



The contribution of private investors to the recovery of Ukraine is crucial



Multifunctional medical center in Ukraine for sale



Support of investments in the agriculture sector of Ukraine

IN INVENTURE

Ukrainian Investment Digest 2022



Private equity, VC and M&A market in Ukraine 2022: expecting the end of the war

CORPORATE INVESTMENTS, PRIVATE EQUITY, M&A

- Irish Kingspan to invest €200 million in building technology campus in Ukraine [>>>](#)
- Horizon Capital raises half of its new \$250M fund for Ukraine [>>>](#)
- Victor Pinchuk acquired 50% of Geo Alliance shares from Vitol Group [>>>](#)
- Nestlé to invest \$40 million in the production of vermicelli and food products in Volyn region [>>>](#)
- DTEK to invest UAH 1.3 billion into two gas fields in Poltava region [>>>](#)
- HARMAN Acquires Mixed Reality Pioneer Apostera [>>>](#)
- Kyivstar Buys A Controlling Share Of The Medical Service Helsi [>>>](#)
- Australian billionaire Andrew Forrest to invest \$500 mln in BlackRock-managed reconstruction fund [>>>](#)
- Zammler to build a 60,000 m2 class "A" logistics complex in the Kyiv region for \$34 million [>>>](#)
- EBRD lends €24 million to Ukraine's agribusiness company MHP [>>>](#)
- EBRD lends €20 million to leading Ukrainian pharmaceuticals manufacturer Farmak [>>>](#)
- Kulinichi to invest 20 million euros in the construction of a bakery in the Lviv region [>>>](#)
- Nova Poshta will send \$100 million to the airline and an innovative terminal in Odessa [>>>](#)
- Alebor Group to invest \$40 million in a grain terminal in the Chernivtsi region [>>>](#)
- Intellias completes acquisition of Digitally Inspired, strengthening expertise in Retail and eCommerce [>>>](#)
- UFUTURE to invest \$20 mln in creation of industrial parks in Lviv, Vinnytsia and Bucha [>>>](#)

VC, STARTUPS

- Ukrainian AirSlate raised \$ 51.5 million with an estimated valuation of over \$ 1.25 billion [>>>](#)
- Ukrainian EdTech Company Preply Raises \$50M Investment in Round C [>>>](#)
- US giant chipmaker Qualcomm acquires Ukrainian startup Augmented Pixels [>>>](#)
- Ukrainian Spin Technology raises \$16M to protect SaaS apps against attacks [>>>](#)
- Fintech Farm raises \$7.4M to launch neobanks in Nigeria and other emerging markets [>>>](#)
- The founders of Nova Poshta and Fedoriv Group launched the VC fund Vesna.Capital [>>>](#)
- International tech investor Flashpoint raises a \$75 million fund with a focus on Ukraine [>>>](#)
- ff Venture Capital Launches First US VC Fund Dedicated to Ukrainian Startups [>>>](#)
- Polish Inovo VC creates a new €100 million fund with a focus on Ukrainian startups [>>>](#)
- Demium Capital Launches a New Fund to Invest in Central European and Ukrainian Startups [>>>](#)
- GR Capital launches the second €100M venture capital fund [>>>](#)
- SID Venture Partners invested in Liki24.com and datuum.ai [>>>](#)
- The Ukrainian startup industry is valued at €23.3 billion [>>>](#)

GOVERNMENT INVESTMENTS, FOREIGN FINANCIAL SUPPORT

- EU Council decides on €18 billion package for Ukraine despite Hungary's veto [>>>](#)
- The United States Contributes \$4.5 Billion to Support the Government of Ukraine [>>>](#)
- U.S. Congress negotiators set nearly \$12 bln in new Ukraine aid [>>>](#)
- EU Commission to issue up to €80 billion to finance economic recovery and support for Ukraine [>>>](#)
- Finance for Ukrenergo to include €300 million EBRD loan and €72 million grant from The Netherlands [>>>](#)
- Ukrnafta, Ukrtatnafta, Motor Sich, AvtoKRAZ, Zaporizhtransformator will become state property [>>>](#)
- Ministry of Economy of Ukraine with MIGA to launch a \$30 million insurance project [>>>](#)
- EBRD repurposes additional €98.8 mln to boost Ukraine rail company Ukrzaliznytsya [>>>](#)



The contribution of private investors to the recovery of Ukraine is crucial

Odile Renaud-Basso, President of the EBRD told about the prospects for the recovery of the Ukrainian economy and the role of the EBRD in this process



Investing in Ukraine? Now is the perfect time

Sergiy Tsivkach, CEO of UkraineInvest, argues that now is the perfect time to invest in Ukraine as it looks towards a brighter future. Investors may be nervous about Ukraine's security and prospects, but this is the moment to make their move.



