



BILA TSERKVA INDUSTRIAL PARK



BEGINNING

We launched the
Bila Tserkva
Industrial Park in
2018 from the
scratch.



BILA TSERKVA
INDUSTRIAL PARK

INDUSTRIAL PARK TILL 2030

\$250 mln

investments
attracted

235,4 ths.m²

total area of buildings
and premises constructed

30

operating
enterprises

4100

new jobs
created

71 ha

land plots
utilized



We are a team that develops
infrastructure and conditions
for sustainable industrial
development in Ukraine

WHO WE ARE

UFuture is a holding company, which has a diversified portfolio of assets in the fields of real estate, infrastructure, industry, renewable energy, pharmaceuticals, and IT.

The total area of the real estate projects covers over 3 million square meters.

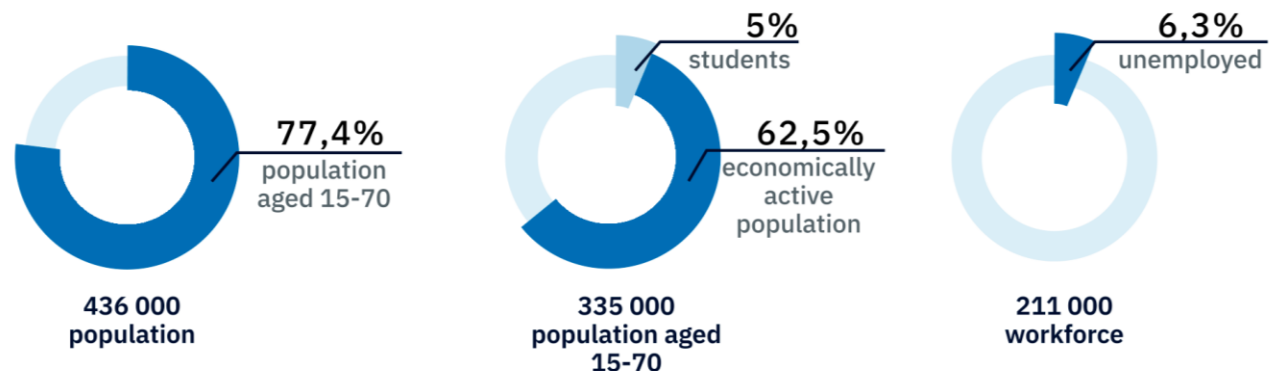


LOCATION ADVANTAGES



Bila Tserkva is the first biggest city in the Kyiv region

Demography



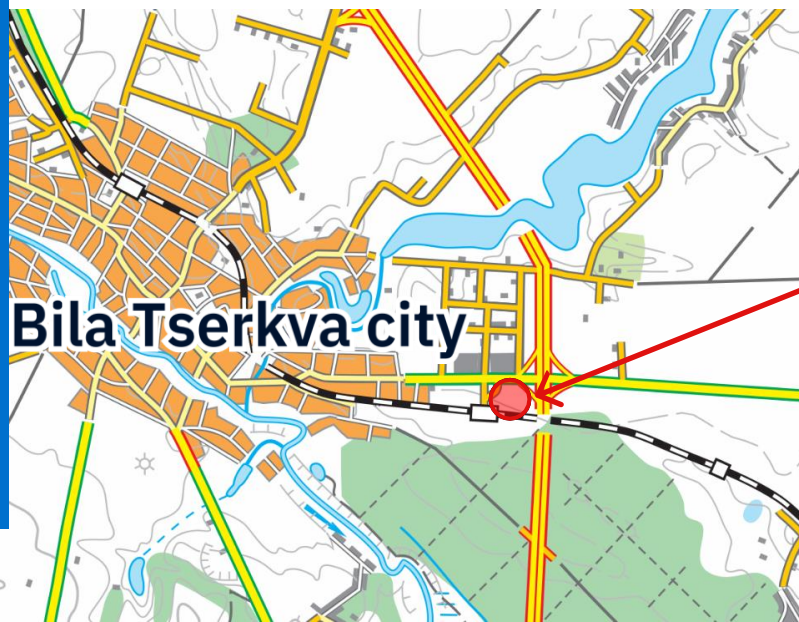
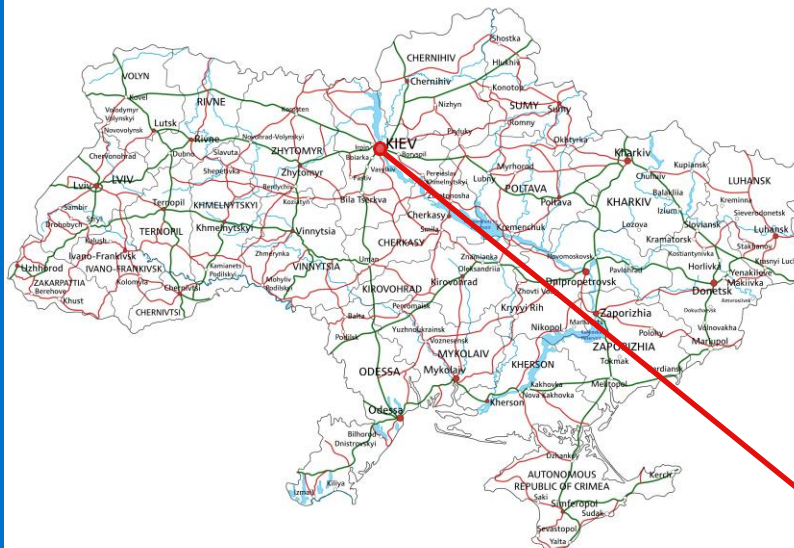
- **436 ths** population & **211 ths** workforce incl. suburbs (40 km radius). Many people have industrial background and expertise.
- **16,000 students & 16 educational institutions**, incl. 5 vocational colleges and National Agricultural University.
- Unemployed – **12 ths.** (based on Kyiv region unemployment rate 6,0% as of the year ended 2020).
- Lower emigration ratio vs Western Ukraine.
- Kyiv region is the most comfortable area for expatriates.

LOCATION / DISTANCE

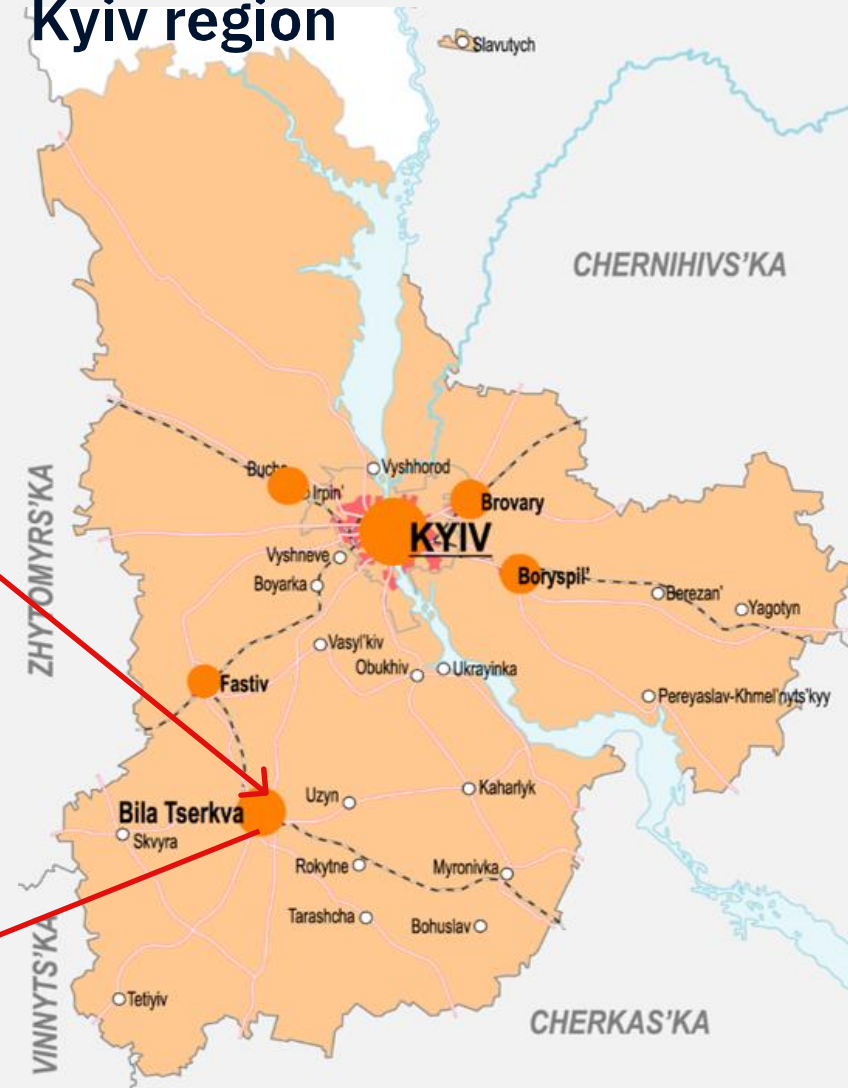
Distance to:

- 75 km → Kyiv city
- 0.9 km → E95 motorway (Helsinki – Kyiv – Odesa)
- 0.6 km → P32 motorway (Kremenets – Bila Tserkva)
- 0.0 km → Railway line
- 8.5 km → "Rotok" Railway Station
- 14 km → Cargo Aviation Terminal
- 120 km → International Airport (KBP)
- 390 km → Odesa Sea Port
- 14.5 km → Bila Tserkva customs office
- 468 km → OEM and EU border

Ukraine






Kyiv region



PRODUCTION COSTS

UTILITIES COSTS SUMMARY 2022

	UTILITY	COST, w/o VAT
	Electricity supply	flexible
	Natural gas	flexible
	Water supply	€ 0,4/m ³
	Wastewater	€ 0,56/m ³

LOCAL TAX RATES 2022

Industrial real estate tax (if used to own purposes)	0%
Warehouse real estate tax	€ 0,85 m ² / year
Local Industrial land tax	€ 1 050 ha/year
Local Industrial land tax for industrial park (project for 2023)	€ 80 ha/year
Local construction tax	0%

LOCAL WORKFORCE COSTS 2022

	NET SALARY, <i>per month</i>	GROSS SALARY, <i>per month</i>
MANAGER MA in engineering/economy, 5+ year of experience, strong English	≥ € 650	≥ € 985
ENGINEER MA in Engineering, 3-5 years of experience, basic English	≥ € 450	≥ € 682
WORKER College, 3+ years of experience	≥ € 300	≥ € 454

NET / GROSS SALARY STRUCTURE 2022

GROSS salary, including all taxes	€ 454
Social security tax (payable by employer)	22 %
Payroll income tax (payable by employee)	18 %
Military tax (payable by employee)	1,5 %
NET salary payable to employee	€ 300

BUSINESSES IN BILA TSERKVA

- **Diversified local economy** – food and pharmaceutical products, packaging, rubberware & tires, garment, agrimachinery, wood processing, production of furniture.
- **Advanced engineering infrastructure and qualified labor force** – strong potential and opportunities to develop industrial production.
- Strategy on City Development, Investment passport **are adopted.**



 biopharma

 terraFOOD

 PLANK
electro technic

 GEA



 Tribo

ArdaghGroup



 syngenta

 ROSAVA™
МИ ЗНАЮТ ДОРОГИ - ДОРОГИ ЗНАЮТ НАС

DISCOVER BILA TSEPKVA

- landscape park with total area 297 hectares founded in XVIII century.
- Zamkova Hora, the citadel where the city was established.
- St. John the Baptist Church and Transfiguration Cathedral built in XIX century.
- Great number of architectural monuments from the XVIII-XX centuries.



