

AGRO-INDUSTRIAL COMPLEX



4 PROJECTS FROM REGIONAL BUSINESSES

**Creation of an enterprise for packing natural honey, with
a capacity of 300 tons per year**

(Individual entrepreneur Horbonos Andrii, the city of Dnipro)

01

Construction of a flour and cereals production complex

("White" LLC, the city of Kryvyi Rih)

03

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

(FE "Vidrodzhennia", Petrykivska TC, Dnipropetrovsk district)

05

**Creation of the agricultural and processing cluster
"Chervony Tik"**

(LLC "Agrobud-1688", Apostolove TC, Kryvyi Rih district)

07

CREATION OF AN ENTERPRISE FOR PACKING NATURAL HONEY, WITH A CAPACITY OF 300 TONS PER YEAR



The project envisages the development and expansion of production through the acquisition of equipment and the launch of honey packaging lines with a capacity of 300 tons per year. It is also planned to introduce a patented type of packaging, “A drop of honey”, which is suitable not only for honey, but also for sauces, jams, and certain medicinal products (syrops and mixtures).

Currently, honey is packed in glass and plastic containers with subsequent sale to individual consumers in Ukraine. The annual volume is up to 5 tons. Honey is bought as traditional Ukrainian varieties with available certificates of origin and quality of honey.

<p>INITIATOR:</p>  <p>Individual entrepreneur Horbonos Andrii</p>	<p>DURATION:</p>  <p>1 year</p>	<p>TOTAL PROJECT COST:</p>  <p>\$82 thsd.</p>
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PROJECT GOALS:

- ▶ creation of an enterprise with a modern line for the preparation of blending and packaging of honey in containers of a wide range of nomenclature;
- ▶ supporting the domestic beekeeping industry by ordering honey of traditional varieties, which will create value-added chains, in particular, advanced processing of honey;
- ▶ to provide the domestic and European markets with natural honey at competitive prices;
- ▶ to create 10 workplaces.

PROJECT ECONOMIC INDICATORS

<p>Net present value (NPV)</p> <p>\$215 thsd.</p>	<p>Payback period (PP)</p> <p>3 years</p>
<p>Profitability index (PI)</p> <p>3.62</p>	<p>EBITDA(3rd year)</p> <p>\$89 thsd.</p>
<p>Internal rate of return (IRR)</p> <p>39%</p>	<p>Revenue (3rd year)</p> <p>\$744 thsd.</p>



PROJECT TECHNICAL PARAMETERS

Land plot characteristics:

area:

250 m²

which includes a separate area of up to 50 m² for honey storage.

Project location:

the city of Dnipro.

Engineering infrastructure:

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

Initiator resources:

- assortment of honey;
- tare, packaging materials;
- patented technology of production;
- advertising materials, Internet resources;
- human resources;
- client base.

Transport infrastructure:

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

Mechanisms for cooperation:

- credit financing;
- joint venture.



ADDITIONAL INFORMATION

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

- ▶ “Ukrainian clear speeches” – creation of methodological materials for children with speech defects;
- ▶ “Honey heart” – provision of internally displaced persons (IDPs) with essential goods and food products;
- ▶ “Children's Honey Hub” – children's creativity center.

Required equipment for honey packaging according to the project:

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



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CONSTRUCTION OF A FLOUR AND CEREALS PRODUCTION COMPLEX



The project initiator offers a land plot in the industrial zone of Kryvyi Rih for the implementation of the investment project: "Construction of a flour and cereals production complex".

The format of investor engagement is the sale of corporate rights of the company holding the land use rights for the implementation of the project.

INITIATOR:



"White" LLC
<https://www.vait.in.ua/>

DURATION:



1.5 years

TOTAL PROJECT COST:



\$13.5 mln



PROJECT GOALS:

- ▶ construct a modern grain processing complex for the production of flour and cereals with consistent quality and laboratory control;
- ▶ ensure efficient logistics and continuity of supply: raw material intake, storage (silos), and shipment of finished products by road and rail transport;
- ▶ ensure the project's financial viability and investment attractiveness;
- ▶ steadily supply the domestic market with high-quality food products and integrate into EU retail chains.



PROJECT ECONOMIC INDICATORS

Net present value (NPV)

\$13.4 mln

Profitability index (PI)

1.99

Internal rate of return (IRR)

32%

Payback period (PP)

4.5 years

EBITDA(4th year)

\$7.2 mln

Revenue (4th year)

\$25 mln

PROJECT TECHNICAL PARAMETERS



Land plot characteristics:

area:

15,3 ha

industrial purpose lands,
cadastral number is available.

Project location:

the city of Kryvyi Rih, Kryvyi Rih district,
Dnipropetrovsk region.

Engineering infrastructure:

- water supply/drainage – not available;
connection is possible at a distance of ≈ 1 km;
- gas supply – not available; connection is possible
at a distance of ≈ 1 km;
- electricity supply – at a distance of ≈ 3 km there
is Substation No. 3 (35/6 kV) with a rated
capacity of 2×6,300 kVA.

Initiator resources:

- land plot for project implementation and
registered rights of use.

Transport infrastructure:

- the location has advantageous logistics
infrastructure: access roads and railway tracks
- within less than 1 km, ensuring efficient raw
material supply and shipment of finished
products;
 - 15,5 km – regional highway;
 - 14,8 km – national highway;
 - 800 m – railway station.

