



**EIB on Investing in Ukraine: War Has Changed the Approach, but Not the Outlook**



**Tomorrow it may be too late to invest: which niches investors are already entering in Ukraine**



**Investment and M&A Market in Ukraine 2025 — Wartime Pressures & Path to Recovery**

# INVENTURE

## Investment Digest Ukraine 2025



**Deep-Water Port & Rail Logistics Hub (100 ha) in Ukraine — Pivdennyi Sea Port**

## CORPORATE INVESTMENTS, M&A

- UAE to Invest \$760 Million in Ukrainian Defense-Tech Company Fire Point [>>>](#)
- Kyivstar closes one of the largest digital deals of the year: acquisition of Tabletki.ua for \$160 million [>>>](#)
- Kyivstar Acquires Taxi Service Uklon for \$155 Million [>>>](#)
- Kyivstar Acquires 12.95 MW Solar Power Plant in Zhytomyr Region for UAH 347.6 Million [>>>](#)
- Dutch Bunge Receives Approval to Acquire Vinnytsia Oil and Fat Plant [>>>](#)
- Kernel agrees to acquire Agro-Region Group in deal valued at up to \$110 million [>>>](#)
- Ofer Kerzner Acquires Kyiv's Leonardo Business Center and Ukraine Store Mall for \$70 million [>>>](#)
- Maksym Krippa Acquires 75% Stake in Kyiv's International Exhibition Center [>>>](#)
- Horizon Capital Launches Fundraising for New €300M Catalyst Fund to Support Ukraine's Recovery [>>>](#)
- EBRD and IFC co-invest US\$ 50 million in Dragon Capital's Rebuild Ukraine Fund [>>>](#)
- Ukrnafta Receives AMCU Approval to Acquire 51% of Shell Filling Station Network [>>>](#)
- Azerbaijan's NEQSOL to Acquire Ukraine's Largest Titanium Producer [>>>](#)
- Petro Pylypyuk Acquires Full Ownership of Modern Expo by Buying Out Partner's Stake [>>>](#)
- Ukrainian Private University KSE to Transform Golf Center in Obolon into New \$40M Campus [>>>](#)
- Serhiy Tihipko Acquires Idea Bank for \$36.5 Million [>>>](#)
- EVA chain of stores acquired a logistics complex in Brovary from Dragon Capital [>>>](#)
- Ukrainian REIT Inzhur Acquires Sky Park Mall in Vinnytsia from Dragon Capital for \$36 Million [>>>](#)
- UPG Receives Approval to Acquire a Second Batch of Privat Group Fuel Stations [>>>](#)
- Agroprosperis Sells 14,000 ha of Land in Sumy Region [>>>](#)
- OKKO Founder Acquires Agricultural Producer Kairos-Holding [>>>](#)
- Ihor Mazepa Acquires Leading Ukrainian Drilling Company Beiken Energy Ukraine [>>>](#)
- MSC Subsidiary Acquires Ukrainian Logistics Assets in the Largest Deal Since the Full-Scale War [>>>](#)
- Australian European Lithium Limited acquires titanium company Velta Holding with assets in Ukraine [>>>](#)
- Ukraine Awards Major Lithium Deposit to Investors Linked to Trump's Inner Circle [>>>](#)

## VC, TECH

- UK-Ukrainian Auto Financing Startup Carmoola Raises \$405 Million [>>>](#)
- PvX Partners Invests \$18 Million in Ukrainian Reface with a Focus on User Acquisition [>>>](#)
- Ukrainian Diligent Capital Partners Leads \$12 Million Investment Round in Neobank Tonik [>>>](#)
- Ukrainian Startup Limitless Raises \$10 Million From International Investors [>>>](#)
- Ukrainian Platform Liki24 Raises \$9M from Local and International Investors [>>>](#)
- Ukrainian Startup Swarmer Raises Record \$15M to Advance AI Systems for Drone Swarms [>>>](#)
- Ukrainian HR Platform Developer PeopleForce Raises \$5.4M [>>>](#)
- US-Ukrainian Startup Vermeer Raises \$10 Million for Drone Navigation Systems [>>>](#)
- Defense Startup Trypillian, Co-Founded by Ukrainians, Raises \$5M from Former UK Minister [>>>](#)
- U.S.-Ukrainian Investment Firm MITS Capital Invests \$3.74M in Ground Robotics Developer TerMIT [>>>](#)

## GOVERNMENT INVESTMENT & INTERNATIONAL FINANCIAL ASSISTANCE

- IMF Approves New Four-Year \$8.1 Billion Program for Ukraine [>>>](#)
- World Bank Raises Ukraine's Reconstruction Needs Estimate to \$588 Billion [>>>](#)
- European Bank for Reconstruction and Development provides a record €2.9bn to Ukraine in 2025 [>>>](#)
- European Investment Bank Provides Ukraine with Record €1.5 Billion in Financing [>>>](#)
- S&P Upgrades Ukraine's Credit Rating to "CCC+" Following Debt Restructuring [>>>](#)

