

INVESTMENT OVERVIEW

BILA TSERKVA



NEW OPPORTUNITIES FOR PARTNERSHIP



DEAR PARTNERS!

Bila Tserkva is a successful option for investors. Its proximity to the capital of Ukraine, favorable location at the intersection of roads and railways, convenient transport and logistics infrastructure is successfully complemented by strong economics, developed city infrastructure, qualified personnel, comfortable living conditions and transparent politics of local authorities.

Bila Tserkva will provide you with unique possibilities for starting and developing a prosperous business, regardless its size and type. Well-known domestic and foreign enterprises are already working here.

Bila Tserkva has the University status and its wide range of specialized educational institutions gives opportunity to prepare specialists of different professions.

Nowadays, Bila Tserkva attracts investors with comfortable business climate, predictable and understandable politics of local authorities, equal access to the territorial assets, transport and energetic resources. Besides, service structure of business is actively developing as well. It's including industrial park "Bila Tserkva", one of the best Centers for providing administrative services in Ukraine, Municipal Enterprise "The Agency of Strategic Development of Bila Tserkva", Customs Service Department "Pivdennyi", etc.

Local government bases its job on principles of transparency and trustworthiness. Also it pays attention to the development of investment potential and the creation of favorable investment environment.

We invite you to invest in the economics of Bila Tserkva!

Sincerely Yours,
Head of City Council
Hennadiy Dykyi

Key point about Bila Tserkva

- QUITE LARGE CONSUMER MARKET (APPROXIMATELY 350 000 CONSUMERS, INCLUDING SURROUNDING AREAS)
- COMPETITIVE LABOR MARKET
- DEVELOPED SERVICE INFRASTRUCTURE FOR BUSINESS
- POWERFUL INDUSTRIAL COMPLEX
- INNOVATIVE TECHNOLOGIES ARE ACTIVELY IMPLEMENTED BY LOCAL ENTERPRISES
- DEVELOPED URBAN INFRASTRUCTURE, COMFORTABLE LIVING CONDITIONS, EDUCATION AND RECREATION
- THERE IS "OLEKSANDRIYA" - THE LARGEST DENDROLOGICAL PARK IN EASTERN EUROPE.
- FRIENDLY AUTHORITIES, TRANSPARENT SOLUTIONS

57,8 thou.uah amount of industrial production per capita

>200 thou. residents 63% the share of people of working age

>17 thou. SMEs* 8,8 thou.uah average salary*

Economic and cultural center

of the south of the Kiev region

in the TOP-5 transparency rating of the investment sector

* data for 2019 year

BILA TSERKVA ATC



NATURAL AND GEOGRAPHICAL DATA



Area: 63,2 km² according perspective plan



The area of greenery: 8,3 km²



Area of parks and squares: 4,5 km²



Climate: temperate continental



Humidity factor: 1,3



Average air temperature:
-6°C in January
+18°C - 20 °C in July



Average wind speed: 2,2-3,5 m/s



Average rainfall: 500-600 mm



Minerals (near the city):

- **5** loam deposits (Bila Tserkva, Bila Tserkva-3, Cherkasy, Ostriyske, Bloschynetske)
- **3** granite deposits (Bila Tserkva, Shamraivske, Sukholiske)
- **1** granodiorite deposit (Ostrivske)
- **4** sand deposits (Pishchanske, Biryukivske, Shkarivske, Trushkivske)
- **2** areas of mineral radon waters of Golendernya and Oleksandriyska



