



It is our responsibility to invest and launch an alternative manufacturing in Ukraine



Support of investments in the agricultural sector of Ukraine



Kyiv Warehouse Real Estate Market 2022

IN INVENTURE

Ukrainian Investment Digest Q2 2023



Agricultural company of 1900 ha with irrigated lands in Mykolaiv region (South Ukraine) for sale

CORPORATE INVESTMENTS, PRIVATE EQUITY, M&A

- Horizon Capital Growth Fund IV exceeds target, reaching US\$ 254 million [>>>](#)
- Kingspan Group implementing large investment project worth \$280 mln in Ukraine [>>>](#)
- German concern Bayer to invest €60 million in seed production in Ukraine [>>>](#)
- Nestlé is building a new \$45 million new pasta factory in Ukraine, Volyn region [>>>](#)
- Philip Morris International to invest \$30 mln in construction of new factory in Lviv region [>>>](#)
- Unilever to invest €20 million in new Ukraine factory [>>>](#)
- EBRD lends €42 million to support Cersanit in Poland and Ukraine [>>>](#)
- The "Dobrobut" medical network opened a new clinic in Kyiv for \$20 million [>>>](#)
- EBRD provides Ukraine agri holding Astarta with US\$ 30 million finance package [>>>](#)
- A large manufacturer of cereals and flakes Terra to build a plant in western Ukraine for \$20 million [>>>](#)
- MIGA to provide Dragon Capital a \$10M guarantee for investments in the M10 "Lviv Industrial Park" [>>>](#)
- The Superhumans Center for prosthetics and rehabilitation was opened near Lviv city [>>>](#)
- Rheinmetall may build a tank plant in Ukraine for €200 million [>>>](#)
- USAID to invest \$44 mln in development of infrastructure of Kernel, Nibulon and Grain Alliance [>>>](#)
- DTEK launched a 114 MW wind farm in the Mykolaiv region for \$200 million [>>>](#)
- OKKO to invest \$120 million in the agri-processing and \$200 million in renewable energy project [>>>](#)
- Epicenter-K has invested more than \$200 million in Ukraine since the beginning of the war [>>>](#)
- Velta to Build a Titanium Powder Plant in the US and Ukraine with a \$1.5B Investment [>>>](#)
- Duck meat producer "Smachne kachenya" bought Magelan shopping mall for UAH 620 million [>>>](#)

VC, STARTUPS

- Ukraine's Digital Fashion House DressX Raises \$15 Million to Boost Virtual Wearables [>>>](#)
- Ukrainian Digital Future VC exits YouAppi for \$45M [>>>](#)
- Dmitry Dubilet's platform for launching neobanks Fintech Farm raised \$22 million [>>>](#)
- Ukrainian-founded marketplace for new construction homes Propertymate secures \$5.5M [>>>](#)
- Ukrainian startup Awesomic has raised \$800k for international expansion [>>>](#)
- Haiqu Raises \$4 Million In Pre-seed Funding To Boost Adoption Of Near-term Quantum Computing [>>>](#)
- AI startup Zeely raises \$1M in a seed round for SMB growth app aimed at US, UK, Brazil, Mexico [>>>](#)
- Investments in production of UAVs by co-founder of monobank Vladimir Yatsenko grew to \$8 million [>>>](#)

GOVERNMENT INVESTMENTS, FOREIGN FINANCIAL SUPPORT

- IMF approves new loan for Ukraine for \$15.6 bln as part of \$115 bln overall financial support package [>>>](#)
- EBRD is deploying €3 billion in Ukraine in 2022-23 [>>>](#)
- Germany to allocate additional €12B in military aid for Ukraine [>>>](#)
- EBRD lends €200 million to Ukrainian Railways [>>>](#)
- UK defense giant BAE Systems to open office and invest in Ukraine [>>>](#)
- Ukraine's Energoatom And US-Based Holtec plans to build 20 nuclear power units in Ukraine [>>>](#)
- State Property Fund sold the Hermitage hotel in Kyiv for a record UAH 311 million [>>>](#)
- State Property Fund for the third time sold the Kiev plant Electronmash for UAH 121 million [>>>](#)
- Ukraine hands over Ocean Plaza shopping center to SPF for further privatization [>>>](#)



What is key to Ukraine's post-war growth

Arup Banerji, World Bank Regional Country Director for Eastern Europe: "Key to Ukraine's post-war growth - a more competitive market economy and strengthening the coverage and targeting of social assistance"



Why American business should invest in Ukraine

Daniel F. Runde and Sergiy Tsivkach shared their thoughts on why American business should invest in Ukraine



We are going to increase, scale our presence and our investments in Ukraine

Alfonso Garcia Mora, IFC's Vice President for Europe, and Latin America and the Caribbean: "We are helping specific priority sectors in Ukraine by providing working capital as well as providing support for long-term investments"



How can a foreigner invest in Ukraine?

