

# INVESTMENT PASSPORT

BILA TSEKVA MUNICIPAL  
TERRITORIAL COMMUNITY



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# FOREWORD

## Dear partners!

Bila Tserkva Municipal Territorial Community is a community of development and opportunities! We are ready to cooperate, interact and create increasingly more new opportunities for businesses.

Our strategic task is to make our community a place comfortable for living and for doing business.

Proximity to the capital, advantageous location at the intersection of highways and railways, as well as convenient transport infrastructure and logistics, complemented by a developed economy, social and business infrastructure, qualified personnel and comfortable living conditions - all this is an undeniable advantage for international investors, as well as for those who want to start a new business in the community or relocate their enterprises from the areas of hostilities.

Today, Bila Tserkva community attracts investors with its comfortable business climate, predictable and understandable policy pursued by the local government, as well as equal access to all necessary assets of the region, transport and energy resources. In addition, service infrastructure for businesses is under active development.

University status and a wide network of specialized educational institutions provide an opportunity to train specialists for a wide range of professions.

We help and support the relocated businesses in every possible way and are ready to continue moving in this direction. Well-known domestic and foreign enterprises are already successfully operating in our community.

Within the investment pillar of the community's development strategy, great importance is attached to the build-up of industrial parks.

We are always open to dialogue, cooperation and establishment of constructive business relations with investors, representatives of business circles and partners.

Join, invest and stay in Bila Tserkva community!

Sincerely yours,  
Mayor of Bila Tserkva  
**Hennadii Dykyi**



# COMMUNITY AT A GLANCE

## Key facts

- ◆ Bila Tserkva Municipal Territorial Community was established on **June 12, 2020** and consists of 16 rural settlements and the city of Bila Tserkva
- ◆ Its population is **about 220 thousand people**, as well as a number of internally displaced persons (IDPs). Total area is **396 km<sup>2</sup>**.
- ◆ The community is a **powerful industrial and agricultural region**, located in the very center of Ukraine at the intersection of important transportation routes.
- ◆ **The city of Bila Tserkva** is the administrative center of the community and the second largest city in the Kyiv region (*Ukrainian: "Kyiv oblast"*). It is located only 80 km from Kyiv, the political and economic center of the country.
- ◆ The city has **well-developed infrastructure** and is known for its historical past, natural and recreational resources, architectural landmarks, as well as its comfortable and friendly atmosphere.
- ◆ The community has an **opportunity to become an industrial and logistics hub**, which is facilitated by its favorable geographical location, availability of industrial parks, proximity to the capital, powerful educational base, as well as developed transport infrastructure.
- ◆ **The local authorities** are open to dialogue and pay considerable attention to **development of the community's investment potential**, as well as to creation of **favorable investment environment**.



According to the USAID **Municipal Competitiveness Index**, in 2021, **Bila Tserkva was ranked 14th**, having **outpaced most of the Ukrainian regional centers**.

# LOCATION AND NATURAL CONDITIONS

## Geography of the region & climate conditions

**Bila Tserkva community** is located practically **in the center of Ukraine**, and is **part of the Kyiv region**.



Time zone:  
**GMT+3**



Landscape:  
**Mostly forest-steppe**



Climate:  
**Moderate continental**



Year average temperature:  
**+ 7,2 °C**



Average temperature :  
**-6,3°C / +19,5°C (winter/summer)**



Average precipitation:  
**500-600 mm/ year**

**City of Kyiv**

**Bila Tserkva community**

# LOCATION AND NATURAL CONDITIONS

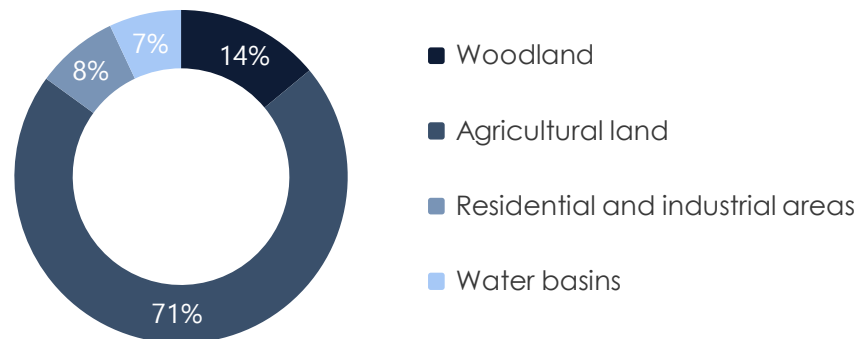
## Natural resources



**396 km<sup>2</sup> / 68 km<sup>2</sup>**

is, respectively, the area of the community and the city of Bila Tserkva

## THE COMMUNITY'S TERRITORIAL STRUCTURE



## DEPOSITS

- ◆ Predominant are deposits of building materials: granites, gneisses, migmatites, pegmatites
- ◆ Combustible fossils include peat, used as a fertilizer in agriculture
- ◆ There are large deposits of clay rock near Bila Tserkva, as well as springs of radon water in the city itself

## FORESTRY

- ◆ Mixed and partially coniferous forests
- ◆ Oak, hornbeam, ash and pine are common
- ◆ Various kinds of herbs grow in forests, including those used for medical purposes

## WATER RESOURCES

- ◆ Total number of water basins is 118, including 5 rivers with their aggregate length being 97 km
- ◆ The community's main waterway is the Ros River, with an 8 km<sup>2</sup> large cascade of three reservoirs on it



# POPULATION & LABOR MARKET

## Available labor resources & employment



Community's actual population:  
~ 220 thousand people <sup>1</sup>

Plus over 16 thousand of  
internally displaced persons, as  
per official data <sup>1</sup>

- ◆ More than 90% of the community's residents is concentrated in **the city of Bila Tserkva**.
- ◆ Nearly 70% is the **working age population**. In the gender structure, **women prevail**.
- ◆ **Population growth** is fueled by internal migration.

**UAH 14 174 / ~ €355**  
average salary

**~ 14 thousand**  
registered **individual entrepreneurs**

**~ 10-15%**  
of population has their **permanent place of employment in the city of Kyiv**

Despite the difficult external conditions, **the community's labor market remains fully functional**.  
That being said, in **1 half 2023**:

**1167 unemployed** were registered in the community

**2475 vacancies** were reported by employers

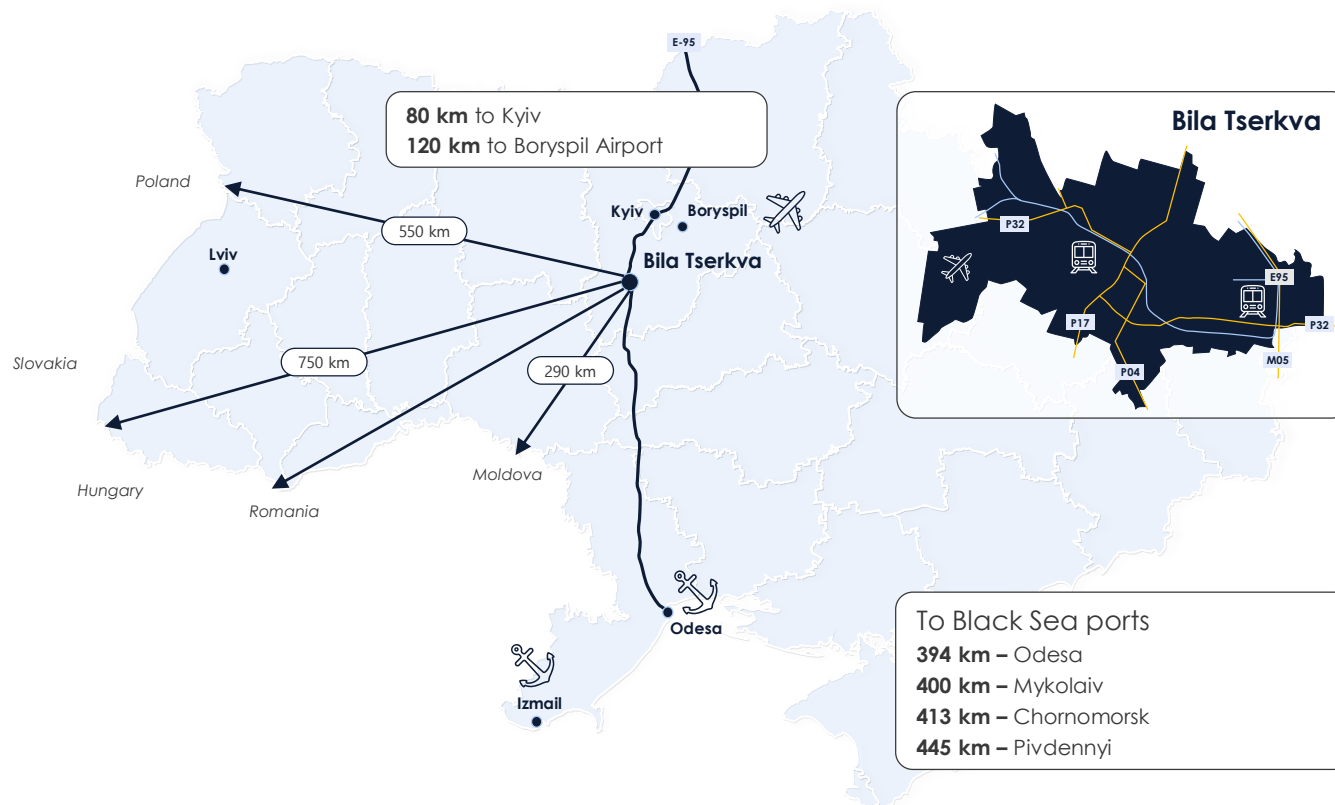
**22%** was the **employment rate** via the City and District Employment Center, **1650 vacancies** were filled

**516 employers** cooperated with the City and District Employment Center <sup>2</sup>

# TRANSPORT & INFRASTRUCTURE

## Transport communication

Bila Tserkva community is located in the center of Ukraine, at the intersection of important transportation routes. Priority road and railroad arteries, being part of the EU TEN-T network, pass through the city of Bila Tserkva.



### AUTOMOBILE CONNETION

- ◆ International highway E-95 Helsinki-Kyiv-Odesa-Samsun passes through the community
- ◆ The community has a developed system of regional and national roads
- ◆ Aggregate length of motorways is 453 km

### RAILWAY TRASPORTATION

- ◆ An electrified railway line passes through the city of Bila Tserkva
- ◆ The Bila Tserkva passenger station provides both long-haul and commuter passenger connections

### TIME FOR GETTING TO KYIV

Commuter train

1 hour 40 min

Automobile

≈ 1 hour



# TRANSPORT & INFRASTRUCTURE

## Bila Tserkva community's logistics hub

### RAILWAY CARGO TRANSPORTATION

- ◆ The railway junction of the city of Bila Tserkva is an important transit point connecting different parts of Ukraine
- ◆ Two freight railway stations operate in the city: "Bila Tserkva" and "Rotok"

	Cargo capacity	Simultaneous load
<b>Freight railway station "Bila Tserkva"</b>	59 cars / 24 hours	13 cars
<b>Freight railway station "Rotok"</b>	22 cars/ 24 hours	1 car

### BILA TSERKVA CARGO AVIATION FACILITY

- ◆ Class B airfield with a 2500x42 m runway
- ◆ Capacity is up to 500 aircraft per year
- ◆ In 2021, more than 100 flights, of both Ukrainian and foreign companies, were operated
- ◆ 2 aircraft hangars, 45 aircraft parking lots
- ◆ Own repair base, used for aircraft maintenance
- ◆ Life extension work is carried out for IL-76, AN-12, AN-72 (AN-74), AN-24 (AN-26) aircraft
- ◆ Automotive and railway access roads
- ◆ 19 years of experience as a civil airfield
- ◆ Total area is 91 hectares, with an industrial park operating on the territory of the facility




# SOCIAL INFRASTRUCTURE

## Life support system

### UTILITIES

- ◆ **Full range of services**, necessary to sustain the community's livelihood, are provided.
- ◆ The community is **completely gasified**. It has centralized water and power supply, as well as drainage, systems.
- ◆ **Systems of water purification and quality control**, as well as of **removal and disposal of household waste**, are in place.

616  km of water lines

1070  multifamily houses <sup>1</sup>, of which 1029 located in the city of Bila Tserkva

### MEDICAL CARE

- ◆ Residents of the community have access to a wide range of quality medical services, provided through a **network of medical institutions**
- ◆ In addition to the **communal** facilities, **private clinics** and **diagnostic laboratories** are also present in the community

4  hospitals

1  maternity hospital

2  city centers of primary health care <sup>2</sup>

# SOCIAL INFRASTRUCTURE

## Public security

### PUBLIC SECURITY

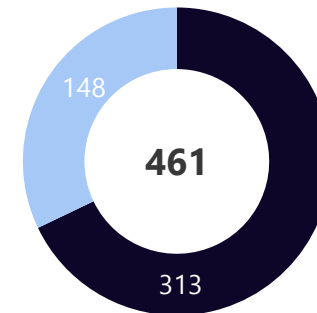
- ◆ Round-the-clock functioning of the **Operational Response Center**, combined with an extensive network of video surveillance cameras, make the community safe and comfortable. The number of cameras constantly grows.
- ◆ The community implements the **program of "Safe Bila Tserkva Municipal Territorial Community"**, within which a number of measures are taken to optimize its databases, as well as to expand the functionality of its video surveillance system.
- ◆ Continuous work is carried out to ensure proper functioning of the community's **monitoring and situational centers**.