General plan and detailed plan of the territory



Interactive map of groundwater

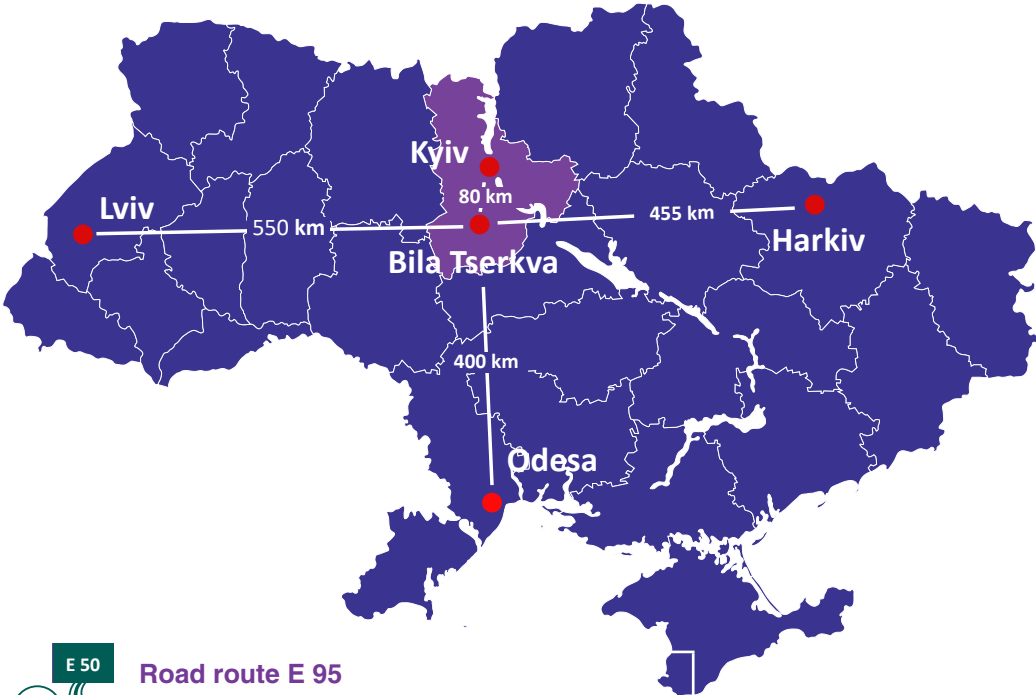


Interactive map of non-metallic minerals



TRANSPORT INFRASTRUCTURE

- 1. Convenient transport communication
- 2. Developed road infrastructure (roads, railway infrastructure, airfield)
- 3. Developed logistics capacity



DISTANCE TO BORDERS

- 296 km - Moldova
- 327 km - Belarus
- 422 km - Russia
- 622 km - Poland
- 829 km - Slovakia
- 841 km - Hungary
- 855 km - Romania

DISTANCE TO SEAPORTS

- 394 km - Odesa
- 400 km - Mykolaiv
- 413 km - Chernomorsk
- 445 km - Pivdennyi

E 50 Road route E 95 (international significance)
Turkey - Ukraine - Belarus - Russia

GH GO Highway (international significance)
125 km from the city
Gdansk (seaport, Poland) - Odesa (seaport)



P 32 Road route P 32 (regional significance)
Kremenets - Kagarlyk - Bila Tserkva - Rzhyschiv

P 04 Road route P 04 (regional significance)
Kyiv - Fastiv - Bila Tserkva - Tarashcha - Zvenyhorodka

P 17 Road route P 17 (regional significance)
Bila Tserkva - Tetiiv - Lypovets - Humenne

TRANSPORT INFRASTRUCTURE

- 1 PASSENGER
- 2 FREIGHT

railway stations provide **domestic, international and suburban connections of freight and passenger trains.**
Suburban, intercity and international trains run through Bila Tserkva station.

The railway station provides daily passenger traffic and provides connections with many regional centers of Ukraine.



14,5 carriage - the average daily value of loading and unloading of carriage at the railway stations "Bila Tserkva" and "Rotok" in 2019.

Kyiv International Airport	90 km
Boryspil International Airport	120 km
Odesa International Airport	390 km



Certified Bila Tserkva Airport:
hangars and infrastructure for maintenance of cargo aircraft
capacity: up to 500 aircraft per year
class B (runway 2500 x 42 m)

The Ministry of Infrastructure approved the implementation of the project "Develop Bila Tserkva International Airport and its multimodal infrastructure for passengers and cargo air transportation, as well as a modern aircraft maintenance center" on the basis of the Bila Tserkva City Council utility company "Bila Tserkva Cargo Aviation Complex".



Bila Tserkva cargo aviation complex



Tariffs for freight transportation

In 2020, NOVA POSHTA completed the **CONSTRUCTION OF A LOGISTICS AUTOMATED DEPARTMENT OF COURIER DELIVERY** in the BILA TSERKVA Industrial Park

CONNECTING TO NETWORKS

TELECOMMUNICATIONS

The area covered by **3G** and **4G** networks is almost 100% of the city territory.

The average cost of broadband Internet access is **5-20 USD / month**.

Services are provided by **national and local providers**.