"The biggest financial risk nowadays is not investing in Ukraine right now" – this is how the Advantage Ukraine investment platform was presented at the New York Stock Exchange.



Rebuilding Ukraine with Private Sector

Investing in Ukraine's private companies Safer Bet Than Silicon Valley

Investing in Ukrainian private companies, especially in existing dynamic small-to-medium-sized enterprises (SMEs), is becoming a safer bet than chasing venture-capital startups and the next unicorn



Ukraine needs investors to rebuild its war-torn economy

Ukraine's long-awaited push to liberate territory held by Russia may have got off to a slow start, but the country is already planning for its future after the war — and turning to private investors for help.



Ukraine and the West in preparation for the biggest reconstruction since World War II

A recent estimate from the Kyiv School of Economics put the total damage to Ukrainian infrastructure at \$138 billion, while President Zelensky has estimated that rebuilding the country could end up costing more than \$1 trillion.



Kyiv Warehouse Real Estate Market 2022

CBRE Ukraine research: "Kyiv warehouse real estate market in 2022"



Production and supply of aluminum structures, facade and window and door systems

Region: Ukraine, Center Ukraine

Price: \$17 549 500

The company has been working on the construction market since 1996 and is a leader in the production and supply of aluminum structures, facade and window and door systems in Ukraine.

Production lines are equipped with high-tech equipment that ensures compliance with European quality standards. The plant operates according to the international standard ISO 9001 and the European harmonized standard EN 1090, all products have CE marking for foreign markets.

The property production complex is located in the central part of Ukraine on a land plot of 2.67 hectares, the total area of production, warehouse and office premises is more than 15,317 sq.m.

The enterprise employs 200 people.

The main areas of production activity:

- Extrusion of aluminum profile of any type and configuration. Standard profiles, Client profile systems.
- Glass processing: glass tempering, artificial aging, edge processing, painting and bending of glass, production of architectural glass units.
- Design and manufacture of transparent enclosing structures, any types of facades, transparent structures
- Window and door, sliding systems of the EN standard from REHAU metal-plastic profile.
- Modern lines of powder painting. Wide texture, RAL, QUALICOTE CERTIFICATION.



**Agricultural company
of 1900 hectares in the
Nikolaev region with
irrigated lands**

Region: Ukraine,
Mykolaiv region

Price: \$6 337 000

A crop growing agricultural company with a land bank of 1900 hectares including 1400 hectares of irrigated land in the Nikolaev region for sale

The main type of business activity of the enterprise is sowing, cultivation, collection, processing, sale of agricultural crops (alfalfa, rapeseed, sunflower, grain crops), including the implementation of the production process for pressing, granulating alfalfa and straw.

The land bank includes 1,900 ha, of which 1,400 ha is irrigated (long-term lease)

To ensure reclamation and functioning of water irrigation of fields, the following are used:

- 8 sprinkling machines (Fregat, Kuban) with an irrigation capacity of more than 6,000 cubic meters. m. per 1 ha
- reclamation underground system with a length of 9.4 km.
- two electrical networks with electrical transformer substations 630 kVA and 400 kVA with a total length of 8.5 km, electric pumps, buildings for irrigation water purification.

For the functioning of agricultural and industrial needs, high-quality equipment from the best manufacturers in Europe, the USA and Canada is used: John Deere and New Holland heavy tractors - 4 units, medium-heavy tractors - 5 units; vehicle fleet, in the amount of 11 units; field work equipment: Krone balers and mowers; Golden Eagle rakes; Tubeline Accelerator conditioners; heavy Lemken and Amazone attachments; seeders Brillion, Harvest and Gavest Manitou, Toyota.



Walnut orchard with an area of 320 hectares

Region: Ukraine,
Mykolaiv region

Price: \$1 200 000

In 2011, the enterprise created and registered a project for a walnut orchard, as well as carried out its planting. In 2019, the area of the orchard has been increased to 320 hectares. Since 2018, the orchard has begun to bear nuts.

There are 32 000 walnut trees. Landing scheme is 10m x 10m.