According to Forbes, in 2021, the city of Bila Tserkva was **rated #1, among the cities of Ukraine, in terms of safety**

461

**Video surveillance cameras** were installed in the community as of October 1, 2023



- Surveillance only
- With the license plate recognition function

15.4 thousand

**appeals** were submitted to the Operational Response Center in 2022, of which **14.8 thousand were resolved**

# HUMAN DEVELOPMENT & QUALITY OF LIFE



## Civil society

### SMART CITY Bila Tserkva

The community implements the concept of a **"smart city"**, which stipulates an utmost openness, automation and digitization of services, as well as comprehensive involvement of residents in solving a wide range of issues



Портал відкритих даних  
Білоцерківської міської ради

[The open data portal](#) provides free access to information regarding virtually all areas of the community life



The city joined ["The Unified Platform of Local Democracy"](#), an Internet platform that provides a number of services for **self-organization and interaction of residents with their local authorities**

- ◆ Submission, support and control of project implementation
- ◆ Authorities' proposals regarding community development
- ◆ Residents' addresses to their authorities
- ◆ Information about community's pressing issues



Білоцерківська  
міська рада

[The e-services portal](#) at the city of Bila Tserkva's web site

# HUMAN DEVELOPMENT & QUALITY OF LIFE

## Sustainable development

The community implements **steps and initiatives** for the **energy efficiency purposes**



In particular, in cooperation with the **State Energy Efficiency Fund**, the following programs are implemented in the community:

- ◆ **"ENERGODIM" (2021-2023)** – reimbursement, made from the local budget, of a part of interest paid for loans, taken by associations of co-owners of multi-family houses to finance improvements in their energy performance.
- ◆ **ENHANCEMENT OF ENERGY EFFICIENCY IN THE BUDGET SPHERE (2023-2025)** – modernization of street lighting systems, thermal modernization, improvement of energy efficiency of buildings, modernization of heating systems and ventilation systems in public institutions.

## NEFCO

In Bila Tserkva community, work is carried out, on an ongoing basis, for the reconstruction and modernization of outdoor lighting networks – in particular, with financial support from the Northern Ecological Financial Corporation (NEFCO).

# HUMAN DEVELOPMENT & QUALITY OF LIFE

## Education

The community has **institutions** of preschool, general secondary, extracurricular, professional pre-higher, vocational training and higher **education**.

18

**vocational, pre-higher, higher**

38

**general education<sup>1</sup>**

40

**pre-school**

3

**extracurricular**

### In total, Bila Tserkva has:

- ◆ 8 institutions of higher education
- ◆ 7 institutions of professional pre-higher education
- ◆ 3 institutions of vocational training

**Major specialties** of the city's educational institutions include: agriculture and agro-processing, veterinary medicine, working skills, accounting and auditing, law, nursing.

All educational institutions are open to cooperation with businesses in terms of educational programs and student internships.

Founded in 1929, **Bila Tserkva National Agrarian University** is one of Ukraine's leading universities in its field.

- ◆ 12 thousand students, 22 specialties
- ◆ 5 research institutes, 13 laboratories, own agricultural production enterprises



# HUMAN DEVELOPMENT & QUALITY OF LIFE

## Physical development & sports

- ◆ In the community, one can find all the conditions **for physical development and active recreation**.
- ◆ Regular **competitions in various sports** are held, in particular in football, volleyball, basketball, freestyle and Greco-Roman wrestling, athletics and weightlifting, cycling.
- ◆ Of 220 thousand of the community's residents, nearly **20 thousand** are **involved in sports**.
- ◆ **Public recreation areas** include numerous parks, squares, as well as the 4-hectare city beach.

**64**  **hectares is the area of green spaces in Bila Tserkva**

Of which:

- ◆ 31 hectares are parks
- ◆ 22 hectares are boulevards
- ◆ 11 hectares are squares and public gardens

### SPORTS INFRASTRUCTURE

**5**  **pools**

**20**  **sports organizations**

**1**  **stadium**

**56**  **gyms**



# CULTURE & TOURISM

Founded in 1032, the city of Bila Tserkva is the administrative center of Bila Tserkva Municipal Territorial Community. **The city has a large number of historical monuments** dating back to the 18th-20th centuries.

In the city, **"Oleksandria", Ukraine's largest dendrological park**, is located. Founded in 1788, the park is **the oldest one not only in Ukraine, but also in Europe**. About 5 thousand trees of over 200 years of age grow in it. Natural landscapes are combined with architectural structures and sculptures. Total area of the park is 401 hectares.

As of today, 152 objects of cultural heritage are located in the community.

Of them, 42 are monuments of architecture and urban planning, 85 are memorials, sculptures, memorial signs, monuments and obelisks, including 34 monuments of cultural heritage.

## TOURIST INFORMATION RESOURCES

- ◆ [IGotoWorld "City over a weekend. Bila Tserkva"](#)
- ◆ ["Bila Tserkva Touristic", an information portal](#)

The community has an **extensive network of cultural institutions**, giving an opportunity for the **comprehensive development of a human being**

Among them:

4  Museums <sup>1</sup>

1  Music and Drama theater

1  Organ music hall

1. The Bila Tserkva Museum of Local Lore was opened in 1924 and is one of Ukraine's oldest

# INTERNATIONAL COOPERATION

## Geographical breakdown

Bila Tserkva community conducts an **active international activity**, aimed at the **development of partnership relations, discovering new opportunities, and sharing experience**.

As of mid-2023, the community had **12 agreements** and other arrangements **on cooperation** with cities representing **10 countries around the world**.


### EUROPE

Cooperation agreements:

 <b>Georgia</b> / Senaki	 <b>Lithuania</b> / Vilnius
 <b>Slovakia</b> / Púchov	 <b>Germany</b> / Braunschweig
 <b>Bulgaria</b> / Stara Zagora	 <b>Poland</b> / Ostrowiec Świętokrzyski, Tarnów
 <b>Montenegro</b> / Bijelo Polje	 <b>Greece</b> / Itea

### ASIA

Cooperation agreements:

 <b>China</b> / Jīngzhōu, Xuānchéng	 <b>Turkey</b> / Manisa
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 **Bila Tserkva community**

**Potential partner cities**, with which draft Partnership Agreements are actively worked upon, include:

- ◆ Lüneburg (Germany)
- ◆ Borås (Sweden)

# INTERNATIONAL COOPERATION

## Initiatives & partnership

Bila Tserkva community actively cooperates with **international organizations** in the field of **infrastructure, energy efficiency, human potential and entrepreneurship development**.



In 2020, Bila Tserkva City Council joined the “**Mayors for Economic Growth**“, a joint initiative of the EU and UNDP aimed at:

- ◆ providing support to local economies and enterprises for **building economically sustainable communities**
- ◆ **improvement of the existing system of management of local economic development**

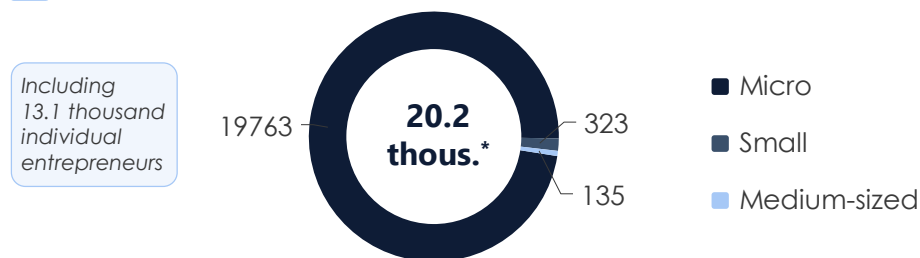
# ECONOMY

## Economy structure

**The community has a diverse economy**, represented by a developed industrial complex, agriculture, trade and services sector, **helping to overcome external shocks**.