**КОРПОРАТИВНІ ІНВЕСТИЦІЇ, PRIVATE EQUITY, M&A, IPO**

- Лукойл продає закордонні активи американському фонду Carlyle за \$22 млрд [>>>](#)
- Фондовий гігант зі США Nuveen купує лондонську інвесткомпанію Schroders за \$13,5 млрд [>>>](#)
- Розробник інфраструктури для ШІ Firmus залучив боргове фінансування на \$10 млрд [>>>](#)
- FedEx та консорціум Advent купують польського оператора поштоматів InPost за \$9,2 млрд [>>>](#)
- Hg Capital купує OneStream за \$6,4 млрд — велика угода у сфері фінтех-ПО [>>>](#)
- Німецький біржовий оператор Deutsche Boerse купує фінтех-платформу Allfunds за \$6,2 млрд [>>>](#)
- Capital One купує фінтех Brex за \$5,15 млрд для посилення бізнес-послуг і ШІ-платформи [>>>](#)
- Vistra Corp купує Cogentrix Energy з газовими електростанціями на 5,5 ГВт за \$4,7 млрд [>>>](#)
- Норвезька Telenor продає частку в тайській True за \$3,9 млрд компанії Arise [>>>](#)
- EQT придбає компанію з управління приватним капіталом Collier Capital за \$3,7 млрд [>>>](#)
- TPG купує контроль над американським виробником енергоінфраструктури Sabre за \$3,5 млрд [>>>](#)
- Talen Energy купує три газові електростанції потужністю 2,6 ГВт на суму \$3,45 млрд [>>>](#)
- Британський банк NatWest купує компанію з управління активами Evelyn Partners за £2,7 млрд [>>>](#)
- GSK купує американську компанію RAPT Therapeutics за \$2,2 млрд [>>>](#)
- Фармкомпанія Eli Lilly купує американську біотех-компанію Orna Therapeutics за \$2,4 млрд [>>>](#)
- TotalEnergies отримала повний контроль над НПЗ «Лукойл» у Нідерландах [>>>](#)
- Німецька Henkel купує нідерландського виробника спецпокриттів Stahl за €2,1 млрд [>>>](#)
- Apple уклала найбільшу M&A-угоду з часів Beats у боротьбі за AI-пристрої [>>>](#)
- Китайська Anta Sports купує 29% акцій Puma за \$1,8 млрд [>>>](#)
- Micron інвестує \$24 млрд у Сингапур для зменшення дефіциту чипів [>>>](#)
- Азійська Digital Edge побудує кампус дата-центрів вартістю \$4,5 млрд в Індонезії [>>>](#)
- Tesla інвестує \$2 млрд у xAI Маска та підтверджує початок виробництва Cybercab цього року [>>>](#)
- Sony та суверенний фонд Сингапуру GIC інвестують \$2 млрд у музичні каталоги [>>>](#)
- Ключовий постачальник боєприпасів для України CSG провела IPO на €3,8 млрд [>>>](#)
- Постачальник будівельного обладнання EquipmentShare провів IPO з оцінкою понад \$7 млрд [>>>](#)
- Американський виробник супутників York Space оцінений у \$4,75 млрд під час дебюту на NYSE [>>>](#)
- Фінтех PicPay братів Батіста з м'ясної індустрії оцінюється у \$2,5 млрд після IPO [>>>](#)
- Засновник Crypto.com купив домен AI.com за \$70 млн — найбільша угода з доменом у історії [>>>](#)

**VC, STARTUPS, TECH**

- Американський розробник платформ для аналізу даних та ШІ Databricks залучив \$5 млрд [>>>](#)
- Виробник AI-чипів Cerebras залучив \$1 млрд інвестицій при оцінці \$23 млрд [>>>](#)
- Заснований поляками AI-стартап ElevenLabs утричі зріс в оцінці до \$11 млрд [>>>](#)
- Американський стартап у сфері ШІ Humans& залучив \$480 млн за оцінки \$4,5 млрд [>>>](#)
- Американський ШІ-стартап Baseten залучив \$300 млн при оцінці \$5 млрд [>>>](#)
- TCV і Blackstone підтримали французький стартап PennyLane при оцінці \$4,25 млрд [>>>](#)
- Американський ШІ-стартап у сфері генерації відео Runway оцінили в \$5,3 млрд [>>>](#)
- Американський стартап Goodfire оцінили в \$1,25 млрд для дослідження роботи моделей ШІ [>>>](#)
- Індійський платіжний стартап Juspay залучив \$50 млн і оцінений у \$1,2 млрд [>>>](#)
- Американський стартап з попередження простоїв Resolve AI досяг оцінки \$1 млрд [>>>](#)
- Син Трамп бере участь у раунді інвестицій \$220 млн 3D-друкованого стартапу VulcanForms [>>>](#)
- Американська AI-лабораторія Recursive Intelligence залучила \$300 млн при оцінці \$4 млрд [>>>](#)



**EIB on Investing in Ukraine: War Has Changed the Approach, but Not the Outlook**

Nadia Calviño, President of the European Investment Bank (EIB) Group, emphasizes that investing during wartime is not only about responding to urgent needs but also about laying the foundation for Ukraine’s European future.



**Investments in Ukraine’s Agribusiness: Challenges, Opportunities, and Trends for 2025**

An in-depth analysis of investment dynamics in Ukraine’s agribusiness sector in 2025, including key focus areas, M&A activity, funding sources, risks, and growth prospects amid wartime conditions and economic recovery.



**Ukraine’s Port and Maritime Infrastructure in Wartime: Logistics Transformation and Investment Opportunities**

An analytical review of Ukraine’s port and maritime infrastructure in the context of war: the state of ports in 2025–2026, key risks, logistics transformation, and investment opportunities both today and in the post-war period



**Tomorrow it may be too late to invest: which niches investors are already entering in Ukraine**

Find out which sectors in Ukraine investors are already moving into—from MilTech to agriculture and logistics. Why delaying investments is risky, and why tomorrow may be too late.