We invest in Ukraine: NEQSOL Holding

Volodymyr Lavrenchuk, Regional Director of NEQSOL Holding Ukraine: "We see Ukraine as a growing market. Its assets are undervalued due to the high risks of transformation and the prolonged military conflict"



Financing Ukrainian startups during the war: where to look for investments

Alexandra Balkova, Partner and Portfolio Manager at Startup Wise Guys, speaks about how Ukrainian startups attracting capital in wartime conditions, when opportunities are extremely limited



M&A market in Ukraine | 2022



Ukraine needs political and war risk insurance to unlock foreign investment inflows

Foreign companies want to invest in Ukraine for ethical and financial reasons, but the private and public insurance markets are either unwilling, or very limited, in their ability to underwrite.



Ukraine's largest cities and their investment strengths

Kyiv is Ukraine's largest city and capital, but what are the others and where do their economic strengths lie?



Forecast of Ukraine's GDP and the UAH exchange rate for 2023

What is the forecast of Ukraine's GDP and the hryvnia exchange rate for 2023 given by the IMF, EBRD, NBU and investment banks in Ukraine



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.



Multifunctional medical center for sale

Region: Ukraine, Zaporizhzhia

Price: \$8 500 000 (stressed price)

The company is the leader of the region in terms of brand awareness, requests for medical services and recommendations for clinic services.

The basis of company's leadership is the effectiveness of modern methods of diagnosis, prevention and treatment, which are achieved thanks to highly qualified and experienced medical staff and high-tech and modern medical equipment.

The structure of the medical center includes following assets:

- Hospital and diagnostic department located in buildings with a total area of 20,000 sq.m. and a land plot of 2.5 hectares
- Polyclinic department (190 square meters in lease)
- Clinical diagnostic center (190 square meters in lease)

Product: a wide range of medical services for outpatient and inpatient treatment

The number of employees is: 573 employees, of which:

- Administrative staff: 162
- Doctors: 127
- Junior medical staff: 91
- Nurses: 193

Main customer segments:

- Corporate clients
- Private consumers
- Insurance companies
- Military and veterans of the Armed Forces of Ukraine



The project for the expansion of the sanatorium-resort complex in the Western part of Ukraine

Region: Ukraine, Transcarpathian region

Territorial proximity to European countries (2 km to Romania, 50 km to Hungary) as an opportunity to attract foreign clients, incl. for medical tourism programs

Price: \$4 500 000 + development project of Apart-Hotel by Cushman & Wakefield for \$13 mln

Resort complex of the highest category is one of the best recreation facilities in the Carpathians. The cleanest air, peace and quiet, a spacious green area among the beech forest and the Carpathian mountains. Comfortable 50 rooms, a modern medical and SPA center with a wide range of procedures, a stylish restaurant, well-developed infrastructure, qualified and friendly staff.

The sanatorium uses unique healing mineral waters. A wide range of physiotherapy methods, mineral and thermal baths, phyto- and aromatized, pearl and hydromassage baths, underwater shower-massage, etc. Rehabilitation procedures, massages, peelings, cosmetology, apitherapy. Salt therapy (salt room), bath and infrared sauna. Hydroozone therapy, hydrocolonotherapy, microclysters, etc.

Information about existing assets:

- land plot: 3.6 ha (in private ownership)
- total building area: 3,250 sq.m.
- electrical substation 250 kW, diesel generator 90 kVA
- medium pressure gas
- artesian well
- the sewer network is connected to the centralized sewer

The sanatorium is located in a safe border zone, there are no military and large infrastructure facilities nearby.

