regional highway P-73 (Dnipro-Nikopol) – 0,15 km;
- railway station «Myrova» – 19 km;
- distance to International airport «Zaporizhzhia» – 65,6 km;
- the Topyla river – 0,2 km, pond – 1 km;
- the city of Dnipro – 87 km; urban-type settlement Tomakivka – 14,7 km.

#### Location:

outside the village of Serhiivka, Tomakivs'ka TC, Nikopol district, Dnipropetrovsk region, Ukraine.



### Description of the ATC

**Land area** of the community is 671,9 km<sup>2</sup>

**Population** 14,63 thous. People

#### Advantages:

- tax rate on industrial land – 3-5% of the normative-monetary valuation;
- rental rate on industrial land – 6% of the normative-monetary valuation.

#### Economic indicators:

- Incomes of the city budget in the amount of 65,09 mln UAH
- budget subsidy level: 0,7%
- own income per inhabitant: 4 551,7 UAH
- capital expenses per inhabitant: 1646,8 UAH
- average salary: 7 445 UAH.

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

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**Creation of logistics center GREEN MARKET  
Petrykivka TC**

**Proposition description**

**Creation of logistics center for storage and transportation of agricultural products „Green market”** for collection, storage, package, primary processing of agricultural products, goods delivery during the year, expansion of export potential of the region.

**Sales markets/clients:** wholesale markets, Ukraine trade networks, foreign markets.



**Proposition Initiator**

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

**Proposition duration**

**11 months**

**Proposition goals:**



- reduction of production costs and turnover costs;
- create new modern warehouses and storage premises, reduce product expenses and turnover expenses;
- receipt of additional funds to the local budgets;
- expend share of domestic products on the domestic agricultural market;
- increase the economic effectiveness of distributive network by means of traffic flow optimization;
- reduced prices on agricultural products for the population\$
- expansion of export potential of the region.

**Proposition main activities:**

- maintenance of annual supply of quality food products with spending reduction;
- provision of opportunity of entrance to the competitive (non-monopolized) market for all producers of agricultural products and submission of common equipped accommodation for conducting purchase and sale operation;
- organization of saleback of products of production and technical designation;
- increase the effectiveness of delivery and food distribution in cities and district of the region;
- simplification and acceleration of goods flow process to the ultimate customer, settlement payments and payment transaction;
- market price assessment for the specific consumer goods;
- providing manufacturers and trade frameworks with unbiased information on product demand and supply;
- trade fair activities, exhibitions area and seminars.

**Proposition economic indicators**

**Project: \$ 8 mln**

Net Present Value (NPV)	<b>\$ 3,3 mln</b>	Payback period (PP)	<b>5 years</b>
Profitability index (PI)	<b>142 %</b>	EBITDA	<b>\$ 19 mln</b>
Internal Rate of Return (IRR)	<b>22 %</b>		



**55**



## Creation of logistics center GREEN MARKET Petrykivka TC

### Project technical parameters

#### Land plot characteristics

- **area:** 97 ha;
- **intended purpose of the use:** agricultural lands (there is a possibility of changing the purpose);
- **cadastral number:** issued.
- **leaseholder:** lease holder

#### Engineer infrastructure

##### Gas supply, (manager – PJSC «Dnepropetrovskgaz»

- power reserve of gas supply - 4000 m<sup>3</sup>/year
- distance to gas pipeline – 5.5 km
- gas pipeline Ø 219 mm (gas pressure 3-3,5 kgf/cm<sup>2</sup>)

**Water supply** can be provided by drilling a well (1 well ≈ 300 m<sup>3</sup>/day).

**Power supply** of the land plot can be provided by connection to power transmission line (PTL), with voltage of 10 kV (manager – JSC «DTEK Dnipro grid»)

- substation to which the PTL is connected, has reserves for connection of 2 MW;
- distance from the land plot to PTL with voltage of 10 kV ≈ 100 m;
- power supply reliability category – II

#### Transport infrastructure

- near the highways P52 and T0414;
- railway stations:
  - «Balovka» - 11 km;
  - «Kamenskoye-Levoberezhnoye» - 14 km;
- distance to International Airport «Dnipropetrovsk» - 60 km;
- the city of Dnipro - 39 km;
- the city of Kamyanske - 10 km.

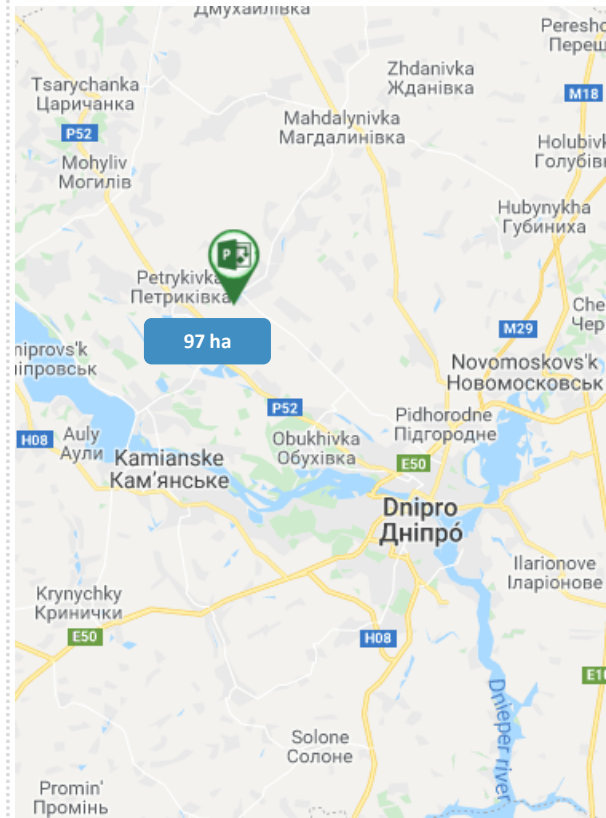
#### Additional information

The creation of a modern logistics center „Green market” at the regional level will allow:

- to unite markets at the state level into a network and establish channels for the agricultural products movement within the country for a rapid and qualitative response to consumer needs in different regions.