INVENTURE

# M&A Market in Ukraine

## Wartime Pressures and the Path to Recovery

2025

InVenture presented the results of its annual investment market research: «Wartime Pressures and the Path to Recovery»

### Key Figures and Trends:

- **\$1.35 billion** — total value of announced and completed M&A transactions in 2025 (+10% compared to 2024)
- **123 M&A deals in 2025 vs. 114 in 2024** — moderate but steady recovery in activity
- **65% of transactions** involved local capital: domestic investors are currently the backbone of the market
- The 2025 market is driven by **mid-sized transactions** (\$10–50 million), while large-scale deals remain sporadic
- **Most active sectors:** IT, defense technologies and telecommunications, construction and commercial real estate, agribusiness and food industry
- **The InVenture M&A Index increased to 49 points** — the market has adapted to wartime conditions but remains below the level of a full-fledged investment cycle
- **Growing role of M&A as a survival tool**, not only a growth instrument (consolidation, exit from distressed assets, business relaunches, strategic repositioning, transfer of management control)
- The market operates in a “**long decision-making**” mode (extended due diligence timelines, prolonged approvals, deal closures)
- **Recovery expectations are already being priced into valuations** (some transactions reflect post-war recovery scenarios rather than current financial performance)
- **Increasing prevalence of structured deal formats** (earn-outs, phased acquisitions, minority stakes, options — standard practice)



**Deep-Water Port & Rail Logistics Hub (100 ha) in Ukraine — Pivdennyi Sea Port**

**Region:** Odesa Oblast, Port Pivdennyi

**Price:** negotiable

**Total land area:** 100 hectares, structured for various types of cargo flows and capable of operating as a single integrated port cluster.

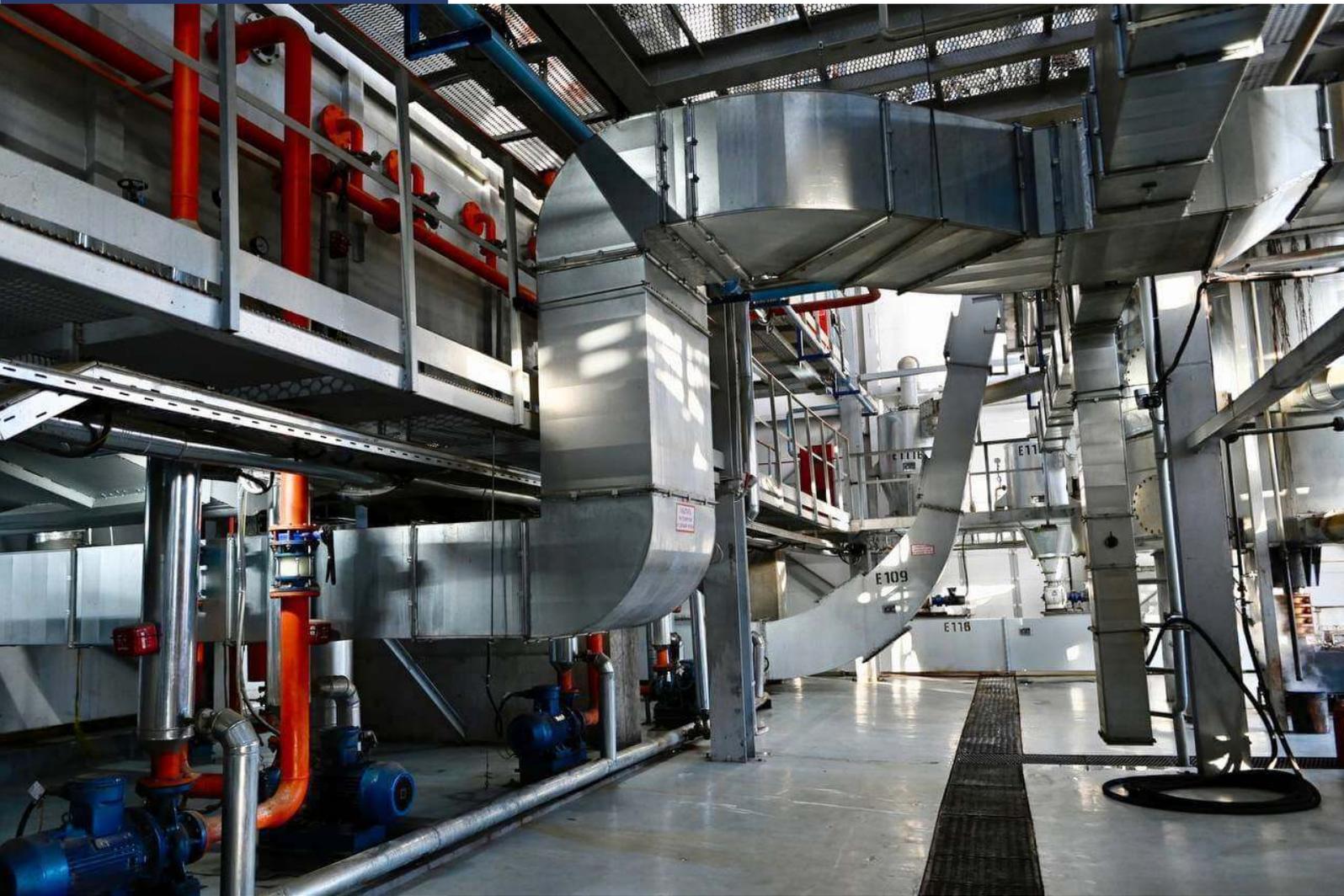
**Land structure:**

- 3 ha waterfront parcel — potential to construct a quay wall, develop a dedicated water area, and create a vessel handling frontage.
- 56 ha designated for a railway station — development of an electrified HUB station, marshalling yard, and railcar storage tracks.
- 23 ha allocated for a dry port / industrial and warehousing zone — suitable for a grain terminal, silos, and flat storage facilities.
- 14 ha designated for a container / multi-cargo terminal, grain module, or warehouse logistics.
- 4 ha reserved for additional industrial or warehousing facilities.