Planting by year: 2011 – 30%; 2013 – 10%; 2018 – 25%; 2019 – 35%; Sorts: Peschansky, Kogylnychanu, Kostyuzhensky, Skinoski, Kazaku.

The land bank of the enterprise is 500 hectares. The lease agreement is signed for 49 years. Plateau. Humus - 64-81 cm.

In the rest of the area and in the aisles of young trees the cereals, oilseeds and legumes are grown.

On the territory are located:

- A building with a dining room and a gatehouse, a hangar, a gazebo, a shower, a toilet;
- Water well (storage capacity of water is 20 m3);
- An autonomous 5.5 kW solar power plant;
- Meteorological station;
- Fuel filling station 5 m3

The estimated cost of the equipment is \$200 000



Organic berry farm with expansion project in Kyiv region for sale

Region: Ukraine, Kyiv region, Fasova (40 km from Kyiv)

Price: \$1 300 000

Land bank: 75 ha, 1 array (private property)

Certificate: Organic Standard

Plantation structure:

- 2 ha - raspberries planted in 2022
- 5 ha - strawberries planted in 2021/2022

Utilities:

- own electrical substation - 160 kW
- 2 artificial reservoirs with a capacity of 2000 m3
- 14 wells and 45 ha irrigation system with underground main pipes, filter stations and drip irrigation
- greenhouse for growing seedlings
- CCTV, Internet
- asphalted entrance directly to the site

On the territory are located:

- hostel for 72 seasonal workers
- kitchen and showers for 100 people
- refrigerating (56 m3) and freezing (70 m3) chambers for cooling and long-term storage of berries
- apiary (beehives for pollination)

Agricultural machinery.

Container (boxes)

Products are sold through supermarket chains, retail trade and under export contracts.

Staff



Detached building 4200 m2 in Pechersk in Kyiv (center part) for sale

Region: Ukraine, Kyiv

Price: \$6 000 000

A detached building of 4200 m2 is for sale, a plot of 21 acres in Pechersk in Kiev for various uses (medical clinic, club house, private residence, embassy, hotel, office center, elite private school or kindergarten, etc.).

Land plot: 0,21 ha (privately owned), there is a good potential for redemption / registration of neighboring plots

Gorgeous view of the center of Kyiv!

Total real estate area: 4,200 sq.m.

Number of floors: 4 floors + attic

Layout: open space

Electricity: 385 kW (transformers on site)

Underground parking: for 30 cars (5-7 parking spaces on the ground parking)

Elevator shaft

Condition: all construction works are done, all communications are connected, the territory is partially ennobled, the premises are without interior decoration.



Food production complex of 6,000 m² near Kyiv for sale

Region: Ukraine, Kyiv region, Kyiv-Svyatoshinsky district, village Tarasovka

Price: \$2 500 000

A new production facility - food production of refrigerated semi-finished products (unfinished construction) for sale.

The area of the land plot is 0.778 ha (there is an opportunity to buy an additional 0.5-1 ha)

The area of the building is 6,103 square meters.

Number of floors: 3 floors

Loading-unloading: 4 ramps (2 – finished products; 1 – raw materials; 1 – packaging)

Categories of premises under the project: Production with separate shops, warehouses, incl. for refrigerating chambers, a laboratory, a sales hall, a reception, an assembly hall, a dormitory, a recreation room, a hairdresser, etc.)

Electricity: 810 kW, technically it is possible to increase it, the cross-section of the wire allows

Water receivers from the roof (shower)

Well (technical water, not deep, good quality). There are plans to drill one more well (if necessary)

The possibility to buy with an existing business. Main products: chilled semi-finished products, dough for baking, dough with filling, circles for dumplings, pasta, ravioli and others. Bread, sandwiches, etc. There are practically no competitors in terms of product quality in this segment.



Industrial and warehouse complex with a expansion potential

Region: Ukraine, Kyiv region, Gostomel

Price: \$1 650 000

A new production and warehouse complex is offered for purchase (new premises 1300 m², administrative building 450 m², construction in progress 1844 m², plot 3 ha, 630 kW), Kyiv region, Gostomel for sale.

Plot area: 3 ha (industrial land, property + long-term lease).

There are following property on the territory:

- New premises (warehouse) - 1268 m², length 54 m, width 24 m, height 11 m (useful height 9.2 m), sandwich panels 120 mm mineral wool, sawless floor 4 t/m², 2 ramps with hydro platforms, LED lighting.
- Administrative building 450 m² (2 floors + basement), without finishing. Everything is put into operation.
- Unfinished workshop 1844 m² (readiness 40%).