Register operators and providers

POWER SUPPLY



The service company is **PJSC Kyivoblenerho**. Developed electrification system; available power reserve. Power supply - **330/110 kV substation "Bila Tserkva"**. Available transmission lines with a capacity of 0.4 kV to 110 kV.

Length of networks - **> 960 km**.

Significant number of electrified facilities available to investors.



Accession information



Transformer substations and reserve capacities

GAS SUPPLY



The service company is **PJSC Kyivoblغاز**.

Gas pipelines of high pressure (15.6 km), medium pressure (162.7 km) and low pressure (477.6 km).

94 gas control points with a total capacity of 165 thousand m³ / h

208 cabinet control points with a total capacity of 81 thousand m³ / h.

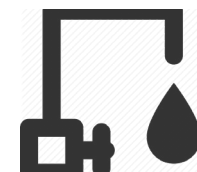


Information on fracturing location and capacity reserve



Technical conditions for connection to gas networks

WATER SUPPLY AND DRAINAGE



The service company is **Belotserkivvoda LLC**. Round-the-clock centralized water supply.

The length of water supply networks is 331.6 km.

The length of sewerage networks is 266.3 km.

The design capacity of water treatment facilities is 136.6 thousand m³ / day.



Conditions of connection to water supply and drainage

SERVICE INFRASTRUCTURE



There is:

- 39 branches of 22 banks
- key insurance companies: PZU Ukraine, Knyazha, Globus, Oranta, ESA, UNIKA, UPSK, SG TAS, AXA Insurance, Country, USG, Leading
- other financial companies



Notary services are provided by: 2 city, 1 district state notary offices, 24 private notaries.



Register of banking institutions



Unified register of notaries



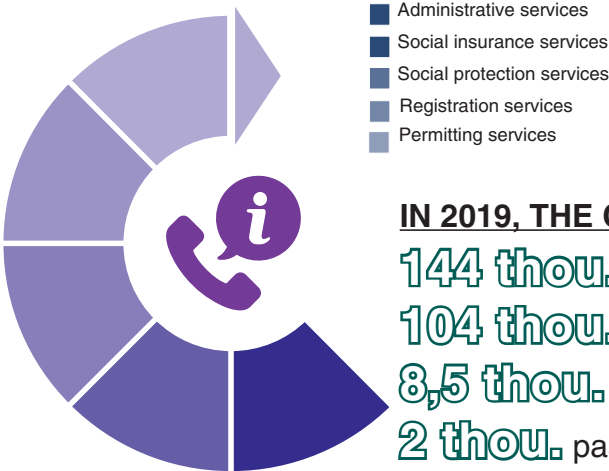
Transportation and delivery services are provided: Nova Poshta, Vash Chas, Gungel, KSD, Pony Express, AutoLux, InTime, Delivery, Night Express, Mist Express, SAT, Ukrposhta.



Center for Administrative Services (CNAP):

180 types of administrative services of structural subdivisions of Bila Tserkva City Council and bodies of state executive power.

- **FOR CITIZENS**
- **FOR ENTERPRISES AND ENTREPRENEURS**



IN 2019, THE CNAP PROVIDED:

144 thou. administrative services

104 thou. consultations

8,5 thou. passports for travel abroad

2 thou. passports of citizens of Ukraine (ID card)



Center for administrative services

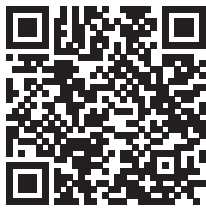
TRANSPARENT SOLUTIONS

10th place IN THE ANNUAL RANKING OF TRANSPARENCY OF UKRAINIAN CITIES (TIU).

5th place IN THE ANNUAL TRANSPARENCY RANKING OF THE INVESTMENT SECTOR OF UKRAINIAN CITIES (TIU).



Investment Sector Transparency Ranking



Transparency Ranking Of Ukrainian Cities



There is a form of collective appeal of residents to the city authorities to collect signatures in support of the e-petition and their monitoring system.



Electronic petition form (electronic petitions)



The majority of procurement are made through the Prozorro system. The official website displays information on the procurement of the city council, subordinate managers and recipients of budget funds.



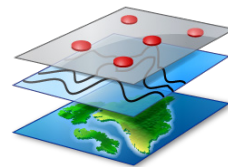
Information on expenditures of Bila Tserkva City Council and controlled institutions



The city has a participatory budget. Residents can submit projects, support them and observe how the winning projects are implemented by the authorities.