**Key technical capabilities and development potential:**

- Water depths of up to 19 meters along the shoreline, enabling operations for Panamax and Post-Panamax vessels.
- Provision for installing a gallery / conveyor connection from any section of the land plot to the waterfront.
- Preliminary pre-design approval for the development of a railway HUB station with a projected handling capacity of 2 to 10 million tons per year, including railcar holding yards.
- The location enables grain, container, liquid bulk, or mixed logistics operations, forming a multi-cargo cluster, including potential LNG and oil terminal infrastructure.

**Utilities:** possibility to connect electricity supply of 1 MW+; a water pipeline runs along the site; technical capability for gas connection is available.



## Modern High-Capacity Oil Extraction Plant

Region: Southern  
Ukraine

Price: \$45,000,000

A modern high-capacity oil extraction plant in Southern Ukraine is offered for sale. Strategically located in a port region with direct access to the EU, Asian, and Middle Eastern markets, the facility has an **annual processing capacity of 330,000 tons** of sunflower seeds and operates a fully integrated, export-oriented production cycle.

The plant underwent comprehensive modernization in **2018–2019**, including a full upgrade of core processing equipment and infrastructure. **The facility is equipped** with advanced pressing units, extraction systems, filtration lines, a certified laboratory complex, and automated quality control systems, ensuring stable operational performance and high efficiency.

**The plant produces** crude sunflower oil, pelleted sunflower meal, and sunflower husk, serving both domestic clients and international buyers under FCA and DAP contracts.

The enterprise operates in compliance with **ISO 9001, ISO 22000, and GMP standards**, guaranteeing consistent product quality and adherence to international food and feed safety requirements. Strong logistics capabilities — including road, rail, and water access — combined with vertical integration within an agro-industrial group and a stable proprietary raw material base, provide supply security, margin optimization, and long-term growth potential.

The asset represents a well-established, scalable industrial platform suitable for strategic investors seeking exposure to the agri-processing and export sectors of Ukraine.



## Modern distillery in western Ukraine

Region: Western Ukraine

Price: \$15,000,000

In 2022, the company underwent **large-scale modernization**. Today, it operates as a modern production facility specializing in high-quality rectified ethyl alcohol and deep processing of dried distillers grains.

**Total production capacity:** 2,000 dal per day.

**The company employs** 80 qualified professionals.

**The enterprise produces four types of products:**

- Udenatured rectified ethyl alcohol
- EAF (ester-aldehyde fraction concentrate)
- Fusel oil
- DDGS (dried distillers grains with solubles)

The company exports 50% of its production, while the remaining 50% is sold on the domestic market.

**Key advantages of the enterprise:**

- Strategic location close to EU countries
- Automation of technological processes
- Equipment modernized in 2022
- Own high-quality raw material base
- Compliance with European quality standards
- In-house logistics capabilities

The enterprise operates a fully automated production process.



## Sale of an Agricultural Enterprise with 5,500 ha (Irrigated)

**Region:** Dnipropetrovsk Region (Right Bank)

**Price:** \$12,990,000

### **Land Bank:** over 5,500 ha

- Lease (non-irrigated land) — 3,740 ha
- Lease (irrigated land) — 760 ha
- Owned land and land under 49-year lease — 1,000 ha

### **Soil type:** fertile black soils

The average lease payment is UAH 5,500 per ha (including taxes). Most lease agreements expire in 2030–2032. Short-term leases are systematically renegotiated and extended to long-term agreements. Land lease contracts are renewed without additional incentive payments. The enterprise maintains a strong and stable position in relationships with landowners.

### **Irrigation System:**

- Operational irrigation pipelines — 24 km
- Irrigated land — 760 ha (included in the asset value)
- Operational “Fregat” sprinkler machines — 12 units

### **Tangible Assets and Infrastructure:**

- Agricultural machinery (new and fully operational)
- Warehouse facilities (~10,000 m<sup>2</sup>), officially registered
- Office premises (~500 m<sup>2</sup>), officially registered
- Fueling complex (50 cubic meters)
- Liquid fertilizer storage tanks (100 cubic meters)

All permits and regulatory documentation are duly obtained.

**Organizational structure:** stable workforce and well-established operational processes.

The company has a strong business reputation in the region.



**Operating Metalworking Business in Kyiv for Sale**

**Region:** Kyiv

**Price:** €3,525,000

**Founded in 2016**, the company successfully adapted to the challenges of 2022 by shifting its focus to contract metalworking services (previously specializing in serial production of finished goods).

The company provides a full cycle of metal processing services and custom metal fabrication. Its business model is built around serving other manufacturing companies by supplying metal components for their products.