Utilities:

- Transformer 630 kW
- Centralized water/sewerage + well
- Paving stone FEM 100 mm for trucks
- Specification for gas 250 m³/hour
- Specification for water for firefighting
- The territory of the plots is surrounded by a concrete fence around the outer perimeter

There is a possibility of a significant increase in the area at the expense of neighboring ones (up to 17 hectares).

Sale options:

1. Sale of all assets: \$1,650,000
2. Sale of all assets, including construction in progress, without land plot (3 ha): \$1 100 000



**Solar plant 10.8 MW,
Ukraine, Cherkasy
region**

Region: Ukraine,
Cherkasy region,
Bubnovska Slabodka
village

Price: 8 601 520 EUR

Operating Solar plant 10.8 MW in Ukraine, Cherkasy region with a 6,4 years payback period for sale.

Area: 19.78 ha (in property)

DC power capacity: 10.888 Mwp

Contracted MW AC as per PPA: 9.9

Average irradiation GHI: 1213 kWh/kWp/m²/year (SolarGIS)

Quantity of PV modules: 32 994

Modules type and capacity: Seraphim SRP-6PA-330W

Quantity of inverters: 165

Type of inverters: Hopewind Hopesun-60KTL

Quantity of transformer substations: 6

Type of connection to the substation: 35 kV

Transformers type: TMG-2000, 2000 kVa, TMG-1600, 1600 Va

PV Field Orientation: tilt 25 °, azimuth 0 °

Green tariff: 0,1275 EUR per KWt without VAT

According to Law No. 3658 of 21.07.2020, the “green” tariff for solar power plants commissioned in 2020 is 127.50 euros per MWh. This tariff will be valid until January 1, 2030.

Due to the low operating costs and the absence of land rent (since the land is privately owned), taking into account the actual generation indicators shown in the table, the payback period is 6,4 years. Ukraine has a great potential for the development of the solar energy segment.



German retail chain of home accessories, decoration, furniture and gifts for sale

Region: Ukraine, Kyiv

Price: \$1 200 000

An existing business for sale - 7 retail stores and the rights to an online store of a German brand of household goods (decor, furniture, home accessories, gifts).

The company operates in Ukraine for over 12 years on the basis of a franchise agreement with a German brand (on exclusive rights until 2029 with automatic renewal every 5 years).

Apart from Ukraine, stores of this brand are represented in 9 countries. There are 120 stores in Europe and more than 40 million visitors annually. In Germany, Austria, Switzerland, Spain, France and the UK stores are run by its own company, while in Hungary, Czech Republic, Greece, Croatia, Malta, Luxembourg and Ukraine - on a franchise.

The range of products - goods for home of the German brand with the official manufacturers guarantee, made of high-quality materials which takes into account the current trends in interior design.

Subjects of Sale:

- An operating business with all contracts and staff;
- TM registered in Ukraine;
- 7 offline stores with corporate interior in excellent locations, trade equipment, favorable rental conditions and the right of local production of goods;
- Online store - a website on an effective platform;
- Well-promoted social networks (Facebook and Instagram);
- All paid supplies at the time of the transaction.



Production of shoes, bags and accessories in Kyiv

Region: Ukraine, Kyiv

Price: 347,000 EUR / 515,750 EUR (with property)

The production is located in a non-residential premises with an area of 135 sq.m.

Property consists of a procurement workshop, a tightening workshop, a leather warehouse with a cutting table, a room for a fashion designer and an accountant + racks with shoe models, a room with a compressor, a bathroom, a kitchen.

The production line was established and launched in 2021, it worked for one year before the start of the war). To date, there is no activity.

Components of production: Italian pads are used in production; as a lining for all shoes, delicate aniline nappa leather made in Italy is used; the top of shoes and for the manufacture of bags - only high quality genuine leather; heels and leather soles from leading Italian manufacturers; a sole made of polyurethane or leather from Ukraine is also used.

The average productivity of the enterprise is 300-400 pairs of shoes per month. It is possible to expand the production capacity by 2 times with minimal investment, due to the organization of an additional sewing workshop.

Sale price structure:

- equipment and software - \$314,000 EUR
- inventory - \$33,000 EUR
- real estate - \$168,750 EUR



Construction of a large terminal for storage, transshipment and processing of agricultural crops in Transcarpathia

Region: Ukraine, Transcarpathia region

Investments: \$16 759 568

Attracting investments in the construction project of an elevator complex for **88,752 tons of grain storage** and **transshipment of more than 1 million tons of grain crops**, an oil extraction plant, a mill and the organization of a dry port near the border with Europe (5 km).