#### Location of the proposition :

Dnipro district, Dnipropetrovsk region, Ukraine



#### Mechanisms for cooperation

- proprietary funds - 5%;
- potential investor - 95%.

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## Creation of car service centres

### Proposal description

The proposed land plots with a total area of 1.4 hectares adjacent to the H-08 highway in Novooleksandrivska TC are intended for the construction of service centres for cars and their owners, charging of electric vehicles using renewable energy sources.

### The goals of the proposal from a business perspective:

- construction of automotive service centres on one of the busiest highways connecting the city of Dnipro with the capital. *The number of vehicles per day is 18 thousand;*
- creation of a modern recreation area with a petrol station, service station, car wash and café;
- intensifying the activities of local food producers by creating an additional market for them - a cafe;
- for electric car charging it is possible
- to install solar power systems;
- meeting the needs of transit vehicles for fuel, electric charge or diesel fuel and other fuels and lubricants, as well as additional services:
  - ✓ organising service and warranty maintenance of road transport;
  - ✓ current and major repairs of cars, trucks and buses;
  - ✓ conducting instrumental control of vehicles, technical inspections, etc;



### The whole proposal from the community's point of view:

- Increasing the investment attractiveness of the community by creating high-quality roadside infrastructure;
- development of the community services sector to increase tax revenues to the budget;
- creation of new jobs.

**Mechanism for cooperation:** sale of land plots or joint venture.

**Proposal economic indicators** are calculated depending on the project for the creation of automotive service centres.

## Creation of car service centres

**Land plot characteristics**

- **area:** 1 ha and 0.4 ha;
- **intended purpose of the use:** construction and maintenance of a petrol station;
- **cadastral number:** 11221486200:01:079:0095; 1221486200:01:050:0003;
- **manager:** an individual (private ownership).

**Engineer infrastructure**

- requires designing and will be determined by the project in accordance with the required volumes of gas, electricity, water and sewerage use by the facilities;
- there is a possibility of connection to gas, electricity, water and sewerage (utilities are planned to be brought to the plots from the village).

**Transport infrastructure**

- **30 m - H 08** - motorway of national importance;
- **4.7 km** - passenger railway platform of the Dnipro Directorate of the Prydniprovsk railway. It is located in the city of Dnipro on the line Nyzhniodniprovsk-Vuzol-Apostolove;
- **9.5 km** - distance to International Airport «Dnipropetrovsk»;
- **7 km** - the city of Dnipro.

**Land plot location:**

Novooleksandrivska TC,  
Dnipro district

H-08

Братське

H-08

**DIA map**[www.diamap.dia.dp.gov.ua](http://www.diamap.dia.dp.gov.ua)

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**Dnipropetrovsk investment agency**

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## Creation of landscape and park zone Slobozhanska TC

### Project description

The community offers a **Green-field territory** for implementation of the projects in the field of recreation industry, landscape design and leisure.

The **land plot**, located in the center of Slobozhanska TC, 8 km away from the Dnipro city, in environmentally pristine place: spans a green area with artificial reservoirs.

The **North side of the land plot** is within easy reach by major transport route – M 30 highway «Stryi - Izvaryne», and the south side is on the border of the gated community «Zoloti klyuchi», where the tennis club SC «Maximus» with a tennis school and a swimming pool are located.

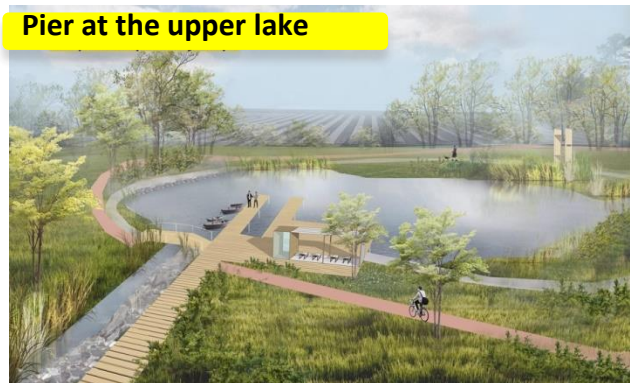
### Community's assistance in the project:

- land plot is allotted and a cadastral number is assigned;
- technical document maintenance on the cession of the land plot to lend lease.

### Project goals in business terms:

- the location of the land plot along the M 30 highway will allow getting a significant number of clients not only among the residents of the regional center and communities, but also among the guests of the region;
- meeting the growing demand for comfortable recreation zones and park areas with a large number of services and landscape design.
- the dimensions and favorable transport infrastructure of the land plot provides the possibility of the development of several recreation areas : a landscape park, a climbing wall, a skate park etc.