**Production facilities:** 3,700 m<sup>2</sup> (manufacturing, warehouse, and office premises) in lease.

**Power supply:** 500 kW, with a 240 kW backup generator.

**Equipment:** Over 40 units of modern machinery with a total value of €1,376,600 (net of depreciation).

**Qualified personnel:** Approximately 100 employees, including engineering, technical, and production staff.

**Intangible assets:** CRM system, IT infrastructure, client database.

**Financial performance:**

- Revenue for 2025: €3,289,478 (+12% vs. 2024; +34% vs. 2023)
- EBITDA for 2025: €755,092 (+31% vs. 2024; +52% vs. 2023)
- Equipment value: €1,376,600
- Raw material inventory: €310,000
- Finished goods inventory: €195,000

Current average annual capacity utilization: 40%

At 55% utilization: EBITDA increases to €1,340,000 per year.

At 75% utilization: EBITDA increases to €2,149,000 per year.

Estimated payback period at 75% utilization: 1.16 years.



## Prestigious and Profitable Family-Style Restaurant for Sale

**Region:** Kyiv, Koncha-Zaspa

**Price:** \$4,500,000

**A modern family-oriented restaurant and entertainment complex** is offered for sale in the prestigious Koncha-Zaspa area, with direct frontage on Kyiv Stolychne Highway.

This is an operating, systematically built business with a 5-year track record of successful operations, stable cash flow, and a well-established customer base.

Commissioned **in 2021**, the restaurant complex located on a **0.58 ha** land plot (0.2042 ha privately owned and 0.375 ha leased).

**Total area of real estate:** 1151,25 m<sup>2</sup>, of which:

- restaurant building – 585 m<sup>2</sup>
- two-storey terrace — 325.1 m<sup>2</sup> (commissioned in 2025)
- warehouses — 143.15 m<sup>2</sup> (commissioned in 2025)
- security house - 80 m<sup>2</sup> with rooms for staff accommodation and restrooms for guests of the summer terrace
- room for artists – 18 m<sup>2</sup>

**The concept is focused on premium family leisure:** the largest outdoor children's playground in the area, a spacious summer terrace accommodating up to 60 guests, and a large indoor children's zone with professional animation services. The kitchen concept features a Spanish Jospier oven and an in-house bakery specializing in yeast-free artisanal bread made with natural sourdough.

The property is fully equipped with **modern engineering infrastructure:** 150 kW transformer substation, 54 kW solar power plant, and a 140 kW diesel generator; gas heating (Buderus boilers); private well and centralized water supply; Aerostar ventilation systems; Haier air conditioning; as well as comprehensive security and fire safety systems. A spacious parking area is available, with potential for further expansion.



## Sale or Joint Investment Opportunity in an Operating Snack Production Facility

Region: Kyiv Region

Price: \$5,000,000

**Company established:** 2022; production launch: 2023.

**The core business activity** is the production of snack food products, including meat, fish, fruit, and grain-based snacks, pet treats.

The company's concept is built around manufacturing products across multiple niche segments. All technological processes and recipes are fully developed, product lines have been created, and distribution channels are well established.

**Current specialization:** meat snacks (98% of total turnover).

**Production capacity:** up to 300 tons per month (2 shifts, 5 working days per week).

**Current utilization rate:** approximately 5% (70 tons over 6 months).

**Sales system:** diversified (national retail chains and distribution partners). Key clients include ATB, FOZZY Group, METRO, Fora).

**Total production area:** 3,175 m<sup>2</sup> (comprising two separate production facilities). The premises are under long-term lease with an option to purchase.

### **Technological equipment includes:**

- Production line for meat and fish snacks;
- Production line for extruded rusks;
- Production line for protein chips, potato and corn chips (healthy food);
- Production line for chewable dental sticks for pets (PET segment).