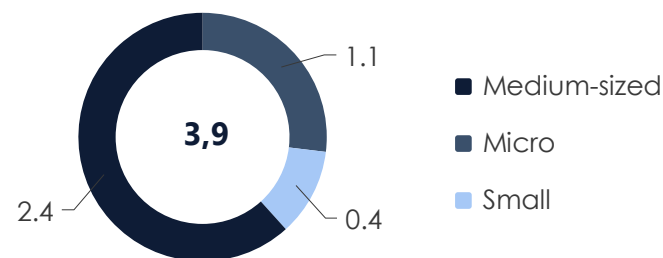
A significant share of micro-enterprises indicates the **population's high entrepreneurial initiative**. At the same time, the **majority of tax revenues comes from medium-sized enterprises** that mainly relate to the industrial and agro-industrial sectors.

### STRUCTURE OF ECONOMIC ENTITIES – TAX PAYERS (October 1, 2023)



\* of which taxes were paid by 12.2 thousand

### TAX REVENUES BY TYPE OF PAYER, UAH BILLION (9 MONTHS 2023)



### BUSINESS CATEGORIZATION CRITERIA, BY SIZE <sup>1</sup>

	Micro	Small	Medium-sized
Average value of assets	Up to EUR 350 thousand	Up to EUR 4 million	Up to EUR 20 million
Net income from product sales	Up to EUR 700 thousand	Up to EUR 8 million	Up to EUR 40 million
Average number of employees	Up to 10	Up to 50	Up to 250

1. According to the Law of Ukraine "On Accounting and Financial Reporting in Ukraine" dated 16.07.1999 No. 996-XIV, Commercial Code of Ukraine

# ECONOMY

## Industry & construction

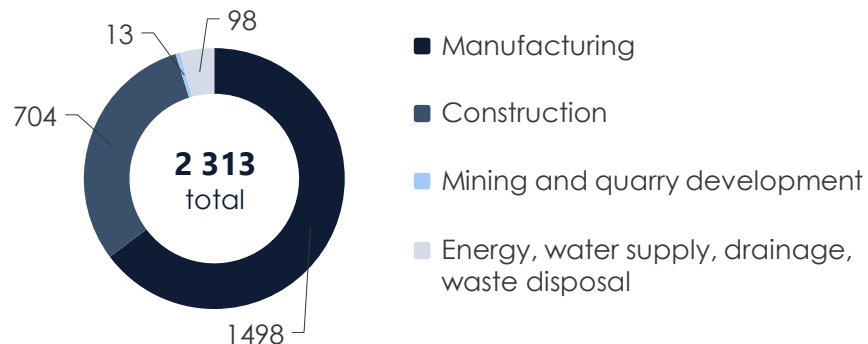
**Core of the community's industrial complex** is composed by manufacturing enterprises, in particular, those of pharmaceutical, food, rubber engineering, light, chemical, furniture and machine-building industries.

**UAH 9.9 billion**  
is the volume of industrial output sold in 2020

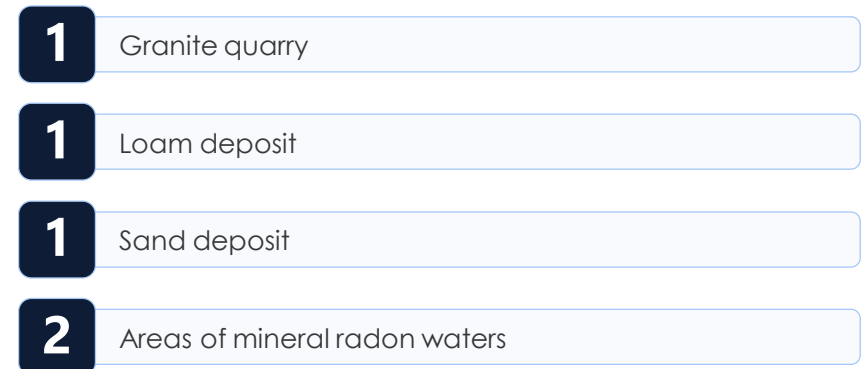
**Residential construction** is driven by the combination of the community's relatively large population, developed infrastructure and services sector, proximity to Kyiv, as well as convenient transport communication with it.

**5.1 thousand m<sup>2</sup>**  
is the area of new housing put into operation in 2020

### NUMBER OF INDUSTRIAL ENTERPRISES REGISTERED IN THE COMMUNITY (as of October 1, 2023)



### EXTRACTION OF NATURAL RESOURCES





# ECONOMY

## Industrial projects implemented in the community

### PRODUCTION OF PHARMACEUTICALS



#### PHARMACEUTICAL PLANT / FRACTIONATOR PLANT “BIOPHARMA”

- ◆ Investment type: greenfield
- ◆ Investor: Biopharma (Ukraine)
- ◆ Investment amount: USD 75 million

Biopharma is one of Ukraine's ten largest producers of pharmaceuticals.

In 2019, the company sold its line for production of non-patented medicinal products to STADA Group (Germany), which continues to operate in Bila Tserkva. Since then, Biopharma has focused on the development of its strategic direction, being manufacturing of drugs from human donor blood plasma.

Built in 2017-2019, the fractionator plant, which processes plasma and makes preparations from it, has no analogues in Eastern Europe.

The throughput capacity of the plant is 1 million liters of plasma per year. Total number of jobs is over 500. The plant has its own laboratories and a research center.

# ECONOMY

## Industrial projects implemented in the community

### FOOD INDUSTRY



#### FACTORY OF FAST FOOD PRODUCTS "EURO FOOD SERVICE"

- ◆ Investment type: greenfield
- ◆ Investor: Mareven Food Holdings Ltd / Jelmond Ltd
- ◆ Investment amount: USD 75 million

In 2011, Mareven Food Europe, part of Mareven Food Holdings Ltd, a Vietnamese-Japanese holding, opened a factory in Bila Tserkva for production of fast food products under the Rollton trademark.

Today, the plant is one of the largest manufacturers of fast food products in Europe. Its production capacity is 600 million units of products per year. Total number of jobs is 500.

Despite the challenging operating environment, in 2022 Jelmond Ltd, a Vietnamese company, decided to invest in Ukraine by acquiring 100% of Mareven Food Europe's equity and changing its name to Euro Food Service.