Pier at the upper lake



The middle lake with neck



Beach zone of the lower lake



### Dnipropetrovsk investment agency

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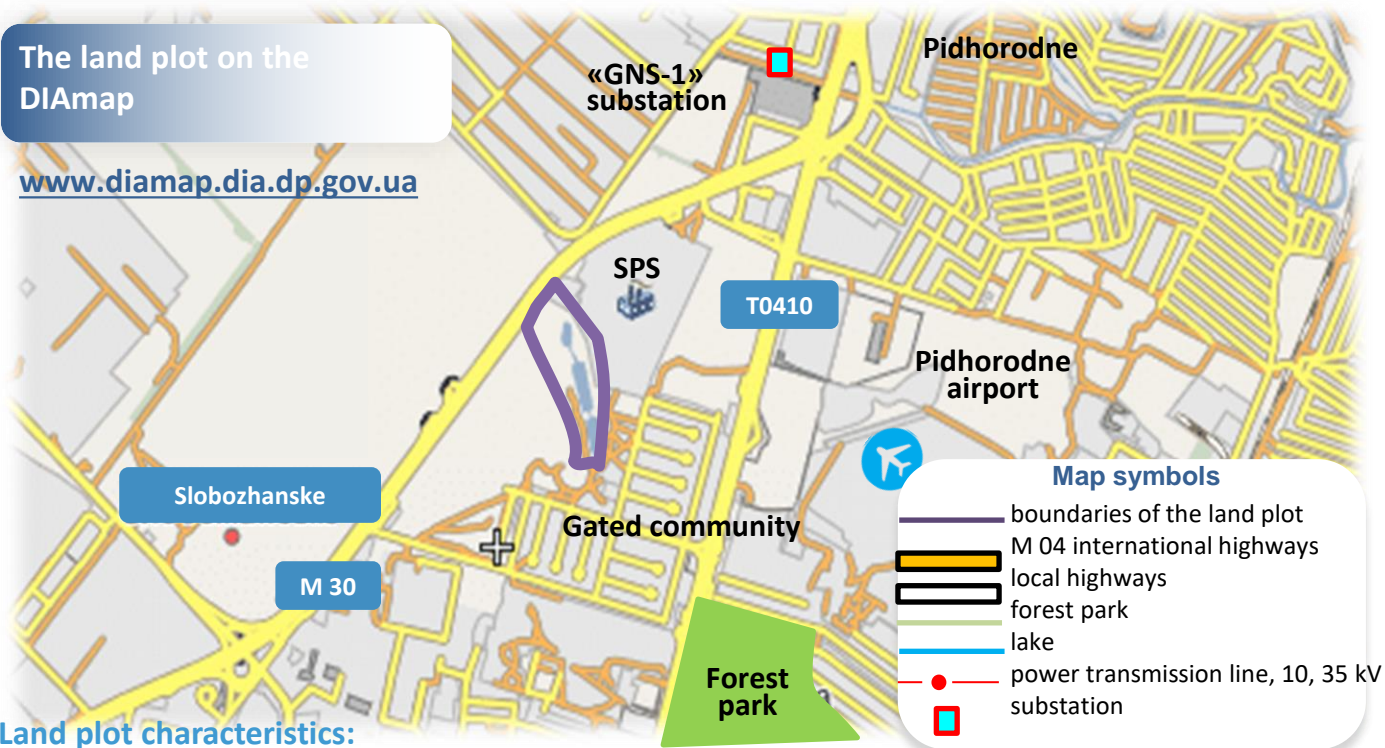


## Creation of landscape and park zone Slobozhanska TC

### Engineering and transport infrastructure

The land plot on the  
DIAMap

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



### Land plot characteristics:

- area: 16,6 ha, cadastral number: 1221455800: 02: 001: 0928, leaseholder: Slobozhanska TC.
- Intended purpose of use: public building lands (there is a possibility of changing the intended purpose of use);

- **Power supply**, it is possible to provide by the use of the existing power grid (150 kW per hour), provider of services – PJSC «DTEK Dnipro power grids». At a distance of **150 m** – package transformer substation KTP-56 A-1, voltage of 0,4 kV; at a distance of **≈ 1,4 km** – electrical substation «GNS-1» 35/6 kV, nominal capacity of 4000 kVA.
- **Water supply/disposal**, it is possible to provide by the use of the existing network (3 m<sup>3</sup> per day). Irrigation channel runs near the land plot.
- **Gas supply**, it is possible to provide by the use of the existing network. High-pressure gas pipeline runs at a distance of 500 m (west of the land plot).

### Distance to the main settlements and motorways:

- **approach automotive roads for motor transport run near the land plot from the:**
  - west - M 30 («Stryi - Izvaryne») international highway (10 m wide);
  - east – Kyivska street (6 m wide), connects with T0410 (Slobozhanskyi avenue);
  - south – Soborna street (6 m wide), connects with T0410.
- **12,1 km** - railway station «Samarivka»;
- **28 km** - «Dnipro» international airport (through H 08);
- **8 km** – to the frontier of the city of Dnipro;
- **13 km** – «Dnipropetrovsk» river port;
- **336 km** – Mykolaiv commercial seaport.



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# RECREATION INDUSTRY/CONSTRUCTION

Dnipro district



## Creation of leisure area/housing development Slobozhanska TC

### Proposal description

**Land plot** is located at a distance of 20 km away from the city of Dnipro in the environmentally pristine place: opposite to Kirovske forestry department and close to the Oril river (1,9 km). The territory of the land plot provides an opportunity to implement any landscape ideas in an individual style, for example, the creation of:

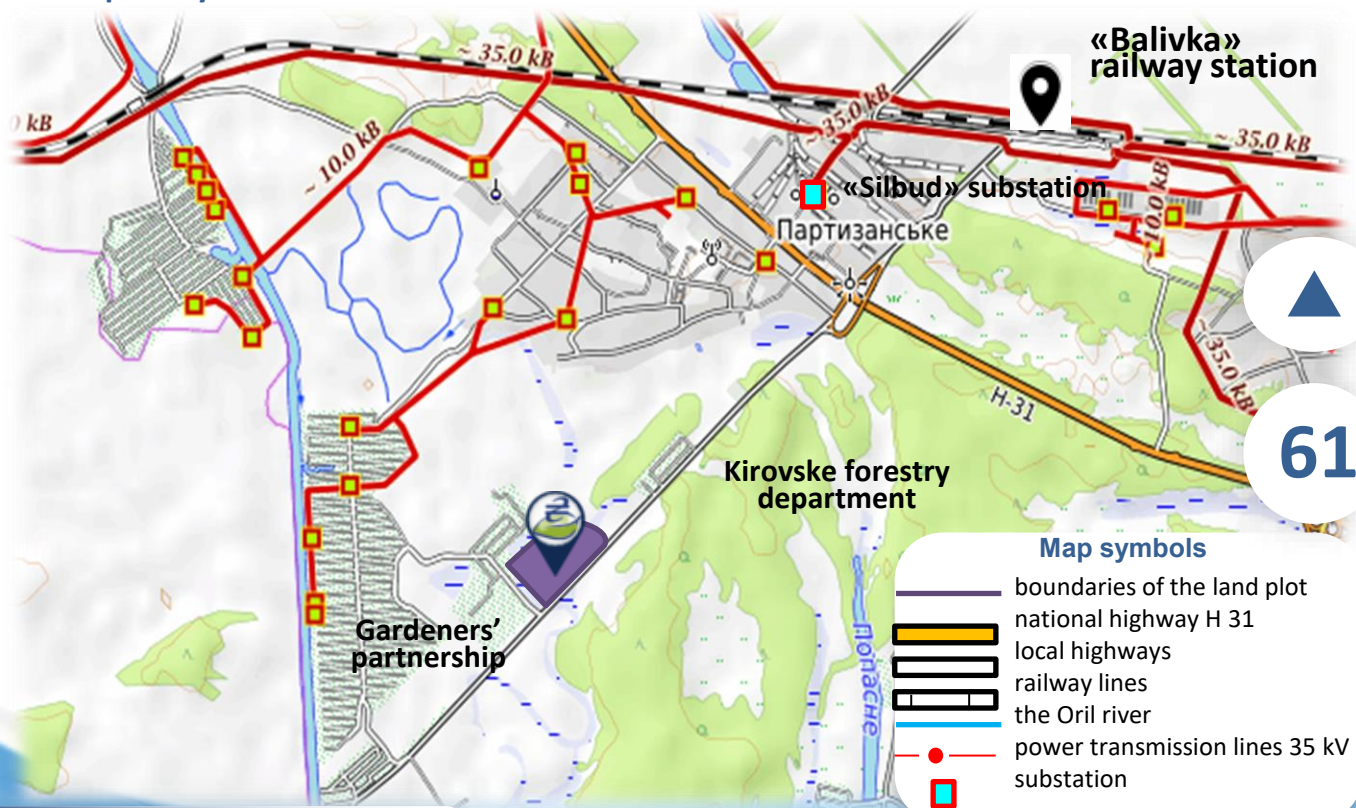
- **modern tourist and recreation area** – a unique place for a family vacation;
- a project of low-rise construction of suburban housing with such advantages as: individuality, comfort, safety and environmental friendliness.

### Proposal goals

- recreation of residents of the region and other areas;
- meeting the growing demand of the region's population for comfortable and individual housing in the suburbs;
- the location of the land plot in a residential area and an environmentally pristine place between two cities provides an opportunity to create a comfortable residential area with convenient logistics;
- the demand for comfortable recreation in park areas with a large number of services and landscape design is growing.



### Land plot layout:



Land plot on the DIAMap  
[www.diamap.dia.dp.gov.ua](http://www.diamap.dia.dp.gov.ua)





## Creation of leisure area/housing development Slobozhanska TC

Business proposal

### Proposal technical specifications

#### Land plot characteristic:

- **total area:** 20 ha;
- **intended purpose of use:** for gardening (there is a possibility of changing the intended purpose of use of the land plot up to 6 months);
- **cadastral numbers:**  
1221486800: 01: 076: 0353,  
1221486800: 01: 076: 0352;
- **leaseholder:** private ownership.

#### Engineering infrastructure:

**Water supply and disposal** – centralized (the village of Partyzanske).

**Gas supply** – gas-distributing plant at a distance of  $\approx 1,3$  km (the village of Partyzanske, Krasna street). Throughput – 4337 m<sup>3</sup> per hour.

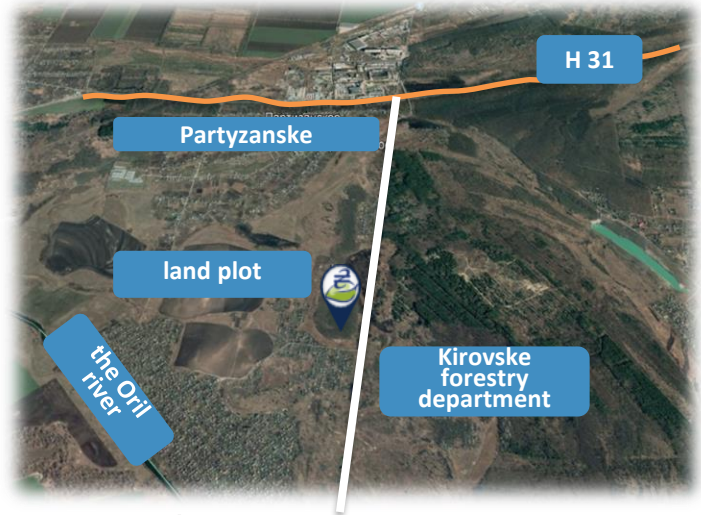
**Power supply** – at a distance of  $\approx 2$  km there is «Silbud» 35/10 substation. Nominal capacity – 2x10000 kVA. PTL, with a voltage of 10 kV runs at a distance of 850 m.

#### Transport infrastructure:

- land plot is located along the local highway (connection with national highway H31 - 1,8 km)
- **20 m** - forest (Kirovske forestry department)
- **4 km** - «Balivka» (loading and passenger railway station of Cisdnieper railways on the line Novomoskovsk-Dniprovskiy-Voskobiynya)
- **48 km** - «Dnipro» international airport;
- **20 km** - the city of Dnipro;
- **35 km** - the city of Kamianske.

#### Location:

beyond the bounds of the village of Partyzanske, Slobozhanska TC, Dniprovsky district, Dnipropetrovsk region.



#### Mechanisms for cooperation:

- share participation;
- sale of the land plot.

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#### Proposal economic indicators:

Are calculated by the investor depending on the chosen project of construction





### Creation of sports and cultural center (Liubymivska TC)

#### Project description

The community offers a land plot and a two-storey building in the village of Liubymivka, for creation of sports and cultural center.

