ODESA CITY TERRITORIAL COMMUNITY



PROFILE OF ODESA CITY TERRITORIAL COMMUNITY

Odesa is Ukraine's largest seaside city and a strategic logistical, economic, and humanitarian hub on the Black Sea coast.

Territorial community area: 162 km²

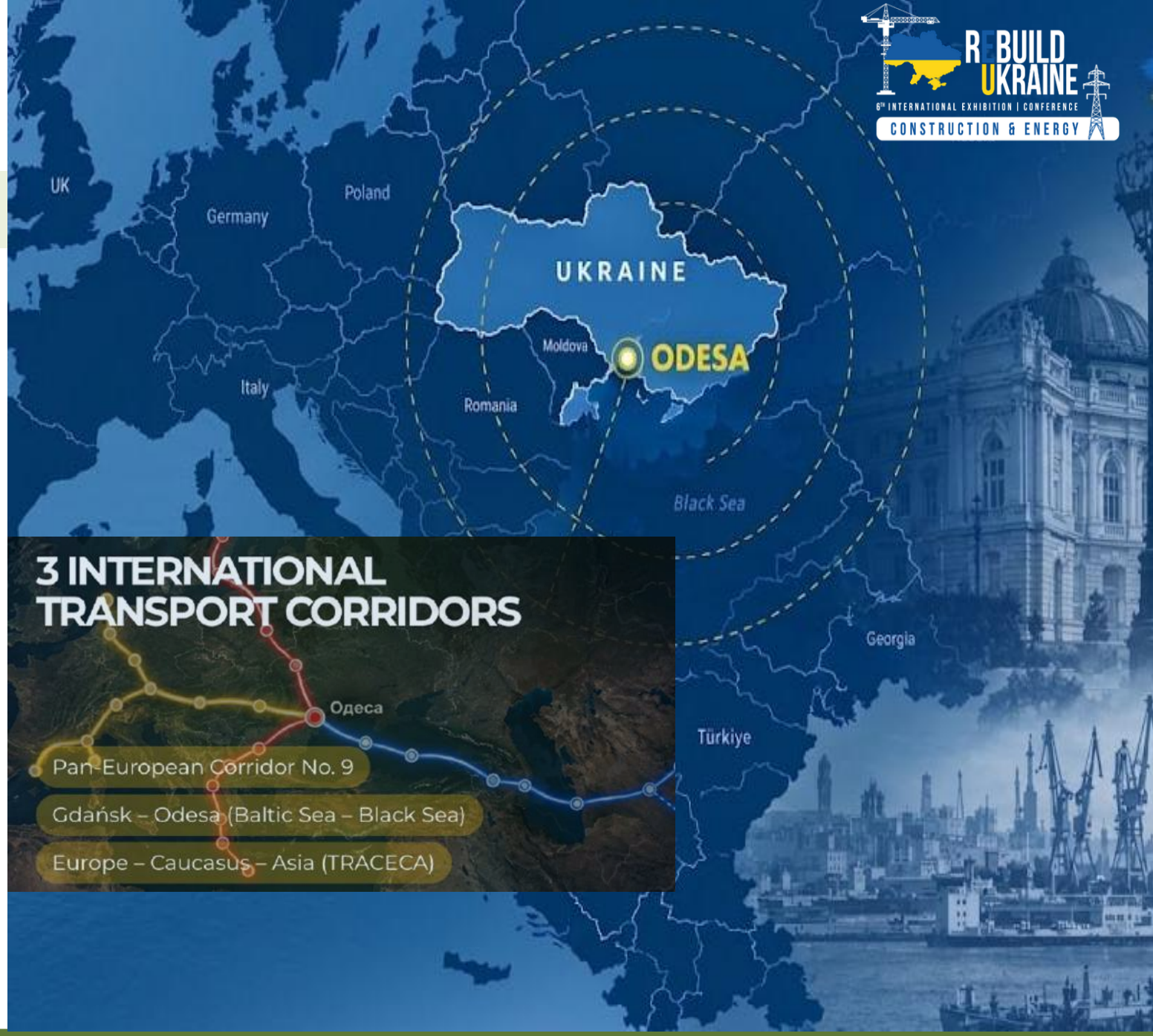
Population: 1,020,000

One of the largest ports on the Black Sea, a key logistics hub for Ukraine and the region.

Key transport hub: sea, rail, road and air connections.

The city is a **UNESCO Creative City of Literature (2019)**.