The authoritative international company Cushman & Wakefield in 2022 developed a concept (Feasibility Study) for the construction of an Apart-Hotel with 96 rooms (75 sq.m each) of a middle class, a restaurant, a bar, a conference hall, a SPA center and a wellness center, a swimming pool, open park..



**Operating Solar Plant
10.8 MW in Central
Ukraine**

Region: Ukraine,
Cherkasy region

Price: 8 601 520 EUR

Location: Cherkasy region, Bubnovska Slabodka village

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

Price per 1 MWp (DC): 790 000 EUR

Selling price: 8 601 520 EUR



Investments in honey production and export from Ukraine with annual return up to 20-25%

Region: Ukraine, Kropyvnytskyi

Investments: starting from \$500 000

The group of companies has 20 years of experience and it's among TOP-3 largest players in the Ukrainian honey market. The main activity is the purchase, processing and export of natural bee honey.

The company cooperates with beekeepers on an ongoing basis, purchases raw materials throughout Ukraine, controlling the condition of apiaries and the quality of honey. When purchasing honey, an incoming quality control is carried out and, if the required criteria are met, honey is homogenized and bottled in the required container. Further, honey is delivered to the final consumer according to the preliminary terms of the contract. Honey is exported to Europe, the Middle East and North America (USA).

The company's assets include two honey processing facilities with a harvesting capacity of more than 2,000 tons of processed honey per month, a modern honey research laboratory and infrastructure that has no analogues in Ukraine.

The group of companies is one of the leaders in the Ukrainian honey business and can potentially reach about 15% of the internal market if the necessary working capital is available (total requirement is \$2.5-3.0 million). Current export volume of honey is 4-5 thousand tons per year, while the production capacity of the group of companies and the export potential is 8-10 thousand tons of honey per year.

Offer for Investor

Joint venture, 50/50 equity in one of the export companies (Poland or Ukraine) to replenish working capital and ensure the execution of contracts with investor control of cash flows. Expected return up to 50% per annum (profit distribution with the investor 50/50, which corresponds to the investor's return of about 25% per annum).



Meat processing plant with a project for the construction of a pig farm

Region: Ukraine, Kiev region (Distance: to Bila Tserkva – 2 km, to Kyiv – 115 km.)

Price: \$5 000 000

The enterprise is a modern production complex, which includes the following technological directions:

- workshop for the slaughter of cattle and pigs;
- production of sausages and meat delicacies;
- production of dry sausages;
- production of canned meat products;
- production of frozen semi-finished products;
- production of macaroni products.

On the territory of the integral property complex (14 ha) there are: an industrial complex (2,840 sq.m.), a three-storey administrative and amenity complex (1,217 sq.m.), a dormitory (636 sq.m.), vegetable storage and warehouses (2,236 sq.m.).

Slaughter workshop has its own slaughterhouse (385 sq.m.) with a capacity of 320 animal units per day and storage facilities for livestock (135 sq.m.). Refrigerator warehouse for storing 760 pork semi-carasses (145 sq.m.). Three freezers (130 sq.m.). Deboning workshop (90 sq.m.).

The sausage production workshop with a capacity of 15 tons per day is equipped with modern equipment from leading European manufacturers Fessman, Autoterm, Maja, Vemag, PSS, Alpina, Multivac. Line for the production of dry sausages (220 sq.m.) according to the formula (16/80) of the SCHALLER company.

The automated production line meets modern requirements and ensures the production of high-quality pasta with a capacity of 350-400 kg/hour.



BUTLERS - Retail chain of German brands of home accessories, decoration, furniture and gifts

Region: Ukraine, Kiev

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 manufacturer's 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 that can provide a high level of sales even in a lockdown;
- Well-promoted social networks (Facebook and Instagram);
- Inventory in stock for about \$500 000



Office building 4,000 sq.m. overlooking the Dnieper River in Kyiv for sale

Region: Ukraine, Kyiv

Price: \$8 000 000

Real estate object: a group of non-residential premises of a sports and recreation complex with an administrative building.

Land plot area: 0,095 ha (private property)

Floors: 5 floors

Total area of premises: 3996 sq.m., including:

- floor area of the ground floor: 754.2 sq.
- area of premises on the first floor: 502.5 sq.
- area of premises on the second floor: 712.6 sq.
- area of premises on the third floor: 712.6 sq.
- area of premises on the fourth floor: 693.9 sq.
- floor area of the fifth floor: 620.2 sq.