#### Project initiator

Liubymivska ATC  
<https://liubym.otg.dp.gov.ua/ua>

#### Project duration

2 years

#### Project goals

- running the stages of the competitions of Ukraine, region and the community (football, basketball, volleyball, rugby etc.);
- use of the complex as a sports base for professional and amateur clubs of the community («Orion»);
- holding cultural events and ethnographic festivals;
- assistance in improving the health status of community residents, promoting sports and a healthy lifestyle among young people;
- increasing tax revenues to the community budget;
- creation of additional workplaces in the community.

*Within a radius of 100 km there are several dozen football, basketball, volleyball and other sports clubs that are interested parties in the implementation of this project*

#### Mechanisms for cooperation

Concession

#### Project economic indicators

The estimated cost of this project is 25.0 million UAH

As of now, construction and installation work has been carried out for 2.770 million UAH



The number of school-aged children in the community is 449

Population aged 16-59 years - 2754 people

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## Creation of sports and cultural center (Liubymivska TC)

### Land plot technical parameters

#### Land plot characteristics:

- **land plot area:** 1,4586 ha;
- **building area:** ≈ 900 m<sup>2</sup>;
- **Intended purpose of use:** for the construction and maintenance of buildings of institutions of cultural and educational services for the «Sports and cultural complex».
- **cadastral number:** 1221484000:04:003:0014
- **leaseholder:** Liubymivska TC.

#### Engineering infrastructure:

**Water supply/disposal** – is available;

**Gas supply** – n/a, at a distance of ≈ 1 km there is a gas-distributing plant, with a throughput of 2740,43 cubic meters per hour;

**Power supply** – is available.

#### Transport infrastructure:

- territorial highway T 0401 – 11,5 km;
- International airport «Dnipropetrovsk» – 19,1 km;
- the city of Dnipro – 22,1 km;
- the city of Zaporizhzhia – 91,1 km;
- the city of Pavlohrad – 85,8 km.

**Neighboring land plots:** Liubymivka school, Liubymivka village council, playground for children, kindergarden.

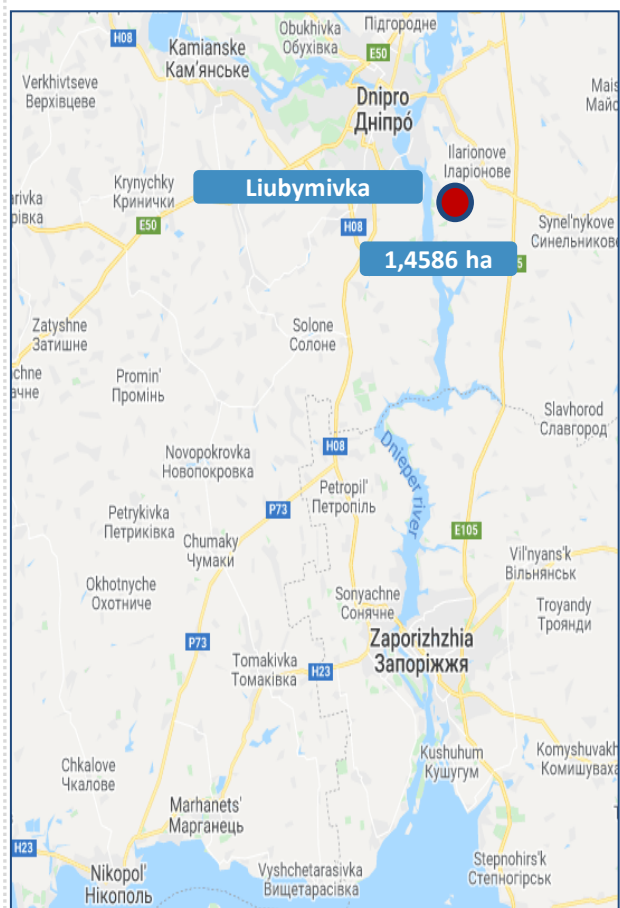
### Additional information

The project provides for the construction of a modern stadium for 350 seats, size 108/64 m/m, with artificial turf and lighting. Changing rooms, shower rooms, a gym and a game sports hall are planned in the premises of the cultural center.

At the moment, the Liubymivka village council has carried out work to replace the heating system of the cultural center, a new boiler house has been built, some of the windows have been replaced with metal-plastic ones, a football field has been prepared, a water supply and drainage system has been built as well.

#### Project location:

the village of Liubymivka, Liubymivska TC, Dnipro and Synelnykove raion, Dnipropetrovsk region.



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## Creation of tourist recreational and fishing area «Pobuts'kyi» (Myriv'ska TC)

### Investment proposal description

The community offers a land plot to create a recreational facility, which consists of a tourist area for camping, family recreation and fishing zones.

Also, in the proposed area can be created a fishery with elements of leisure activities and restaurant.

### Investment proposal initiator

Myrivska ATC

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

### Proposal goals

- creation of modern recreational zone;
- quality tourist services provision;
- hotel and camping services, rental of places for fishing;
- creation of fishery on the territory;
- increasing tax revenues to the community budget;
- development of tourist and recreational direction in the community;
- creation of high-quality infrastructure for rest by the water.

### Mechanisms for cooperation

Lease through auction

### Proposal economic indicators

Economic indicators are calculated depending on the project of creation of tourist recreational area.



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### Creation of tourist recreational and fishing area «Pobuts'kyi» (Myriv'ska TC)

#### Land plot technical parameters

##### Land plot characteristics:

- **area:** ≈ 31 ha;
- **intended purpose of use:** reserve lands;
- **cadastral number:** n/a;
- **leaseholder:** Myriv'ska ATC.

##### Engineering infrastructure:

**Water supply/water disposal** – n/a;

**Gas supply** – at a distance of less than 2 km there is a gas-distributing plant with a capacity of 5362 cubic meters per hour;

**Power supply** – at a distance of less than 2 km there is a traction substation «Topyla» 35/10, (nominal capacity 2x4000 kVA).

##### Transport infrastructure:

- national highway H23 – 1,9 km;
- regional highway P73 – 15,5 km;
- international airport «Zaporizhzhia» – 56 km;
- the city of Dnipro – 103 km;
- the city of Zaporizhzhia – 41,9 km;
- the city of Marhanets – 21,4 km;
- the city of Nikopol – 42,2 km.