**Intangible assets:** registered trademark, ERP system.

**Staff:** 40 employees. Sales and marketing functions are currently managed directly by the owner.



## Fruit garden in Carpathian region with an area of 241 hectares

**Region:** Ivano-Frankivsk Region

**Price:** \$4,000,000

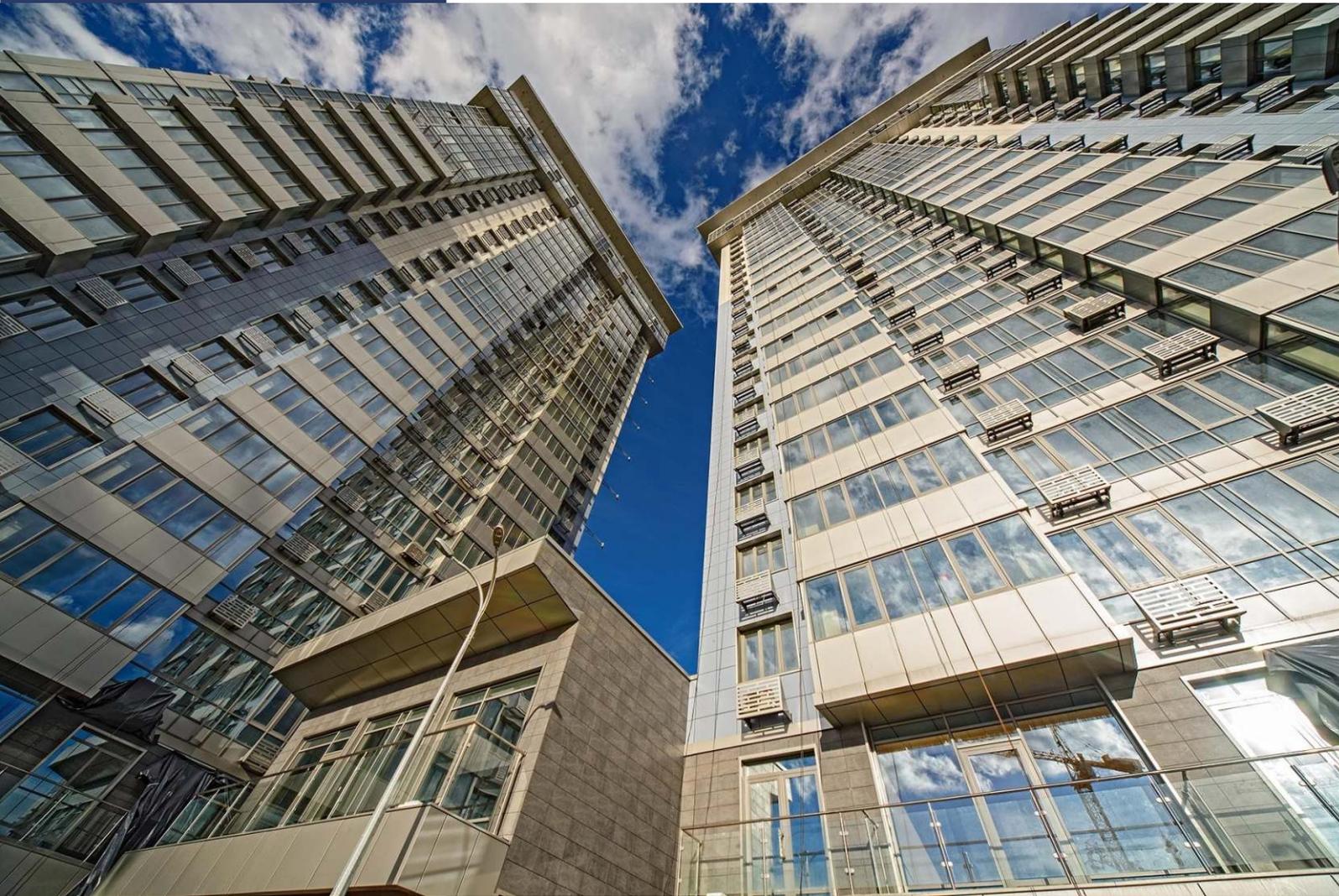
An operating high-tech fruit orchard in the Carpathian region is offered for sale. The enterprise covers **241 hectares** and **specializes in the cultivation and sale of apples, pears, and cherries** in an ecologically clean area between Ivano-Frankivsk and Chernivtsi regions.

The garden includes **78 hectares of working orchards** (72.5 ha apples, 1.4 ha cherries, additional hazelnut and walnut plantations) with 128,500+ trees aged 7–9 years. **Annual production averages over 2,000 tons of apples**, with established sales channels including retail chains, wholesale centers, and indirect export. The company operates in compliance with **ISO 9001 and ISO 22000 standards**.

**Infrastructure includes** a 2,000-ton controlled atmosphere cold storage facility, sorting line, drip irrigation system (60 ha), pumping station, reservoirs, warehouses, office premises, and dedicated power substation. The land is under a 49-year lease (until 2058) with favorable rental terms and preferential purchase rights.

The business demonstrates **stable financial performance**, experienced management, and expansion potential, including an approved project for planting an additional 100 hectares of apple orchards.

Proximity to EU borders enhances export opportunities.



**Sale of a 0.7 ha Land Plot with a 7,000 m<sup>2</sup> Standalone Building in Central Kyiv**

**Region:** Kyiv, Pechersk

**Price:** \$15,000,000

**A 0.7 ha land plot with significant development potential (up to 100,000 m<sup>2</sup>) and a standalone 7,000 m<sup>2</sup> building is offered for sale in the Pechersk district of Kyiv.**

**Land plot size:** 0.7037 ha

**Vacant land area:** approx. 0.5 ha available for new construction. Previous feasibility assessments considered the possibility of developing up to 100,000 m<sup>2</sup> of residential and commercial real estate.

**Ownership structure:** Private ownership (state title based on a Sale and Purchase Agreement).

**Designated purpose:** Reconstruction of the existing administrative building and construction of an administrative-residential complex.

**Land use classification (02.10):** Construction and maintenance of a multi-apartment residential building with retail, entertainment, and market infrastructure facilities.

**Existing building:** Total area – 7,042 m<sup>2</sup> (currently leased and generating rental income).

The asset represents a prime redevelopment opportunity in central Kyiv with strong residential and mixed-use potential.



**Industrial complex  
50,000 m<sup>2</sup>, 22 ha, Kyiv  
region, Pereyaslav-  
Khmelnitsky**

**Region:** Kyiv region,  
Pereyaslav-Khmelnitsky

**Price:** \$9,800,000

An industrial complex with a total built-up area of approximately **49,400 m<sup>2</sup>** located on a **22-hectare** land plot in Pereyaslav, Kyiv region, is offered for sale. The property was originally constructed in 1985–1990 as part of the military-industrial sector for high-precision instrument manufacturing and features substantial industrial infrastructure suitable for large-scale production or logistics operations.

**The complex includes production, warehouse, administrative, and auxiliary buildings**, with ceiling heights up to 12.6 m and overhead cranes with lifting capacities of up to 20 tons. **Total industrial space amounts to over 40,000 m<sup>2</sup>**, complemented by 8,700 m<sup>2</sup> of office premises. **The site benefits from 3.6 MW** of electricity capacity (expandable to 11 MW), gas supply, central water and sewage systems, heating, and four independent access roads.