Land plot - 13 hectares (lease agreement for 49 years, there is a plan to buy the land plot)

Storage of products is carried out in metal silos with a volume of: 12 476 cubic meters - 5 pcs.; 8 442 cubic meters - 5 pcs.; 1 261 cubic meters - 5 pcs.

The next stages of the development of the site provide for the organization of the following production facilities:

- Flour-grinding production, with a capacity of 300 tons / day
- Oil press production, with a capacity of 200 tons
- Cereal factory, production of pasta
- Plant for the production of halva
- Corn processing plant
- Refrigeration complex for storing vegetables, fruits, meat, fish.
- Dry port with subsequent shipment of containers to the Rijeka port

Indicators of economic efficiency of the project:

- Payback period: PBP 48 months.
- Discounted payback period: DPBP 50 months.
- Net present income for 60 months. project, NPV \$7,187,390
- Average rate of return, ARR 28.58%
- Internal rate of return, IRR 15.14%
- Modified internal rate of return, MIRR 8.52%
- Profitability index, PI 1.43



Production of reinforced concrete structures and building materials in Western Ukraine

Region: Ukraine,

Price: \$4 300 000 / \$1 800 000 (without quarry)

Land plot with a total area of 6.8 hectares (on a leasehold basis)

The total area of property is 13,500 sq.m., which includes: an administrative building, production, storage facilities, garages - boxes for storing large equipment. Production facilities are operating workshops for the manufacture of enterprise products. The workshops are equipped with working equipment and accessories, as well as lifting and transport devices and cranes.

The area of the main production facility of the workshop is 4300 sq.m., dimensions length 120 m * width 36 m, height 12 m.

Utilities:

- Own electrical substation with a capacity of 1.3 MW
- Medium pressure gas, pipe diameter 200
- Sewerage
- Water tower
- Railway line on the territory of the enterprise

The company's products are certified:

- A wide range of reinforced concrete products: panels (panel length from 9 to 12 meters), various types of ceilings and lintels, foundation blocks, curbs, various configurations of reinforced concrete products
- Building materials: sand, cement mortars, crushed stone, concrete
- Manufacturing of plastic windows and doors

The structure of the enterprise includes a **limestone quarry** suitable for the production of building crushed stone and rubble stone (3 km from the site). Special Permit for the use of subsoil - 23 hectares. Reserves: cat. A + B + C1 - 6500 thousand m. cube.



Granite quarry in the Rivne region for sale

Region: Ukraine, Rivne region, Rokytnovsky district

Price: \$4 500 000

Operating stone crushing plant with a granite (crushed stone) quarry in the Rivne region (Ukraine) for sale

Quarry reserves:

- Reserves in m3 - 4,500,000
- Reserves in tons - 11,700,000
(with production of 1.425 million tons - 8 years)

Prospects for expansion of reserves:

- Up to 9,500,000 m3
- Up to 24,700,000 tons
(with production of 1.425 million tons - 18 years)

Quarry capacities:

old line - 820,000 tons / year
+ new line - 1,425,000 t/year

Basic equipment: DSK, USSR, 150-180 t/h; Excavator: EKG-5A; Dump trucks: BELAZ-6, ZIL; Front loader 2 pcs; Bulldozer - 2 pcs; Diesel locomotive shunting, etc

Railway line on the territory of the enterprise.

Features of product consumption in the region: increased demand for a quality product for export to Poland.



Support of investments in the agricultural sector of Ukraine

Region: Ukraine

Price: starting from \$3
mln up to \$100 mln

With a focus on the opportunities in agriculture sector of Ukraine, InVenture offers a complex of services to maximize the investment returns from agriculture activity.

- Developing of the investment strategy in the Ukrainian agriculture sector (analysis of various options, pro-cons, rationales, arguments & demonstration; business modeling, etc).
- Individual search, identification and selection of potential agriculture targets matching to the defined requirements (investment criteria).
- Deep in structure analysis (development of financial model, organization, operations, development time line, profile of the targets for acquisition, etc.).
- Coordination of Due Diligence process of agricultural companies and assets (audit of financial activity (accounting / management accounting); operational audit; audit of land bank; legal audit; valuation of assets).
- Structuring the M&A deal, transaction support, negotiation.
- Services after acquisition (set up the organization):
- Finding C-level people for key functions.
- Land bank development: identification of additional targets to complete, or/and increase the land bank. Monitoring the farm land market activity, market intelligence.



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