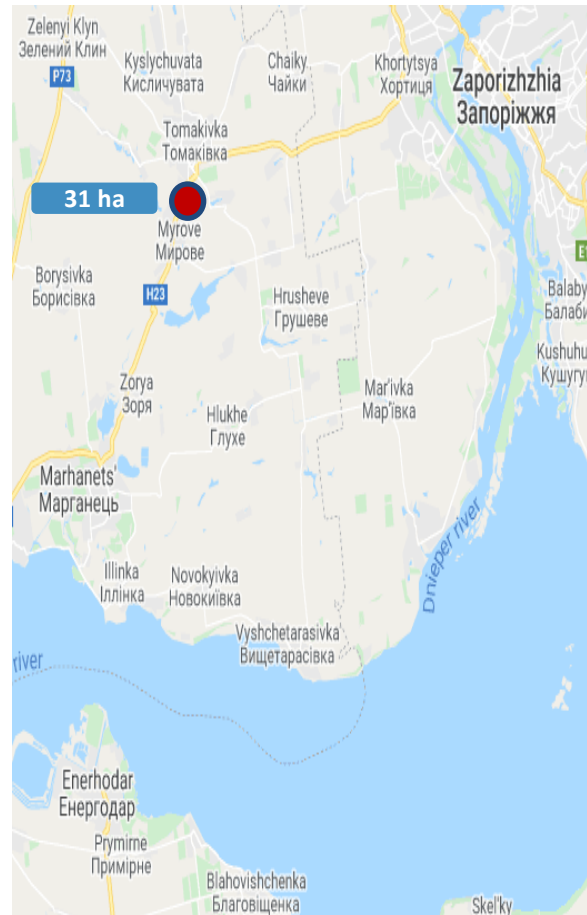
**Neighboring land plots:** agricultural holding, mounds, cemetery, stadium.

#### Additional information

Currently, despite the large number of natural sites where it is possible to create a new recreational area on the territory of Myriv'ska ATC, there is still no complex with a full range of recreational services (hotel, restaurant, tourist area, camping, sports and entertainment services, etc.). The community's proposal to create a modern recreational area aims to solve these problems by providing a full range of services in the field of recreation and tourism. In addition, such a project will raise the image of Myriv'ska ATC to a qualitatively new level and attract not only tourists and vacationers, but also potential investors.

#### Land plot location:

the village of Myrove, Myriv'ska TC,  
Nikopol district, Dnipropetrovsk region.



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### MOTOR-RACING TRACK «MotorParkDnipro» Petrykivska TC

#### Project description

Implementation of an infrastructure project on the land plot, which is free of buildings and located along the road, for placing a motor-racing track «MotorParkDnipro».

#### Project Initiator

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

#### Project duration

12 months



#### Project goals

- holding of All-Ukrainian championships and competitions in automobile and motorcycle sport;
- holding of local motor racing, amateur racers tournaments, test drives and track-days;
- driving training and conducting of qualifying examinations on driving;
- complete technical inspection of the vehicles (crossovers, off-the-road cars, passenger cars, bikes) on the professional car-testing track.



#### Project economic indicators

Project cost: **\$ 12 mln**

Net Present Value (NPV)	<b>\$ 3,1 mln</b>	Payback period (PP)	<b>5 years</b>
Profitability index (PI)	<b>126 %</b>	EBITDA	<b>\$ 25,7 mln</b>
Internal Rate of Return (IRR)	<b>18 %</b>		

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### MOTOR-RACING TRACK «MotorParkDnipro» Petrykivska TC

#### Project technical parameters

##### Land plot characteristics

- **area:** 43 ha;
- **intended purpose of the use:** agricultural lands;
- **cadastral number:** issued;
- **распорядитель:** lease holder.

##### Engineer infrastructure

- needs engineering and design.
- It is possible to connect to the gas, electricity, water.

##### Transport infrastructure

- near the highways P52 and T0414;
- railway station - 15 km;
- distance to International Airport „Dnipropetrovsk” 60 km.

#### Mechanisms for cooperation

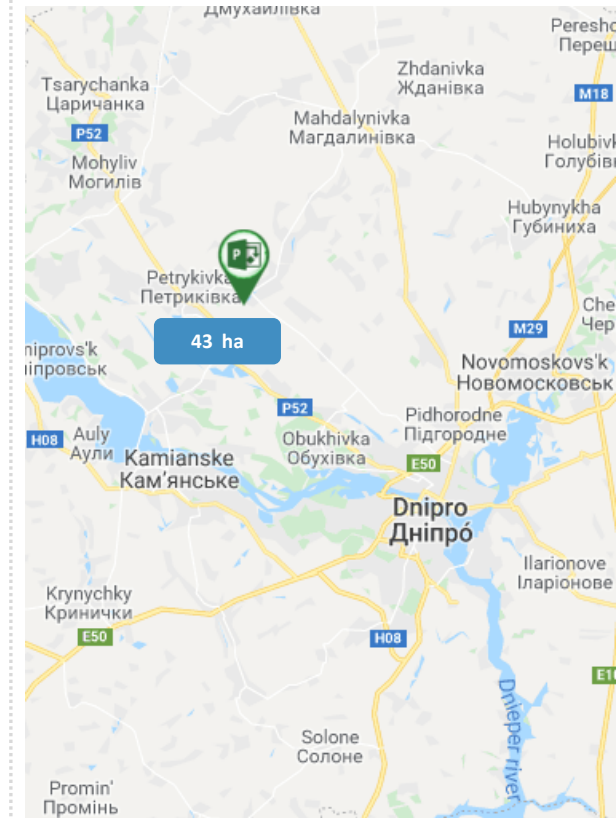
proprietary funds - 5%;  
potential investor - 95%.

#### Additional information

In Dnipropetrovsk region there are no quality racing tracks and motodrome.  
The main income is planned to be received from the subscriptions of car/bike owners, lease payments of a car dealers, service stations, car and motor clubs.