Strong investment potential: port infrastructure, industry, renewable energy, tourism and innovation.



INDUSTRIAL PARK “ODESA INNOVATION PARK”

WHAT IS THIS PROJECT ABOUT?

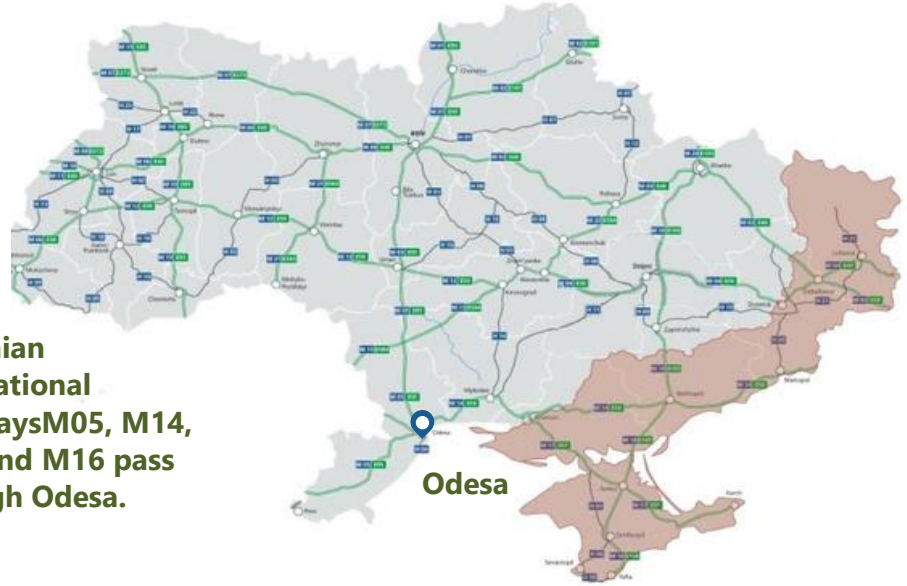
Industrial park “Odesa Innovation Park” will be created to provide the most favorable conditions for investors and to form a balanced economy in the city of Odesa.

Project initiator:
Odesa City Council.

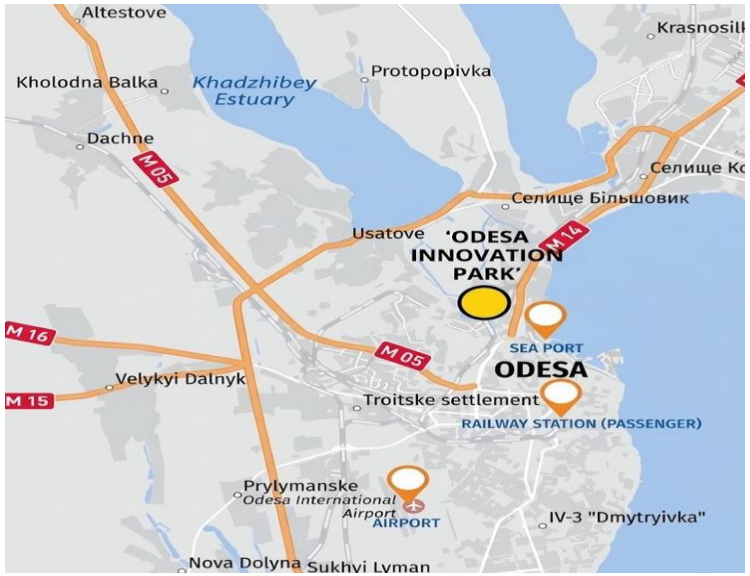
Park area:
142 hectares with the possibility of expansion up to 200 hectares.

Park operation period:
50 years from the date of registration.

Registration: Is planned.



Ukrainian international highwaysM05, M14, M15 and M16 pass through Odesa.



INDUSTRIAL PARK “ODESA INNOVATION PARK”

AVAILABLE PRIVILEGES FOR INDUSTRIAL PARK PARTICIPANTS IN UKRAINE:

Tax incentives

- Exemption from corporate income tax for 10 years.
- Exemption from VAT and customs duties on the import of new equipment.
- Local tax incentives (property tax and land fees).

Support from government and local authorities

- Interest-free loans for industrial park arrangement.
- Irrevocable target financing for engineering and transport infrastructure.
- Compensations for costs of connections to external engineering and transport infrastructure.