After implementation of the agreement, the company started cooperation with Uniben JSC, one of Vietnam's leading producers of food. The first step of such cooperation was production under, and promotion of, the Reeva brand which is sold in more than 40 countries around the globe. Other trademarks in Euro Food Service's portfolio are Idelia and Glads.

# ECONOMY

## Industrial projects implemented in the community

### CHEMICAL INDUSTRY



#### [BILA TSERKVA FACTORY OF PREPARATIVE FORMS, LLC](#)

- ◆ Investment type: greenfield
- ◆ Production of crop protection products and micro-fertilisers
- ◆ Investor: ALFA Smart Agro (Ukraine)

The plant was launched in October 2016.

Today, production capacity of the enterprise is about 12 thousand tons of products per year. At the same time, due to the high technological level of the production, the area of the plant, taken together with its adjacent territory, is nearly one hectare only.

The plant has its own laboratories in which development of new drugs and micro-fertilizers is conducted.

# ECONOMY

Other leading enterprises of the industrial sector

## CHEMICAL & PETROCHEMICAL INDUSTRY



[ROSAVA TIRES LLC](#)

- ◆ Ukraine's only manufacturer of tires for cars, commercial vehicles and agricultural machinery
- ◆ Production capacity is over 6 million tires per year
- ◆ Products are supplied to more than 50 countries around the world



[TRIBO LLC](#)

- ◆ The largest manufacturer of brake systems and sealing materials for automobile, railway, mining and other machinery in Eastern Europe
- ◆ Full production cycle, own laboratory
- ◆ Products are exported to more than 30 countries



# ECONOMY

## Other leading enterprises of the industrial sector

### FOOD INDUSTRY



#### KYIV MEAT FACTORY

- ◆ The enterprise is a part of SMK GROUP, a Ukrainian holding company working in the field of meat processing, animal husbandry and trade
- ◆ Its product line includes more than 100 items
- ◆ A certified food safety management system is in place



#### BILA TSERKVA BREAD FACTORY

- ◆ The enterprise is a part of "KYIVHLIB" LLC, one of Ukraine's largest producers of bakery products, as well as their largest supplier in Kyiv and Kyiv region
- ◆ Produces more than 55 tons of bakery and confectionery products per day
- ◆ Total number of employees is more than 550 people

# ECONOMY

## Other leading enterprises of the industrial sector

### PRODUCTION OF FURNITURE



UKRIUG

- ◆ One of Ukraine's largest manufacturers of cabinet furniture
- ◆ More than 15 years in the market
- ◆ Complete production cycle, with a possibility to adjust to demands of the market and individual consumers

### LIGHT INDUSTRY



VALTEX

- ◆ Production of overalls, special footwear and personal protective equipment
- ◆ The enterprise is fully certified and complies with all standards
- ◆ Its products are widely represented in specialized trade networks across Ukraine



# ECONOMY

## Other leading enterprises of the industrial sector

### MACHINE BUILDING



#### AGROREMMASH-BC

- ◆ Field of activity: production of agricultural tillage equipment
- ◆ Produces more than 120 types of machines and equipment, being products of its own development
- ◆ The company has over 20 dealers, with an extensive network of representative offices in Ukraine and Moldova



#### THERMO-PAK

- ◆ A manufacturer of equipment for bottling, labeling, packaging, as well as conveyor systems. Having its own design unit, the company specializes in creation of non-standard equipment.
- ◆ Total number of employees is more than 200 people. Area of production premises is 9 km<sup>2</sup>, part of which was launched in 2017.
- ◆ A well-developed dealer network, both in Ukraine and abroad. Thermo-Pak's bottling lines are installed in a number of countries of Europe, Asia and Africa.

# ECONOMY

Other leading enterprises of the industrial sector

## MACHINE BUILDING



**NewTechnoGroup**

Промислове обладнання

[NEW TECHNO GROUP](#)

- ◆ Field of activity: design and production of industrial equipment
- ◆ The company provides individual and comprehensive solutions, tailored to its clients' needs
- ◆ The leader of Ukraine's industrial equipment market

## PRODUCTION OF ELECTRONICS



[MAG AUDIO](#)

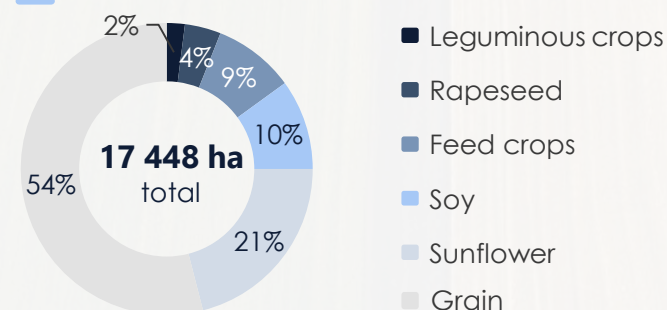
- ◆ A Ukrainian manufacturer of professional acoustic systems, having a full production cycle
- ◆ The largest specialized company of Eastern Europe, having acquired worldwide recognition in the provision of sound in cinemas, concert and conference halls
- ◆ Exports its products to 30 countries

# ECONOMY

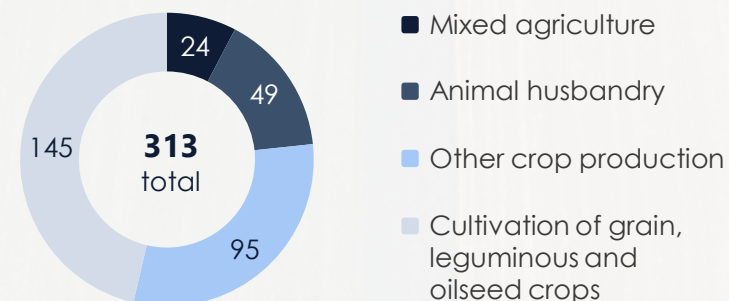
## Agriculture

- ◆ An overwhelming part of the community's **agricultural land** is used for **crop production**.
- ◆ The main grain crops are **grain corn and winter wheat** (nearly **50% of the acreage** sown with grain).
- ◆ **Technical crops** (sunflower, soybean, rapeseed) account for nearly **35%** of the aggregate **cultivated areas**.
- ◆ Largest branches of the community's **animal husbandry** are **breeding of cattle, pig and poultry**.

### STRUCTURE OF THE COMMUNITY'S CULTIVATED AREAS <sup>1</sup>



### NUMBER OF AGRI ENTERPRISES <sup>1, 2</sup>



- ◆ In the community, there are **156 apiaries** with 6.8 thousand bee colonies. Of them, 154 are owned by individual entrepreneurs.
- ◆ **36 enterprises** of the community are engaged in **fisheries**.
- ◆ **22 enterprises** are licensed for carrying out activities in the sphere of **forestry**.

