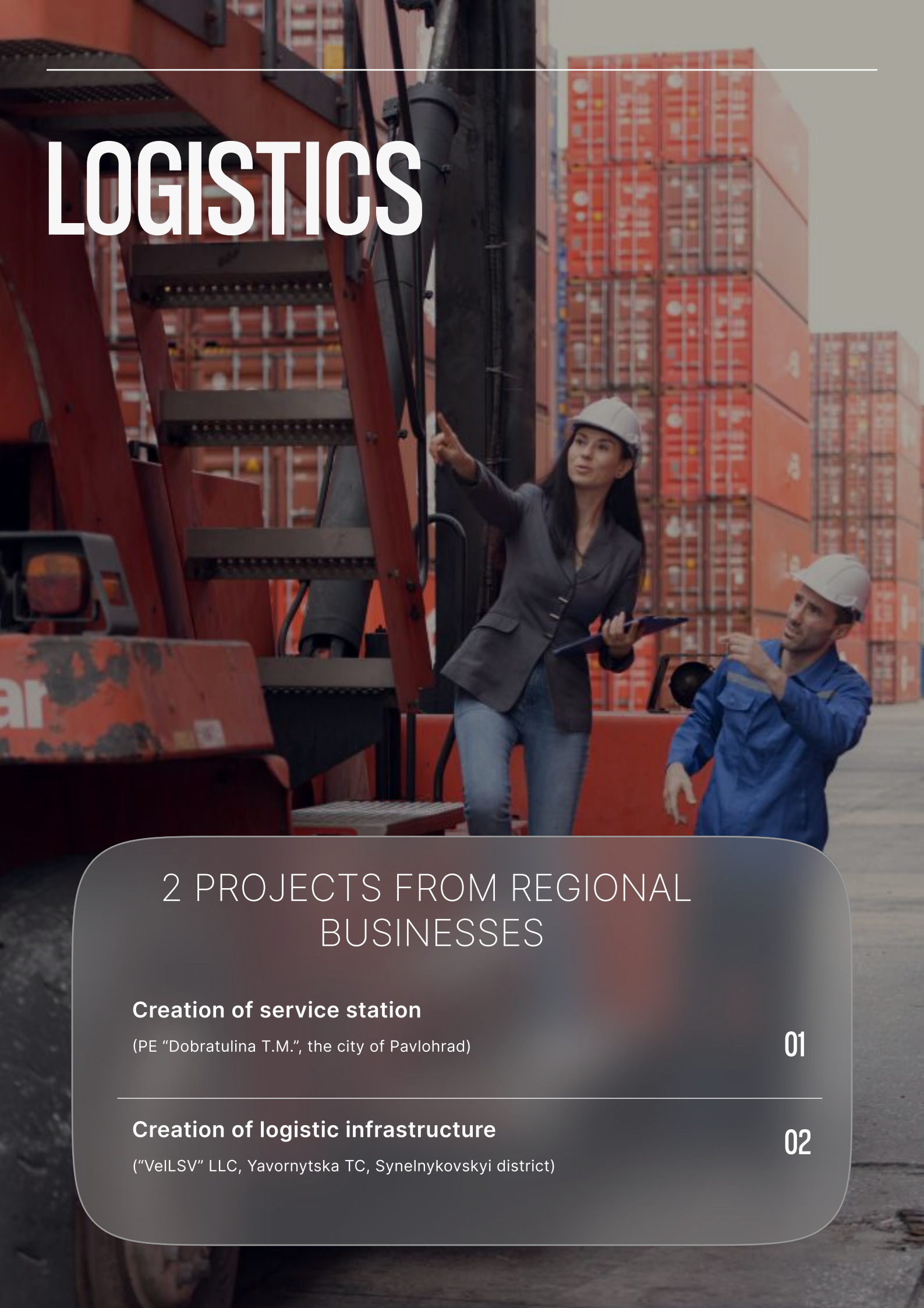


LOGISTICS



2 PROJECTS FROM REGIONAL BUSINESSES

Creation of service station

(PE "Dobratulina T.M.", the city of Pavlohrad)

01

Creation of logistic infrastructure

("VeILSV" LLC, Yavornytska TC, Synelnykovskyi district)

02

SERVICE STATION

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

- 1st floor – 4 posts on the lifts for the passenger car repair and 4 posts for the buses and trucks maintenance (inspection pits). There are cars computer diagnostics, tire fitting and balancing machines with an area of 540 m²;
- 2nd floor – the facility of 324 m² for placement of the motor vehicle parts store or the rest room.



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

INITIATOR:

**Private Enterprise
"Dobratulina T.M."**



DURATION:



11 months

TOTAL PROJECT COST:



\$275 thsd.



PROJECT GOALS:

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



PROJECT ECONOMIC INDICATORS

1. initiator contribution to the project implementation: \$137.5 thsd.

2. required investment capital: \$137.5 thsd.



PROJECT TECHNICAL PARAMETERS

Land plot characteristics:

area:

0.16 ha

commercial activities (car service station), cadastral number is available.

Project location:

the city of Pavlograd, Dnipropetrovsk region.

Engineering infrastructure:

project and engineering specifications for connection is available.

Initiator resources:

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

Logistics infrastructure:

- 1.3 km – E50 highway;
- 4 km – railway station “Pavlohrad-2”;
- 7 km – Pavlohrad bus station.

Mechanisms for cooperation:

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



ADDITIONAL INFORMATION

65% is complete of facility under construction:

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

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

Alignment with the sustainable development goals:



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CREATION OF LOGISTIC INFRASTRUCTURE

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

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



INITIATOR:



"VeILSV" LLC

DURATION:



1 years

REQUIRED INVESTMENT
CAPITAL:



\$6 mln



PROJECT GOALS:

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



PROJECT ECONOMIC INDICATORS

Initiator contribution to the project implementation: \$0.35 mln

Net Present Value (NPV)

\$6 mln

Profitability index (PI)

112%

Internal Rate of Return (IRR)

14%

Payback period (PP)

5.7 years

EBITDA

\$6 mln

Revenue (3th year)

\$9.2 mln



TECHNICAL PARAMETERS OF THE PROJECT

Land plot characteristics:

area:

6 ha

enterprises of other industry,
cadastral number is available.

Project location:

Yavornytska TC, Synelnykove district,
Dnipropetrovsk region.

Engineer infrastructure:

- water supply – 2.5 km water pipe-line;
- gas supply – 200 m;
- electricity supply – 1.0 km – electric substation 35/10.

Logistics infrastructure:

- 50 m – E-105 highway.

Mechanisms for cooperation:

- a joint venture creation;
- land plot sale.



ADDITIONAL INFORMATION

The logistics infrastructure project is an important investment opportunity, as changes in trade and the war in Ukraine are increasing the need for modern logistics hubs and storage facilities. In the current business environment, new solutions are needed for the storage, processing and rapid transportation of products, especially in regions with active economic activity and favorable locations. The development of such infrastructure makes it possible to ensure continuity of supply, reduce logistics costs and increase the efficiency of enterprises.

At the same time, it creates better conditions for the agricultural, industrial and trade sectors, which depend on reliable logistics. For the community, the project means new jobs, development of the territory and strengthening of its economic role, and for investors it offers an opportunity to enter a sector for which market demand is already forming.

Alignment with the sustainable development goals:



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