INDUSTRIAL PARK “ODESA INNOVATION PARK”

PRIORITY PROFILE OF PARTICIPANTS:



Agro-processing:
cereals, frozen vegetables and fruits, ready-to-cook products.



Biotechnology and Cosmetics:
dietary supplements, cosmetic products.



Energy:
BESS, energy storage systems, solar panels, inverters.



Electrical Engineering:
manufacturing of cables and communications equipment.



Polypropylene Recycling:
production of fibre from recycled materials.

INDUSTRIAL PARK “ODESA INNOVATION PARK”

WHAT ARE THE BENEFITS OF THIS PROJECT IMPLEMENTATION?

BENEFITS FOR THE INVESTOR:

+35% — **Industry Synergy**
Cost savings due to close proximity of related industries

<15 km — **Port Access**
Direct logistics to Odesa Commercial Sea Port for exports

ROI ↑ — **High Return on Investment**
Optimal cost of qualified labor and rapid payback period

100% — **Growth Outlook**
Full package of preferential terms for business operation

BENEFITS FOR THE LOCAL COMMUNITY:

600+ — **New jobs created in the local region**

₴ 📈 — **Revenue Growth**
Significant increase in tax revenues across all budget levels

Tech+ — **Innovation Sector**
Economic diversification and growth of high-tech industries

Infra — **Modern Infrastructure**
Enhanced regional competitiveness and market infrastructure

INDUSTRIAL PARK “ODESA INNOVATION PARK”

WHAT ARE THE ADVANTAGES AND OPPORTUNITIES OF THIS PROJECT?

REBUILD UKRAINE
6th INTERNATIONAL EXHIBITION | CONFERENCE
CONSTRUCTION & ENERGY

THE LOCAL AUTHORITIES WILL PROVIDE INVESTORS WITH:

0.001%
Preferential Land Tax
Minimal tax rate for investors

- **Development-Ready Site**
  Utility infrastructure & transport networks in place
- **Full-Service Support**
  Registration, permits, land & property matters
- **Management Office**
  Dedicated project support & media promotion

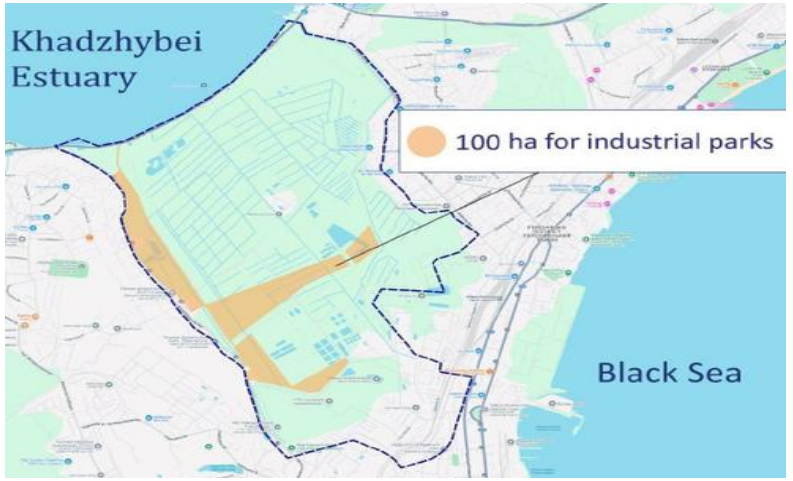
AVAILABLE LABOR FORCE (ODESA REGION):

142 ha
Park Area
Industrial development zone

600+ k
Labor Pool
Able-bodied population

67%
Employment Rate
Active workforce

7%
Unemployment
Available specialists



INDUSTRIAL PARK “ODESA INNOVATION PARK”

WHAT WILL BE PERFORMED BY INITIATORS?

PROJECT PERSPECTIVES:

- Land plot inventory.
- Assessment of the condition of engineering and transport infrastructure.
- Technical inspection of the protective dam of the Khadzhibey Estuary.
- Engineering-geological and geodetic surveys.
- Preparation of design documentation and obtaining technical specifications.
- Installation of utility networks and access roads.