#### Location of the project:

Dnipropetrovsk region ,  
Dnipro district



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### LEISURE CENTRE «GOLF RESORT» Petrykivska TC

#### Project description

**Construction of a Leisure Centre** on the land plot, which is free of buildings and located along the road. The possibility of designing and building a playing area in Petrykivka urban type settlement, taking into account a diverse local landscape (forests, lakes, ravines).

#### Project Initiator

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

#### Project duration

12 months



#### Project goals

- diversification of the entertainment industry of such cities as Dnipro, Kamianske as well as Dnipro and Petrykivka districts and promoting golf as a sport;
- carrying out of professional competitions, sports, recreation, cultural and entertainment events.

#### The possibility of placing:

- golf academy for children and adults;
- tennis courts;
- cycle routes;
- conference and business meeting room;
- cottages, houses for living;
- hotels and restaurants.



#### Project economic indicators

**Project cost: \$ 8 mln**

Net Present Value (NPV)	\$ 3,1 mln	Payback period (PP)	5 years
Profitability index (PI)	126 %	EBITDA	\$ 16,8 mln
Internal Rate of Return (IRR)	18 %		



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### LEISURE CENTRE «GOLF RESORT» Petrykivska TC

#### Project technical parameters

##### Land plot characteristics

- **area:** 97 ha;
- **intended purpose of the use:** agricultural lands;
- **cadastral number:** issued;
- **administrator:** lease holder.

##### Engineer infrastructure

- needs engineering and design.
- It is possible to connect to the gas, electricity, water.

##### Transport infrastructure

- near the highways P52 and T0414;
- railway station - 15 km;
- distance to International Airport „Dnipropetrovsk” 60 km

#### Mechanisms for cooperation

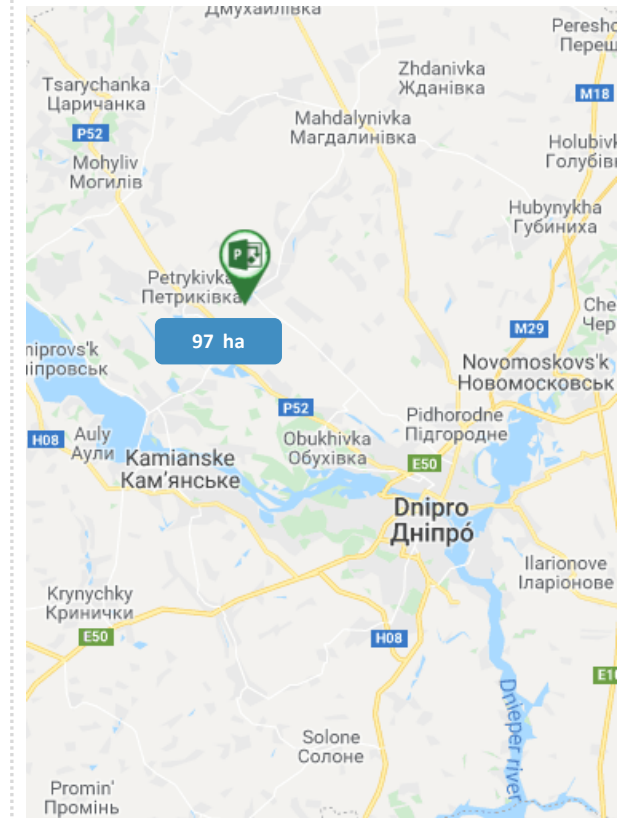
proprietary funds - 5%;  
potential investor - 95%.

#### Additional information

In total there are 6 golf clubs in Ukraine.  
There are no such complexes on the territory of the Dnipropetrovsk region

#### Location of the project:

Dnipropetrovsk region,  
Dnipro district



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## Construction of waste management object within the sub-region «Western Donbass»

### Project description

The implementation of comprehensive effective system of municipal solid waste (MSW) management in the territory of Western Donbas sub-region.

The collection and disposal of solid waste in the territory of sub-region members (towns of Pavlohrad, Ternivka, Pershotravensk and also Pavlohrad and Petropavlivka districts) by creating an object of municipal solid waste management with the possibility of alternative energy sources production.

### Project initiator

Pavlohrad City Council  
[www.pavlogradmrada.dp.gov.ua](http://www.pavlogradmrada.dp.gov.ua)

### Project duration

1.5 years

### Project goals

- technology determination;
- design of MSW management facility, taking into account the partial processing of the accumulated waste;
- construction of the welfare and amenity buildings of landfill area;
- construction of the waste recycling plant;
- construction of the waste composting system;
- construction of the pellet line;
- creation of the separate collection systems and pre-sorting infrastructure in places of accumulated waste;
- construction of the collecting and disinfection of the filtrate system;
- construction of the rainwater and meltwater collection system.



### Project economic indicators

Economic indicators are determined by investor depending on the chosen technology.





## Construction of waste management object within the sub-region «Western Donbass»

### Project technical parameters

#### Land plot characteristics:

- **land plot:** 15,8748 ha;
- **intended use:** agricultural lands;
- **cadastral number:** 1223581800:01:001:0627;
- **administrator:** Pavlohrad City Council.

#### Engineering infrastructure:

It is planned to involve the infrastructure of existing landfill.

#### Transport infrastructure:

- the paved road is along the existing landfill;
- 1 km to the E-50 highway.