Participatory budget

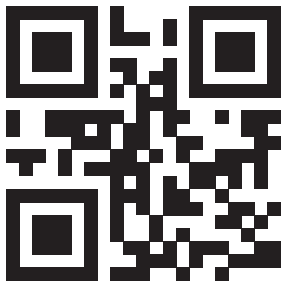


All geospatial information of Bila Tserkva is on one map, posted on the official website and regularly updated urban planning documentation, zoning, master plan and detailed plans of the territory.



Geoportal of open data of Bila Tserkva city council

LOCAL TAXES AND FEES



Decision "On the establishment of local taxes and fees in Bila Tserkva for 2020"

Land tax*:

- **1-3%** agricultural land
- **0,01-1,5%** land for housing
- **0,001-11%** land for public construction
- **1,5-6,5%** lands of the nature reserve fund for health and other environmental purposes, lands of the water fund
- **0,5-6,5%** recreational land
- **1,5%** lands of historical and cultural purpose, lands of defense
- **0,1%** forestry land
- **1,5-3%** land industry
- **2-12%** land transport
- **2-7%** land of communication, energy
- **1,0-6,5%** public land
- **1,5-6,5%** reserve land, reserve fund land

Tax on real estate other than land*:

- **0,75%** houses
- **1%** hotel buildings and other temporary accommodation, commercial buildings, transport and communications buildings
- **0,1-1,0%** office buildings
- **0,15-1%** garages
- **0%** industrial buildings, hospitals and health facilities, agricultural buildings, greenhouses, horticulture
- **1%** reservoirs, silos and warehouses, buildings of baths and laundries, buildings for the arrangement of settlements
- **0,75-1,5%** buildings for public speaking
- **0-0,5%** museums and libraries, sports halls, buildings of educational and research institutions



Information about of NMV of lands of settlements

Tourist tax*:

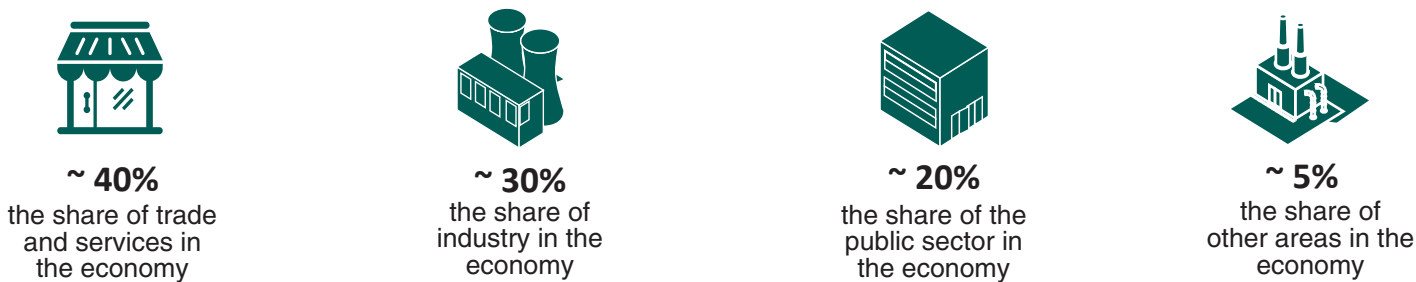
- **0,4%** for domestic tourists
- **1,2%** for foreign tourists

Single tax*:

- **9%** I group
- **17%** II group
- **3-5%** III group

* as a percentage of the base of the relevant tax

ECONOMY AND ENTREPRENEURSHIP



In 2019 year:

- 18,1 thou. m² residential premises put into operation
- 6,4 billion uah amounted to retail sales
- >35 thou. persons covered by career guidance services
- >34 thou. full-time employees
- ~9 thou. uah accrued to the average employee

\$84,8 million export of goods

\$178,6 million import of goods

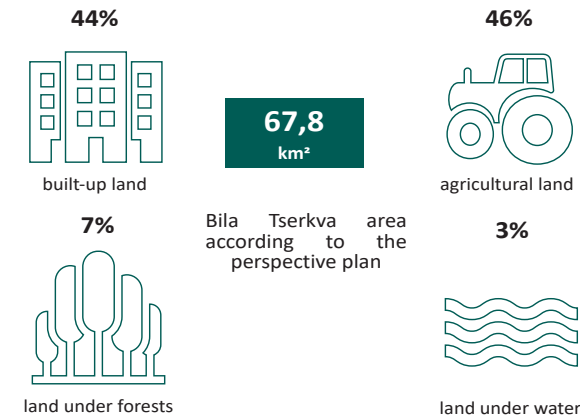
\$1,5 million export of services

\$6,5 million import of services

Main export items: caoutchouc and rubber; finished grain products; pharmaceutical products; wood and wood products; boilers, electric machines; stone products; clothing and additional clothing accessories, knitted; furniture.