Building area: 840 sq.m.

Building volume: 19581.6 cubic meters

Building height: 24 m

Parking: 11 cars

There are all the necessary external and internal engineering networks have been designed and installed: power supply, water supply and sewerage, automatic fire extinguishing, ventilation and air conditioning, heating, lightning protection, outdoor lighting, structured cabling systems (SCS), security alarm system, conference communication system, gas concentration control system, television and multimedia.



Modern logistics and industrial complex - 14 500 sq.m.

Region: Ukraine, Vinnitsia region

Price: \$6 000 000

Total area of buildings and structures: 14 500 sq.m.

- Package warehouse
- Finished goods store with household premises
- Scrap-yard
- Administration building with a checkpoint and dining room for 50 seats
- Electric lift truck maintenance point

Land plot area: 3.6 ha (leased)

Designated purpose of the land: 11.02 "Industrial lands for the placement and operation of main and auxiliary buildings and facilities of the processing, engineering and other industrial enterprises".

Utilities:

- Electricity: transformer substation on the territory, 600 kW
- Gas: gas distribution substation on the territory (medium pressure)
- Water supply: borehole
- Sewerage: own treatment facilities
- Heating: own boiler room
- Railway branch lines: 2 pcs.

Paved territory (asphalt), perimeter fencing, round-the-clock security, video surveillance.

Fire extinguishing pumping station, underground fire tanks of 250 cu.m.

Railway and car ramps, convenient asphalt access road.

Heated rooms, ventilation system, staff lounges.



Industrial and warehouse complex: production of pumpkin seeds and walnuts

Region: Ukraine, Kyiv region (20 km from Kyiv)

Price: \$2 450 000

Land plot: 1 ha (in private ownership)

Year of construction: 2016

Total real estate area: 4 365 sq.m.

Main production building: 3,484 sq.m.

- 1st floor - 2 866 sq.m

- 2nd floor - 618 sq.m.

Raw materials warehouse: 431 sq.m.

Warehouse with administrative premises: 433 sq.m.

Checkpoint: 17 sq.m.

Electricity: 400 kW

Well

Equipment:

- A universal line for the production of pumpkin seeds and processing of other agricultural crops Gökmen AKYÜREK - AKY Technology (Turkey) includes such unique technologies as sorting seeds by size and color. The line capacity is up to 300 tons of seeds per month.

- A line for the production of nuts with a capacity of 5000 kg of round nuts per day (drying - 40 tons of nuts per day, washing, sizing, splitting, photo separation, etc.) allows for high-quality drying of the product in the amount of up to 40 tons per day.

The infrastructure of the enterprise allows to simultaneously store up to 1000 tons of raw materials and up to 500 tons of finished products.



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.



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 (2 ha): \$1,100,000



Operating poultry complex

Region: Ukraine, Cherkasy region

Price: \$1 450 000

Land plot – 16 hectares (lease agreements for 49 years)

14 capital poultry houses with a total area of 19,000 sq.m., including 8 operating poultry houses with a full automated set of Roxel equipment (the cost of one new set today is EUR 50,000-60,000).

The production capacity of all poultry houses: 2,100,000 heads per year, or 4.8 thousand tons of commercial poultry per year.

There is an opportunity to place additional poultry houses on the territory in the amount of 8 pieces – 13,600 sq. m., which will increase the capacity by 1.8 times to 8.6 thousand tons of marketable poultry per year.

Stationary sanitary inspection room with changing rooms for staff.

Slaughterhouse – 150 sq. m. with a capacity of 750 heads / hour, with a refrigerator of 10 tons and a reusable container (new)

Office building with equipped offices, internet, telephone.

Power substation – 430 kW through two independent feeders (power reserve 60%)

Own artesian well for 20 m³ / h (new water supply system)

Straw storehouse 1,600 sq.m. (storage of bedding material for 1 year)

Gas supply and heating system with its own gas distributing plant

Compound feed shop – production capacity 24 tons / shift, 6.2 thousand tons of feed per year, 100% provision of existing capacity with own feed (new equipment)

Staff: 35 people



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