### Mechanisms for cooperation

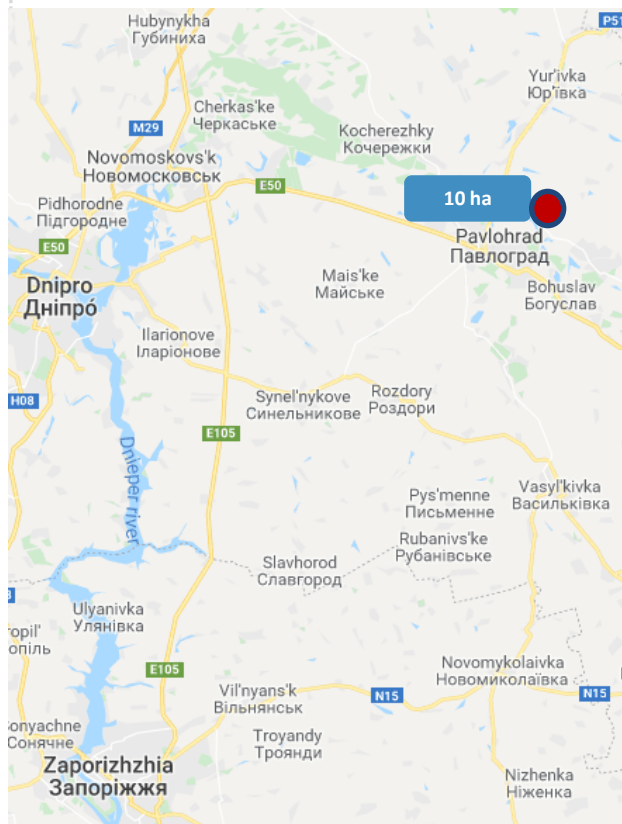
- credit, project finance, foreign direct investment;
- cooperation mechanism is determined by the Pavlohrad City Council in negotiation with the investor.

### Additional information

- more than 45 thousand tons of MSW are produced in the territory of sub-region;
- recultivation of existing landfills and then returning lands for use;
- increased amounts of waste, which is returning to reuse;
- improving the health status of communities and the environmental situation in the region as a whole;
- environmentally safe disposal of MSW;
- decline in negative influence of disposal sites on environment;
- improving the life and health quality of the region's population.

### Project location:

Land plot for the future object is contiguous to the existing land fill in the city of Pavlohrad.



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## Construction of a wind power plant (Pokrovska village TC)

The community offers a land plot located outside the village of Pokrovske, for the construction of a wind farm.

### Offer description

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

### Offer initiator

Pokrovska village TC  
[www.pokr.otg.dp.gov.ua](http://www.pokr.otg.dp.gov.ua)

### Offer goals

- creation of an industrial facility with renewable energy;
- using the wind energy potential of the region;
- improving the environmental situation in the region by reducing emissions from power plants that use coal and other fossil fuels;
- increasing the share of renewable energy in the energy sector of the region;
- Developing the wind energy market in the region;
- Creation of industrial production on the basis of renewable energy;
- increasing tax revenues to the community budget.



### Mechanisms for cooperation

Lease through auction

### Offer economic indicators

Economic indicators are calculated depending on the wind power plant construction project

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## Construction of a wind power plant (Pokrovska village TC)

### Land plot technical parameters

#### Land plot characteristics:

- **area:** 92 ha;
- **intended purpose of use:** reserve lands;
- **cadastral number:** 1224255100:01:009:9209;
- **leaseholder:** Pokrovska village TC.

#### Engineering infrastructure:

**Water supply/disposal** – n/a;

**Gas supply** – gas-distributing station, with a reserve capacity of 7,800 m<sup>3</sup> per hour – 1 km;

**Power supply** – transformer substation «Mechetna» 10/04 kV – 1,7 km.

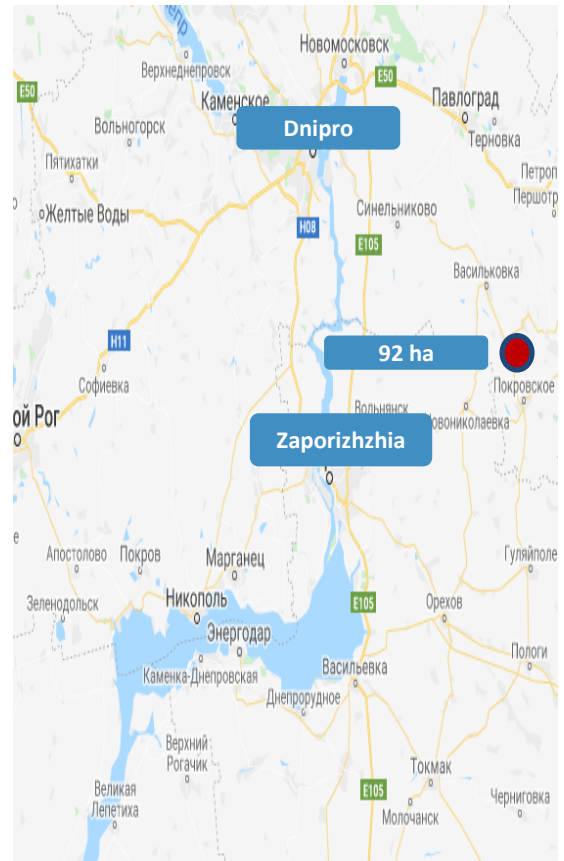
#### Logistics infrastructure:

- national highway H15 – 3 km;
- «Zaporizhzhia» international airport – 95 km;
- the city of Dnipro – 126 km;
- The city of Zaporizhzhia – 96,2 m.

**Neighboring land plots:** railway station «Mechetna», Gas-filling compressor station (AGFCS), horse farm, elevator, Pokrovsk trucking company (ATP).

#### Land plot location:

the village of Levadne, Pokrovska village TC, Synelnykove district, Dnipropetrovsk region.



### Additional information

Among renewable energy sources, wind power plants of Ukraine produced 52.1% of electricity in 2017. Strengthening investor confidence and a transparent procedure for the regulator to allocate a "green" tariff to new projects have led to positive changes in the "clean" energy sector. The International Renewable Energy Agency (IRENA) estimates the economic potential of wind energy based on satellite data and climate models at 119 GW, with the current capacity of all types of power plants in the country of 54 GW. Today, Ukrainian entrepreneurs who used to deal with gas and coal are already switching to wind power financing. Wind energy creates new jobs and reduces the consumption of coal and natural gas, and with them our energy dependence and the harmful impact of energy on the environment.

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