# ECONOMY

## Leading agricultural enterprises



### Swine breeding

#### Elita, LLC

0.9 thousand heads, including 600 main sows

#### Terezyne, ALC

11.4 thousand heads, including 1.4 thousand main sows



### Poultry breeding

#### Agrokompleks, LLC

61.4 thousand heads for production of eggs

#### Enterprise of Bila Tserkva National Agrarian University

24.9 thousand heads for production of meat



### Cattle breeding and milk production

#### Terezyne, ALC

1.2 thousand dairy cows, 38 tons of milk per day



### Plant growing

#### DiM, agricultural firm

- ◆ ~2.5 thousand hectares of agricultural land, number of employees is nearly 120 people
- ◆ Activities: cultivation of grain and industrial crops, breeding of dairy cattle, a number of auxiliary services related to crop production, extraction of drinking water



### Elevator complexes

#### Volytsia-Agro

- ◆ Launched in 2021
- ◆ Design capacity: simultaneous storage of 60 thousand tons of grain

#### OLAM Bila Tserkva elevator

- ◆ Since 2016, part of OLAM International (Singapore). Since then, gone through deep modernization.
- ◆ Design capacity: simultaneous storage of 82 thousand tons of grain
- ◆ Own laboratory, 5 car reception points

# ECONOMY

## Foreign trade

**A positive feature of the community's export potential is its relative industry and product diversification**, which allows it to adapt, to a certain extent, to changes in the market environment, as well as creates additional opportunities for development.

### MAJOR ITEMS & DESTINATIONS OF THE COMMUNITY'S FOREIGN TRADE

#### Exports

- ◆ Rubber tires, dough products, furniture, lumber, sunflower oil, blood for medical use, medicinal products, grain
- ◆ 54 countries, in particular Germany, Latvia, Poland, Lithuania, Romania, the Netherlands, Bulgaria, Kazakhstan, Moldova, Great Britain, the USA

#### Imports

- ◆ Textiles, ferrous metal products, plastics and polymer materials
- ◆ USA, China, Italy, Germany, Belarus, Poland, Turkey, Netherlands, Slovakia, Korea

Since 2022, volume of foreign trade has significantly decreased due to logistical difficulties: the sea ports blockade, coupled with the limited capacity of land routes. Currently, more than half of trade turnover is accounted for by the EU, which role has increased significantly for the community's foreign trade.

**Before 2022**, the annual volume of the community's foreign trade in goods was: **exports – more than UAH 5 billion, imports – nearly UAH 6.5 billion.**

- ◆ Geography of exports embraced **106 countries**, including **the EU**, which accounted for **about 40% of sales**
- ◆ Export deliveries were carried out by **185 enterprises**, of which the most active were: Rosava Tires ("Premiori" trademark), Euro Food Service, Biopharma, Thermo-Pak, Ukriug

# INVESTMENTS & COOPERATION

## Business infrastructure

### PRESENT IN THE COMMUNITY ARE:

**19** banks

of which 5 belong to international banking groups

**33** banking outlets

~1.5 outlets per 10 thousand of population

**11** representative offices of insurance companies

**6** audit firms

**3** operating industrial parks

**Numerous** business centers and co-working spaces

**100%** coverage by 3G and 4G network  
coverage by broadband Internet



### [Agency for the Strategic Development of Bila Tserkva](#)

A center for attraction and support of investments to various branches of the community's economy



### [Center for Administrative Services](#)

Provides over 180 administrative services for individuals and legal entities in the field of land relations, permit documentation, business registration, construction and architecture, etc.



### [Agency for the Development of Entrepreneurship](#)

Provides business support services: consulting and training of entrepreneurs, starting and registering a business, accreditation at customs, etc.



# INVESTMENTS & COOPERATION

## Business infrastructure

### "BILA TSERKVA" INDUSTRIAL PARK

A single eco-system having all engineering infrastructure, as well as up-to-date production, logistics and warehouse facilities for doing business.

#### Services to residents:

- ◆ Purchase or lease of land plots for development, or of ready-for-use industrial buildings.
- ◆ Construction of objects tailored for an investor's needs, with installation of all necessary communications.
- ◆ A full range of related business support services, based upon the "single window" approach.
- ◆ Joint investments into modern production and warehouse facilities.

#### Additional advantages:

- ◆ The park has been operating since 2018, having acquired considerable expertise and experience in development of the industrial real estate.
- ◆ Located on the E-95 / M-05 highway. Has its own access roads, as well as a railway line.
- ◆ In the park, enterprises are grouped into three clusters: production, logistics and construction.



As of 3 quarter 2023, the occupancy rate was slightly above 20%

**48 ha**  
vacant

**23 ha**  
developed by investors

- ◆ The park's total project area is **71 hectares**
- ◆ Total project area of premises is **235 thousand m<sup>2</sup>**
- ◆ The planned period of operation is **50 years**

#### THE PARK'S RESIDENTS



**VOLYTSIA-AGRO**

# INVESTMENTS & COOPERATION

## Business infrastructure

### "PATCHWORK: BILA TSERKVA" INDUSTRIAL PARK

The park has been put into operation and is equipped with all the infrastructure necessary for running a business.

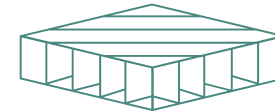
#### Services to residents:

- ◆ Lease and construction of production, warehouse and office premises, with preparation and maintenance of facilities according to customers' needs.
- ◆ Logistic solutions, organization of accommodation and catering for employees, charging stations for electric cars, recruitment of staff.

#### Additional advantages :

- ◆ Own railway line
- ◆ Located on the E-95 / M-05 highway
- ◆ Own solar station with an area of over 149 thousand m<sup>2</sup>

The project's implementation on the basis of existing factory premises ensures its **environmental friendliness and compliance with the principles of sustainable development.**



## patchwork

- ◆ The area of the park  
**26.8 hectares**
- ◆ Aggregate area of premises  
**218.8 thousand m<sup>2</sup>**

# INVESTMENTS & COOPERATION

## Support of businesses



To promote investments, the community implements measures aimed at improvement of its investment climate, increase of transparency and quality of management, as well as expansion of the list of administrative services.



The city of Bila Tserkva is part of [Start Business Challenge](#), the Government information service which provides detailed information on business registration procedures for 182 types of activities. In addition, the service contains information on ways to obtain **Government-sponsored loans**, as well as provides **online consultations**.



The school of small and medium-sized business is an educational project which purpose is to promote development of entrepreneurship in the community by sharing effective and practical business skills from experts.



The community attaches great importance to development of **industrial parks**. For this reason, by the decision of the local authorities, businesses that are part of the industrial parks located within the community are **exempted from paying land tax** for their plots.

The community is open to transparent and constructive dialogue with investors, and provides maximum assistance in attraction of investments. The local government supports relocation of enterprises in every possible way.

Additional support, as well as information about the community's economy, business initiatives and opportunities, can be obtained on the **website of the Department of Economic Development of Bila Tserkva City Council**

[Click for more](#)

**Bila Tserkva in the transparency rating of Ukraine's 100 largest cities, 2021:**

**14 place**

General score

**1 place**

"Investments and Economic Development" category



[Click for more](#)

# INVESTMENTS & COOPERATION



## Investment projects

**"Bila Tserkva Investment", an information resource**, which gives investors and businesses an opportunity to learn more about the investment potential, existing projects, as well as branches of the community's economy.