Main import items: caoutchouc and rubber; boilers, machines; electric machines; chemical products; pharmaceutical products; textile; ferrous metal products; plastics and polymeric materials.

ECONOMICS AND ENTREPRENEURSHIP



>0,4 thou. lease agreements for non-residential premises of communal property in 2019 year.

>200 agreements of term servitude and lease of communal land were concluded in 2019 year.

Leading industries: pharmaceutical, rubber, woodworking, food, processing, furniture, rubber, mechanical engineering, jewelry.

539 industrial enterprises >80 carry out foreign economic activity

Educational program for entrepreneurs "Mini MBA: business development tools"

Coordination Council for the Promotion of Small Business in Bila Tserkva



TRADE AND SERVICES



>20 thou.m² area of shopping centers

>1,6 thou. wholesale trade enterprises and entrepreneurs
>5,0 thou. retail trade enterprises and entrepreneurs

>120 pharmacies and drugstores

13 hotels and restaurants

There are national and regional retail chains and specialty stores: NOVUS, ATB, JYSK, Silpo, Velyka Kyshenya, Eco Market, Epicenter, Comfy, Allo, etc.

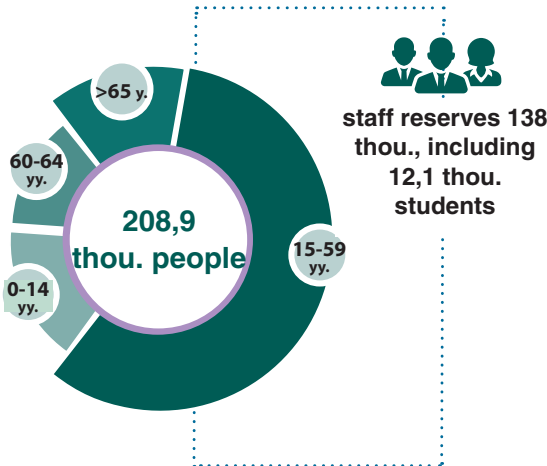


Commercial real estate in Bila Tserkva



Unified licensing register of drug trade establishments

POPULATION AND LABOR MARKET



staff reserves 138 thou., including 12,1 thou. students

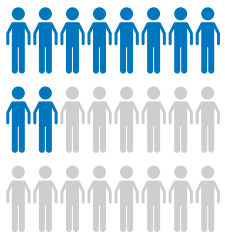


54%



2

educational institutions of III-IV accreditation levels



46%



8

educational institutions of I-II accreditation levels

>2,8 thou. graduates of institutions of higher and vocational education in 2019.

A moderate level of concentration of the labor market by major industries and employers is characterized to the city.

A significant proportion of the population is employed in SMEs



Information on the state of the labor market according to the Bila Tserkva City Employment Center



Bila Tserkva Universities, data on students and licensed specialties



Vocational education institutions of Bila Tserkva, data on students and licensed specialties



number of registered unemployed
1,8 thou.



number of registered vacancies
2,1 thou.



number of employed persons for 2019
4,0 thou.



employers offer vacancies
1,1 thou.



average salary for vacancies
7,3 thou. UAH

TOURISM & RECREATION

EASY TO REACH

FROM KYIV AND OTHER PLACES BY ANY
MODE OF TRANSPORT

There is something to
look at

Oleksandriya Arboretum,
historical heritage sites, cultural
events

DEVELOPED INFRASTRUCTURE

for cultural, health, event,
extreme, business tourism

SUPPORT AT THE LOCAL AND STATE LEVEL

promotion and popularization,
financing of cultural heritage sites

< 80 km from Kiev, at the
intersection of roads and railways

**almost 1 million tourists and
visitors in the year**

hotels, cafes and restaurants, travel
companies, information center, health
facilities

development of the tourist brand

more than 20 facilities for
accommodation, with a capacity of
about 2 thousand seats