Mechanisms for cooperation:

- sale of corporate rights.



ADDITIONAL INFORMATION

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

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

Neighboring areas: Promhydrotechstroy LLC,
Myrvika plant of armed concrete structures, railway
station Grekuvata.



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CONSTRUCTION OF A COMPLEX DESIGNED FOR STORAGE, SORTING, PACKAGING OF FRUITS AND VEGETABLES



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

Total complex capacity will be 5 000 tons.

Market outlets: wholesale markets, trading networks of Ukraine.

INITIATOR:



Farming enterprise "Vidrodzhennia"

DURATION:



6 months

TOTAL PROJECT COST:



\$3,5 mln



PROJECT GOALS:

- ▶ the construction of the complex will provide compliance with the requirements of retail chains: quality control and certification of batches, whole-year supplies, packaging, filling and delivery.
- ▶ the capacity of sorting line is 40 tons of the products per shift. It is supposed the everyday shipment of production to the trade networks during 11 months;
- ▶ production scaling: expanding orchards and berry plantations to 105 ha, and vegetable crops to 100 ha;
- ▶ creation of 150 jobs.



PROJECT ECONOMIC INDICATORS

Net present value (NPV)

\$3.6 mln

Profitability index (PI)

2.02

Internal rate of return (IRR)

24.4%

Payback period (PP)

2.8 years

EBITDA(3rd year)

\$1.6 mln

Revenue (3rd year)

\$2.9 mln



PROJECT TECHNICAL PARAMETERS

Land plot characteristics:

area:

2,4 ha

agricultural purpose lands,
cadastral number is available.

Project location:

Petrykivska TC, Dnipropetrovsk district,
Dnipropetrovsk region.

Engineering infrastructure:

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

Initiator resources:

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

Transport infrastructure:

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

Mechanisms for cooperation:

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



ADDITIONAL INFORMATION

Farming Enterprise “Vidrodzhennia” grows agricultural produce:



FRUITS (APPLES) – 2400 TONNES;



BERRIES (STRAWBERRY) – 50 TONNES;



VEGETABLES (POTATOES, BEETS, CARROTS,
ONIONS) – 5000 TONNES.

The complex will provide:

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



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CREATION OF THE AGRICULTURAL AND PROCESSING CLUSTER “CHERVONY TIK”



Creation of the Chervony Tik agricultural processing cluster with a full production cycle, from growing raw materials to processing and releasing finished products: poultry farming, mixed feed, greenhouse vegetables/greens, bio-organic fertilizers. The project is planned to be implemented on the basis of the existing production capacities of the enterprise with connected communications, which provides a quick start to the project.



Expected land bank after expansion: 1,000 ha over 3–5 years.

Market outlets: wholesale markets and processing companies, trading networks of Ukraine and export markets, including the EU.

<p>INITIATOR:</p>  <p>LLC “Agrobud-1688”</p>	<p>DURATION:</p>  <p>2 years</p>	<p>TOTAL PROJECT COST:</p>  <p>\$3 mln</p>
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PROJECT GOALS:

- ▶ establish a modern, full-cycle agro-processing cluster and creation of 70 new jobs;
- ▶ invest in key production facilities: a poultry complex and a feed production - from growing feed to making meat and egg products;
- ▶ starting a greenhouse business for year-round cultivation of vegetables and greens;
- ▶ introduce a production of bioorganic fertilizers from agricultural residues.

PROJECT ECONOMIC INDICATORS

Net present value (NPV)	Payback period (PP)
\$3.1 mln	4.4 years
Profitability index (PI)	EBITDA(4th year)
2.0	\$2.12 mln
Internal rate of return (IRR)	Revenue (4th year)
33%	\$3.12 mln



PROJECT TECHNICAL PARAMETERS

Land plot characteristics:

area:

10 ha

agricultural purpose lands,
cadastral number is available.

Project location:

Apostolove TC, Kryvyi Rih district,
Dnipropetrovsk region.

Engineering infrastructure:

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

Initiator resources:

- existing production buildings: 6.000 m², suitable
- for reconstruction into a feed production, poultry complex, storage facilities, laboratory;
- potential to expand the land bank to 1,000 ha over 3-5 years.

Transport infrastructure:

- 19 km – highway Kropyvnytskyi – Kryvyi Rih – Zaporizhzhia;
- 4,8 km – railway station;
- 350 m – regional highway.

Mechanisms for cooperation:

- Involvement of credit resources, grant funds and direct investments;
- financial partnership;
- other opportunities of cooperation.



ADDITIONAL INFORMATION

Indicative production volumes after the project launch:



POULTRY FARMING (BROILERS) – up to 240.000 birds/year (≈ 430 tons of meat), potential of up to 400,000 birds/year.



BIOORGANIC FERTILIZERS – up to 1.000 – 1.200 tons/year, potential of 1.500 – 2.000 tons/year.



FEEDING PLANT – up to 5 tons/hour (own needs + partial sales).



GREENHOUSE FARMING – 2 ha, up to 500 tons/year of greenhouse produce (vegetables/greens), potential to 4 ha.

The complex will provide:

- ▶ a stable raw-material base and controlled, on-site production within a single facility;
- ▶ the production of value-added finished goods;
- ▶ reduced costs and improved logistics through the concentration of facilities;
- ▶ environmental efficiency through a closed cycle of waste recycling and the production of bio-organic fertilizers.



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