[Click for more](#)

**"Business real estate. Bila Tserkva", a Telegram chat-bot**, which helps entrepreneurs, free of charge, in finding and offering land plots or ready-made premises to place their businesses (primarily those relocated from the zone of hostilities).<sup>1</sup>

[Click for more](#)

## SALE/LEASE OF PROPERTY, PUBLIC PURCHASES

- ◆ Sale or lease of real estate and land plots is carried out through the mechanism of open auctions.
- ◆ At the same time, items which value does not exceed UAH 250 million are sold exclusively through Prozorro e-trading system.
- ◆ A majority of the community's purchases are made through Prozorro.

[List of the communal property subject for privatization](#)  
[List of the communal property eligible for lease-out](#)  
[Information on purchases by the City Council](#),  
 managers and recipients of budget funds is posted on the community's official website

# INVESTMENTS & COOPERATION

## Investment projects

### “CREATIVE SPACE”, AN INNOVATIVE HUB

**The goal of the project is to create favorable conditions for the development of entrepreneurship, innovation and creative industries in the community**

- ◆ A site for the local economic and investment development
- ◆ A place where innovative products come to life
- ◆ Entrepreneur support center (consulting, networking, product testing, sharing of equipment)
- ◆ A co-working space, meeting rooms, a business club
- ◆ Workshops, creative studios, places for events, trainings, exhibitions, etc.
- ◆ A tourist information and investor service centers
- ◆ Services for entrepreneurs (a diner, accounting, legal support, fundraising, recruitment, crisis management, etc.)

### Key markets

Industry	Market
<b>Military</b>	Ukraine, exports after the end of the war
<b>IT</b>	online exports
<b>Translation services</b>	community, local businesses, Ukraine and online exports
<b>Light industry design</b>	local businesses, B2B Ukraine, exports
<b>Creative activities</b>	community, tourists, online exports
<b>Tourism</b>	Ukraine, other countries (as per the industry strategy)
<b>Pharmaceuticals</b>	Ukraine, exports

# INVESTMENTS & COOPERATION

## Investment projects

### **“BILA TSERKVA” INTERNATIONAL AIRPORT / CARGO AVIATION HUB**

on the basis of the communal enterprise “Bila Tserkva Cargo Aviation Facility”

- ◆ Creation of a multi-modal transportation center (aviation, railway, automobile), with a possibility of concession through public-private partnership
- ◆ Expansion of the existing cargo delivery services and development of new premises
- ◆ Development of passenger air transportation services through involvement of low cost airlines
- ◆ Launch of the Aircraft Maintenance Center

Preliminary feasibility study was financed by the EU. The next stage is conducting a complete feasibility study.

The National Transport Strategy of Ukraine, as approved by the Government for the period till 2030, provides for modernization of regional airports and airfields, with involvement of international loans and grants.

**The Ministry of Infrastructure of Ukraine has included the project of "Bila Tserkva" International Airport, with multi-modal infrastructure for cargo and passenger air transportation, to the list of the priority projects.**

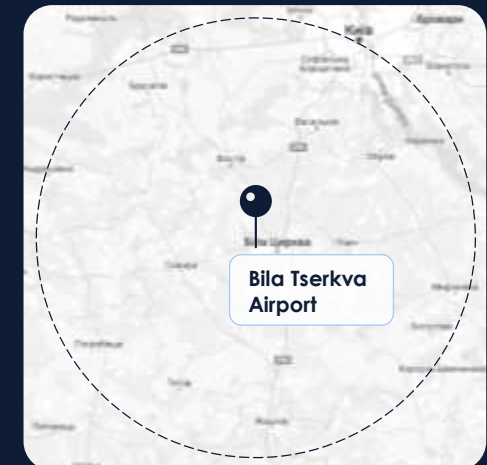


Комунальне підприємство

**«Білоцерківський вантажний  
авіаційний комплекс» (КП «БВАК»)**

*Біла Церква - перехрестя трьох шляхів*

**Over 4 million people live within a  
100 km range from the facility**



**Project cost:**  
USD 59 million according to the  
preliminary feasibility study

# INVESTMENTS & COOPERATION

## Investment projects

### ECO-INDUSTRIAL PARK, BASED UPON BILA TSERKVA CARGO AVIATION FACILITY

Bila Tserkva Cargo Aviation Facility, a communal enterprise of the City Council of Bila Tserkva which also operates as an industrial park, is a participant of the Global Eco-Industrial Parks Programme (GEIPP).<sup>1</sup>



Комунальне підприємство

«Білоцерківський вантажний  
авіаційний комплекс» (КП «БВАК»)

*Біла Церква - перехрестя трьох шляхів*

**The program is aimed at providing technical and strategic support to Ukraine's selected industrial parks, in particular Bila Tserkva Cargo Aviation Facility, to facilitate their transition to "eco-industrial" parks.**

According to the results of the industrial park's assessment study, carried out within the program by the experts of the Resource Efficient and Cleaner Production Center in 2021, the facility:

- ◆ **Is compliant with over half of the key indicators**, as applied to eco-industrial parks.
- ◆ **Has significant potential to achieve the rest of the benchmarks** in the next several years, in particular, during the project's active implementation phase.

For today, nearly 20 companies, operating in the facility's industrial park, have signed letters of commitment and have officially launched cooperation within the Project.

1. Implemented by the United Nations Organization for Industrial Development (UNIDO).  
Funded by the Swiss government through the State Secretariat for Economic Affairs (SECO). <https://geipp-ukraine.org/>

# INVESTOR'S SHORT GUIDE



## Institutional environment

In Ukraine, investment relations are regulated by a number of laws, as well as other regulations. The legal regime is uniform for the entire territory of Ukraine. In addition to laws, the state implements additional initiatives and conditions to promote economic development.

### STATE AGENCIES AND CONSULTATION “WINDOWS” FOR SUPPORT OF INVESTMENTS AND ENTREPRENEURSHIP



### INVESTING IN UKRAINE

- ◆ [Law of Ukraine "On the regime of foreign investment"](#) (Ukrainian)
- ◆ [NBU Resolution 280 "On Foreign Investment in Ukraine"](#) (Ukrainian)
- ◆ [Law of Ukraine "On Prevention and Counteraction to Legalization \(Laundering\) of Criminal Proceeds, Terrorist Financing and Financing of Proliferation of Weapons of Mass Destruction"](#) (Ukrainian)
- ◆ [Law of Ukraine "On Personal Data Protection"](#) (Ukrainian)

### SANCTIONS LISTS

- ◆ [Data bases on private individuals and legal entities on which sanctions have been, or may potentially be, imposed by Ukraine and/or other countries](#) (English)

### PERMITS & LICENSES

- ◆ [Law of Ukraine "On the List of Permits in the Sphere of Economic Activity"](#) (Ukrainian)
- ◆ [Law of Ukraine "On Licensing of Types of Economic Activity"](#) (Ukrainian)
- ◆ [Law of Ukraine "On the permitting system in the sphere of economic activity"](#) (Ukrainian)

### RESTRICTIONS ON CIRCULATION OF FOREIGN CURRENCY AND REPATRIATION OF CAPITAL

- ◆ [NBU Resolution 18 dated 24 February 2022 "On Operation of Banking System Under Martial Law"](#) (English)



# INVESTOR'S SHORT GUIDE

## Taxes

### MAJOR NATIONAL TAXES & DUTIES PAYABLE BY ENTERPRISES

Name	Rate
Income tax	18% (basic) *
Value added tax (VAT)	20% (basic) *
Personal income tax (PIT)	18%
Military tax (applies to the income of individuals)	1.5%
Single social contribution (paid by the employer for the employee)	22% **
Withholding tax	15% ***

Special taxes: environmental tax, excise duties, customs duties, rent

\* Smaller for certain activities.