INDUSTRIAL PARK “ODESA INNOVATION PARK”

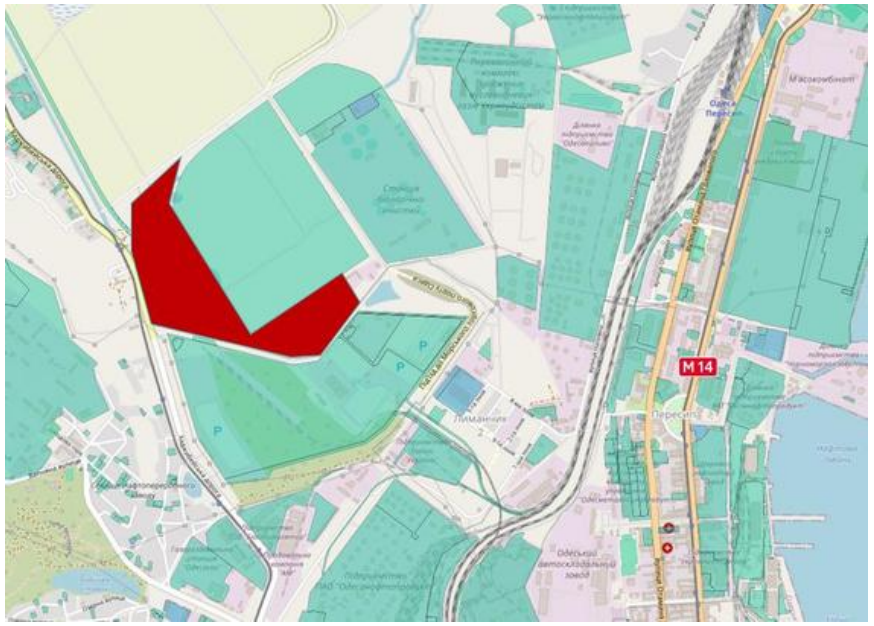
PROJECT DETAILS

Land plot status:
Inventory of the land needs to be conducted.

Total area of the land plot:
142 hectares.

Possibility for expansion:
Up to 200 hectares.

Site location: Peresypskyy district of Odesa city within the area of ‘irrigation fields’.



INDUSTRIAL PARK “ODESA INNOVATION PARK”

PROJECT DETAILS

DISTANCE FROM THE PLOT TO:

12 km

International Airport

Direct connection to Odesa International Airport

4 km

Highway M14

Immediate access to international transport corridor

5 km

Odesa Sea Port

Proximity to key maritime trade routes

ENGINEERING & TRANSPORT NETWORKS (WITHIN 3–5 KM DISTANCE)

- Electricity
- Water Supply
- Gas Supply
- M14 Highway
- Railway Line

INDUSTRIAL PARK “ODESA INNOVATION PARK”

PROJECT DETAILS

INFRASTRUCTURE OF THE INDUSTRIAL PARK (PLANNED):

CLUSTER 01

Agri-food Processing

Modern agricultural storage and deep product processing facilities.

CLUSTER 02

Biotechnology & Cosmetics

High-tech pharmaceutical and cosmetic synthesis labs.

CLUSTER 03

Energy Efficiency & Autonomy

Autonomous power solutions and renewable energy infrastructure.

CLUSTER 04

Cables & Communication

Electrical wiring, telecommunications, and tech manufacturing.

CLUSTER 05

Polypropylene Recycling

Eco-friendly polymer reprocessing and sustainable materials.

FUTURE EXPANSION

Synergy & Growth

Designed for high cross-industry integration and scaling.

MORE COMMUNITY PROJECTS



01 Underground Schools Construction

Barrier-free educational spaces ensuring uninterrupted in-person learning during air security threats.



02 Water Supply Backup Power System

Stage 1 (2026): 23.7 MW (€5.44M)
Stage 2 (2027): 43.8 MW (€10.22M)

Total Budget: **€15,660,000**



03 Development Strategy 2028–2034

Long-term roadmap defining strategic urban priorities and economic vision for Odesa.



04 Cogeneration Heat Supply Plants

Deployment of 24 cogeneration units providing 78 MW for total municipal energy resilience.

Total Budget: **€14,930,000**

PARTNERSHIP

International Organizations

Humanitarian, technical, and grant support programs for municipal infrastructure resilience.

Financial Institutions

Long-term credit and investment resources from development banks and international funds.

Partner Cities & Businesses

Direct sister-city support, knowledge exchange, and private sector investment attraction.



STRATEGIC FOCUS

Inviting international organizations, financial institutions, and private businesses to join forces in implementing infrastructure and social projects in Odesa.

Odesa City Territorial Community

REBUILD UKRAINE
6TH INTERNATIONAL EXHIBITION | CONFERENCE
CONSTRUCTION & ENERGY

Thank you for your attention!

Become part of Odesa's innovative future and grow your business with us!

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