Strategically located within the city of Pereyaslav (65 km from Kyiv and 45 km from Boryspil International Airport), the complex offers convenient access via regional highways and proximity to the Dnipro River.

The property represents a versatile industrial platform suitable for manufacturing, logistics, warehousing, or redevelopment projects.

Підписатися

Дайджест



**Industrial Complex  
(23,550 m<sup>2</sup>) with  
Construction Materials  
Production**

**Region:** Poltava Region,  
Kremenchuk

**Price:** \$13,500,000

**Land Plot:** 9.5 hectares (municipal ownership, leased).

**Total Building Area:** 23,550 m<sup>2</sup>, including:

- Operational production areas or premises leased to tenants – 14,727.6 m<sup>2</sup>
- Unfinished construction (full reconstruction of a building into a meat processing plant) – expanded from 5,730.9 m<sup>2</sup> to 7,000 m<sup>2</sup>. Construction progress – 24% completed (demolition works, columns, floor slabs, bomb shelter). Project documentation available for the meat processing plant, as well as for a 35/6 kV substation with a capacity of 2.7 MW (approved by the regional power operator).
- Other unfinished structures and facilities in technical condition unsuitable for use – 1,822.4 m<sup>2</sup>

**Utilities and Infrastructure:**

- Electricity capacity: 1.3 MW (two transformer substations, two connections), second reliability category
- Gas supply available (gas distribution unit on site)
- Heating – solid fuel boilers with total capacity of 512 kW
- Water supply and sewage systems
- Security and video surveillance
- Asphalted territory and new reinforced concrete perimeter fencing

**Construction Materials Production:** The facility manufactures dry construction mixes, paving slabs, and PVC finishing products. All product formulations are developed in compliance with Ukrainian state standards (DSTU). Product range includes:

- Paving slabs
- Cement-based dry mixes (tile adhesives, toppings, etc.)
- PVC corner profiles and PVC corner profiles with mesh



**Sale of a Fruit and Vegetable Juice Production Facility**

**Region:** Zakarpattia Region, Berehove (3 km from the EU border)

**Price:** \$6.45 million

**Real estate without equipment:** \$4.5 million

The enterprise is equipped with **SIG Combibloc production technology** and previously specialized in the manufacturing of natural juices. Since 2022, plant operations have been suspended, with production carried out only under individual orders.

The versatility of the equipment allows the facility to be repurposed for the production of **beverages, including dairy products and plant-based milk alternatives (soy, rice, coconut milk, etc.)**.

**Land plot area:** 5.9 hectares (owned)

**Administrative building:** 400 m<sup>2</sup>

**Production and warehouse facilities:** 11,000 m<sup>2</sup> (the warehouse complex is equipped with a racking storage system with a capacity of 2,800 pallet spaces).

**Two additional buildings of 1,500 m<sup>2</sup> each are leased out.**

**Equipment:** Production lines: CFA-405, CFA-209, CFA-706И-1-1243.1 (2009)

- 1L production line – 10,000 units/hour
- 2L production line – 2,500 units/hour
- 0.2L production line – 5,000 units/hour
- Blending department equipment (GEA system)
- Siemens automation and software systems

**Utilities:**

- Transformer substation – 3,500 kW
- Gas distribution unit – medium pressure
- Three artesian wells
- Sewage system
- Boiler house



## Sale of a Reinforced Concrete Structures Manufacturing Plant

**Region:** Vinnytsia Region, Ladyzhyn

**Price:** \$3,500,000

**Core Business Activities:** Manufacturing of precast reinforced concrete structures for residential and industrial construction, production of ready-mix concrete and mortar of various grades, reinforcement cages, and wood products.

**Production Capacity:**

2,000–3,000 m<sup>3</sup> of precast reinforced concrete per month and 4,000–5,000 m<sup>3</sup> of ready-mix concrete and mortar per month. Total capacity of metal cement silos — 4,200 tons.

**Land Plot:** 6.7848 hectares (privately owned).

**Buildings and Structures:**

Total building area — 17,335 m<sup>2</sup>.

Concrete plots and internal roads — 18,838 m<sup>2</sup>.

**Equipment:** Fully equipped production lines for manufacturing reinforced concrete structures for residential and industrial construction, concrete mixtures and mortars of various grades, reinforcement cages, and wooden products.

**Infrastructure:** The enterprise is fully supplied with all types of energy resources, including electricity (two independent lines from the thermal power plant and hydro power plant), industrial and potable water, thermal energy in the form of hot water and steam from the Ladyzhyn TPP, which significantly reduces operational costs for energy-intensive processes, as well as compressed air from an on-site compressor station.

**A railway spur line** enters the plant's territory with the capability to unload hopper wagons with cement. The enterprise also benefits from proximity to sand and crushed stone suppliers.

Several modernization options are available. The site is particularly well-suited for the development of an aerated concrete (AAC) block production facility or other energy-intensive industrial activities.



## Sale of a Self-Service Car Wash Hub

**Region:** Kyiv suburb, Sviatopetrivske (5 km from Kyiv city limits)

**Price:** \$630,000

**Start of operations:** October 2023

**Location:** Intersection serving as an interchange/exit from three directions — Velyka Kiltseva (Ring Road) / Vyshneve / Boyarka (Bilogorodka). Excellent visibility from all access roads.