Legal entities which annual income does not exceed 1167 of minimum wages (in 2023: UAH 7.8 billion or about USD 211 million) can switch to a "simplified" taxation scheme, which provides for the payment of a "single tax" equal to: 5% for non-VAT payers (optional), 3% for VAT payers

\*\* Maximum taxable amount is 25 minimum salaries. Any excess is exempted from the SSC.

As of September 2023, the minimum wage in Ukraine was UAH 6700. (nearly USD 181). Net of taxes (18% personal income tax, 1.5% military tax), it amounted to UAH 5393,50.

\*\*\* May be lower, if a double taxation treaty has been concluded with the relevant country.

### LOCAL TAXES & DUTIES

◆ [Decision on the establishment of local taxes and duties in Bila Tserkva Municipal Territorial Community](#) (Ukrainian)

- ◆ [Tax Code of Ukraine](#) (Ukrainian)
- ◆ [The Law of Ukraine "On collection and accounting of the single contribution to the mandatory state social insurance"](#) (Ukrainian)

# CONTACTS

**Ukraine, Kyiv region,  
Bila Tserkva, Str. Yaroslava Mudroho 15**

E-mail: [contactinvest@ukr.net](mailto:contactinvest@ukr.net)

Facebook: @officalpageBilaTserkva

[new.bc-rada.gov.ua](http://new.bc-rada.gov.ua)

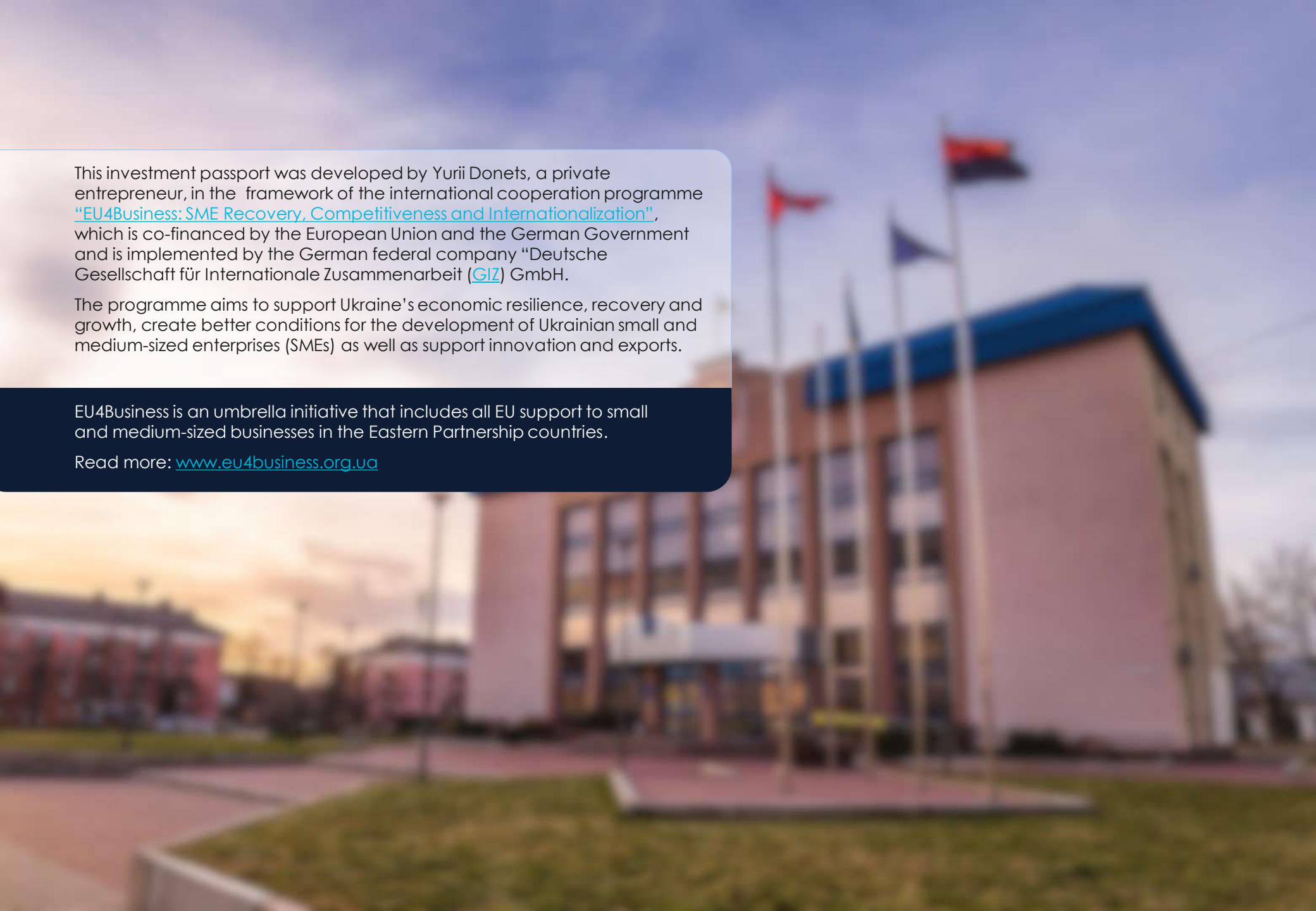
Vice Mayor



Vasyl Morskyi



mors\_vp@ukr.net



This investment passport was developed by Yurii Donets, a private entrepreneur, in the framework of the international cooperation programme [“EU4Business: SME Recovery, Competitiveness and Internationalization”](#), which is co-financed by the European Union and the German Government and is implemented by the German federal company “Deutsche Gesellschaft für Internationale Zusammenarbeit ([GIZ](#)) GmbH.

The programme aims to support Ukraine's economic resilience, recovery and growth, create better conditions for the development of Ukrainian small and medium-sized enterprises (SMEs) as well as support innovation and exports.

EU4Business is an umbrella initiative that includes all EU support to small and medium-sized businesses in the Eastern Partnership countries.

Read more: [www.eu4business.org.ua](http://www.eu4business.org.ua)