INDUSTRIAL PARK NOW

\$42 mln

investments
attracted

33 500 m²

industrial and warehouse
real estate is
commissioned

8

residents of the
industrial park

550

new jobs
created

14,5 ha

land plots
utilized / sold



MASTER PLAN & UTILITIES OF INDUSTRIAL PARK

(1 PHASE)



Electricity

Available capacity: 7,5 MW;
Voltage: 10 kV;
Distance: 0 m;
Extension up to 65 MW is possible.



Gas

Available capacity:
6 400 m³/h;
Distance: 0 m;
Pipe diameter: 250 mm.



Water supply

Available capacity:
1 300 m³/24h;
Distance: 0 m;
Pipe diameter: 160 mm.



Sewage

Available capacity:
1 300 m³/24h;
Distance: 0 m;
Pipe diameter: 200-400 mm.

OUR TRACK RECORDS

Bila Tserkva Industrial Park is developing infrastructure and creating conditions for sustainable industrial development in Ukraine.

Our team is proud of the successful design and construction of:

- > industrial and storage real estate;
- > prefabricated buildings;
- > engineering networks;
- > infrastructure and roads.

10-s km

engineering networks

25,000 m²

paved roads built

31,500 m²

production and storage facilities built

5 facility

built on a turnkey basis

STORAGE 1



STORAGE 2



FACTORY 1



FACTORY 2



FACTORY 3



OUR CLIENTS PORTFOLIO

1



2



3



4



5



6



7



NOVA POSHTA

8



OUR COMMERCIAL/INVESTMENT OFFER

- A. Sale/lease of land with utilities
- B. Sale/lease of ready-built industrial facilities
- C. Built to suit (buy or lease) of the facilities
- D. “One-stop-shop” (support with permits, business launch, product certification, etc).
- E. Operational services from IP managing company (security, maintenance of infrastructure and facilities of residents, HR- and LEAN-support)
- F. Sale of the Industrial park land bank / project



LAND PLOTS



BUILT-TO-SUIT



Plank Electrotechnic

- Modern building with total area of 3.6 ths. sq.m.
- Heating by thermal pumps combined with recuperation of waste heat from equipment, automatized accounting and remote access systems.
- The building is certified by BREEAM (high level of energy efficiency, ecology and personell comfort).
- Commissioned in 2Q2019.

**The single producer of electric furniture in
Ukraine**



Nova Poshta

- Modern building with total area of 3.9 ths. sq. m.
- Automatized sorting line with AI and machine learning systems capable to process more then 3 ths. of parcels per hour. Central office and client servicing outlet in the region.
- To be commissioned in 3Q2020.

**Innovative logistics depot in Bila Tserkva,
Kyiv region**

READY-BUILT INDUSTRIAL FACILITIES



4,300 m²

building area, including production, warehouse, technical and office area.



Frame

steel made by Astron (Luxemburg).



8 m

minimum clear height.
Maximum clear height: 9 m.



Walls and roof

built-up sandwich panels with heat and noise insulating properties.



4 t/m²

loading capacity on self-levelling floor.



2 cargo docks

equipped with industrial sectional gates. The height of a ramp is 1.2 meters.



brg

Two-floor industrial building **FACTORY 5** meets **BREEAM**, the British method of identification building's compliance to energy efficiency, environmental safety and decent working conditions. Production set up in the building can be certified by OHSAS 18001 and ISO 9001, that provides a resident of the industrial park competitive advantages on global markets.

ADD-ON VALUES

- A. Lowering investment risks.
- B. Developed production and transport infrastructure.
- C. Partnership and acceleration programs are in operation.
- D. Creating optimal supply chains.
- E. Developing sustainable ecosystem that mitigates negative impact on the environment, reduces consumption of energy and raw materials, and supports decent working conditions.



CONTACTS

Bila Tserkva Industrial Park

150 Levanevskogo Str., Bila Tserkva, Ukraine

Tel: +380 63 809 89 55

+380 44 364 78 89

Email: andrey.ropitskiy@ip-bt.com

<https://ip-bt.com>

Facebook

@BilaTserkvaIP

LinkedIn

@bila-tserkva-industrial-park-1

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More Available Production and Warehouse Premises



Production premises



Warehouse premises



Logistics terminal