**Land plot area:** 0.15 ha (15 ares), divided into 4 cadastral numbers

**Building area:** 40.1 sq.m

### General Information:

- Number of wash bays: 6
- Vacuum stations: 4
- Power connections: 2 (50 kW and 30 kW)
- Water wells: 2 (depths of 40 m and 140 m)
- diesel generator: 30 kW

### Equipment:

- High-pressure pumps (Nicolini, Italy) — 6 units
- Water tanks — 3 × 1,000 liters (cold, warm, osmosis water)
- Osmosis system
- Underfloor heating system in wash bays
- Solid fuel boiler
- High-pressure pumps — 3 units (Speroni, Italy)
- High-pressure compressors — 2 units (La Padana, Italy)
- Vacuum turbines — 4 units (Italy)

All technical documentation is available, including permits for construction commencement and completion, fully compliant with regulatory standards.

The car wash is a profitable operating business with strong growth potential.



## Sale of a Grain Elevator and a New 130 TPD Flour Mill

**Region:** Chernihiv Region, Kulykivka District, Horbove village (30 km from Chernihiv)

**Price:** \$2,600,000

The property complex is located on a land plot of **3.5 hectares**, secured under a long-term lease agreement for 15 years.

**The production complex** includes the following facilities: two production buildings with a total area of **3,200 sq.m**, an administrative building, transformer substation (KTP), checkpoint, weighbridge, laboratory, artesian well, water tower, two pumping stations, fire reservoir, flat grain storage warehouses (**capacity 14,000 tons**), grain silos (**capacity 6,000 tons**), and a finished product warehouse (**capacity 3,500 tons**).

**Total building area:** 11,282 sq.m.

The complex is fully equipped with the **necessary utilities** and infrastructure, including:

- Electricity supply of 600 kW (transformer substation located 30 meters from the facility, with an additional available capacity of 1,500 kW);
- On-site water well and internal water supply network;
- Firefighting water pipeline across the territory and fire reservoir;
- External sewage system and filtration fields;
- Heating system for the administrative building and flour mill.
- Gas supply is connected to the territory of the complex. According to the development project, gas connection to the grain dryer and administrative facilities is planned.

### Flour Mill Specifications

The flour mill was constructed in 2021 and commissioned in January 2022 but has not operated due to the outbreak of the war. It is a 75% wheat flour extraction mill with a processing capacity of 130 tons per day. Project documentation has been developed for the construction of a grain storage complex manufactured by KMZ Industry, with a total storage capacity of up to 24,000 tons, including grain cleaning and drying systems.



**Sale of a 7.5 ha Land Plot with Frontage on E50 / M12 Highway in Khmelnytskyi**

**Region:** Khmelnytskyi Region, Khmelnytskyi District, Ruzhychanska Village Council

**Price:** \$1,125,000

**Location:** Khmelnytskyi Region, Khmelnytskyi District, Ruzhychanska Village Council (Khmelnytskyi bypass road, E50 / M12 highway)

**Nearby facilities include:** Khmelnytskyi Airport, distribution warehouses of Epicenter and ATB, and a Nova Poshta terminal.

**Land plot size:** 7.46 ha

**Ownership:** Private property

**Designated purpose (11.02):** For the placement and operation of primary, auxiliary, and supporting buildings and structures of processing, machine-building, and other industrial enterprises.

**Plot Characteristics:**

- Direct frontage and access to the asphalt E50 / M12 highway
- Approved access road to the site
- Regular rectangular shape
- Electricity connection (1 MW+) requires installation of a 4–5 km cable line
- Gas supply available near the plot
- No flooding risks
- No underground utilities within the site
- Stormwater drainage available; possibility to construct a fire reservoir

**Preliminary design documentation has been completed for the construction of a 24,800 m<sup>2</sup> logistics complex.**

The site represents a prime industrial and logistics development opportunity with strong transport connectivity and proximity to key regional infrastructure.



## Operating Wood Processing Enterprise in Volyn Region for Sale

**Region:** Volyn Region, Ratne (80 km from the Polish border)

**Price:** €1,000,000

**Since 2014**, the woodworking enterprise has been producing kiln-dried lumber, furniture components, RUF briquettes, and processed wooden poles. The company specializes in niche, high-quality products, particularly bed headboard posts, which offer high added value, stable demand, and strong growth potential. The products are exported to the United Kingdom.

**The company also manufactures:** kiln-dried pine lumber (posts, Arris rails, large gate posts); finger-jointed timber made from selected pine and alder; RUF fuel briquettes; and debarked and sharpened wooden poles.

**Land plot:** 0.64 ha (privately owned)

**Buildings and facilities:** 2,220 m<sup>2</sup>

The site includes organized areas for sawdust and wood waste storage, round timber sorting, kiln-drying chambers, and finished product storage.

### Utilities:

- Electricity – 600 kW
- Water supply – artesian well
- Heating – boiler system
- Sewage – septic system
- Security and video surveillance system

**Production lines and equipment:** WENIG OPTICUT 200; HTZ1300SPP Mebor band saw; hydraulic press for solid biofuel production; WD-250/350 KBA (Walter) multi-rip saw; MXB3518 finger-jointing line; TD-500 KV beam saw; Weinig Unimat 23 E planer; BEZNER WP-35 debarking machine; 350 KBA crusher; and other auxiliary equipment.

The company employs 25 qualified and dedicated staff members.



# INVENTURE



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