**more than 200 units public catering
(cafes and restaurants)**

business, cultural and presentation
events under the auspices of the city
authorities



БІЛА ЦЕРКВА
ТУРИСТИЧНА



TOURISM & RECREATION

EVENT TOURISM

City Day, balloon festival "Oleksandriya extravaganza",
blacksmith festival "Steel Fire-Bird" for the Kupala Festival,
festival "ART Panorama", VeloSotka Bila Tserkva, youth art
festival "Chubinsky Fest", International Sculpture Symposium
INTERACTION 2019



CULTURAL AND EXCURSION TOURISM

Architectural monuments, squares and parks, State
Dendrological Park "Oleksandriya"



BUSINESS TOURISM

European Entrepreneurship Week, visits to the
Industrial Park and enterprises with the assistance of
international organizations, seminars



HEALTH AND ENTERTAINMENT

Sanatorium - preventorium "Dibrova", rope park
"RunCord"

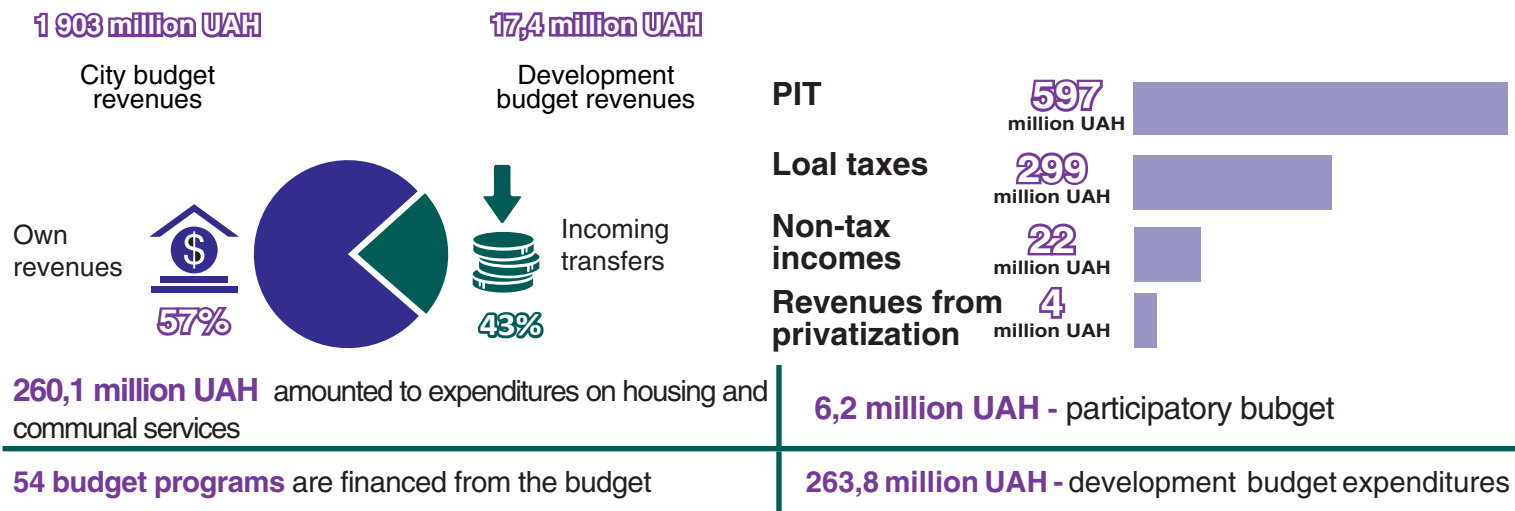


- a tourist logo of the city has been created
- tourist signs have been installed
- a tourist map and a tourist information
booklet have been made



MUNICIPAL BUDGETING

In 2019 year



Bila Tserkva City Council and under controlled utilities cooperate with IFIs in the framework of infrastructure projects and energy saving

The city has a credit rating since 2018. Its level testifies to the sufficient creditworthiness of Bila Tserkva

> 3,3 thou. procurement of the city council and under controlled utilities was in the Prozorro in 2019



12,0 million UAH reconstruction and modernization of lighting networks and outdoor technical re-equipment.



Reporting system of budget managers

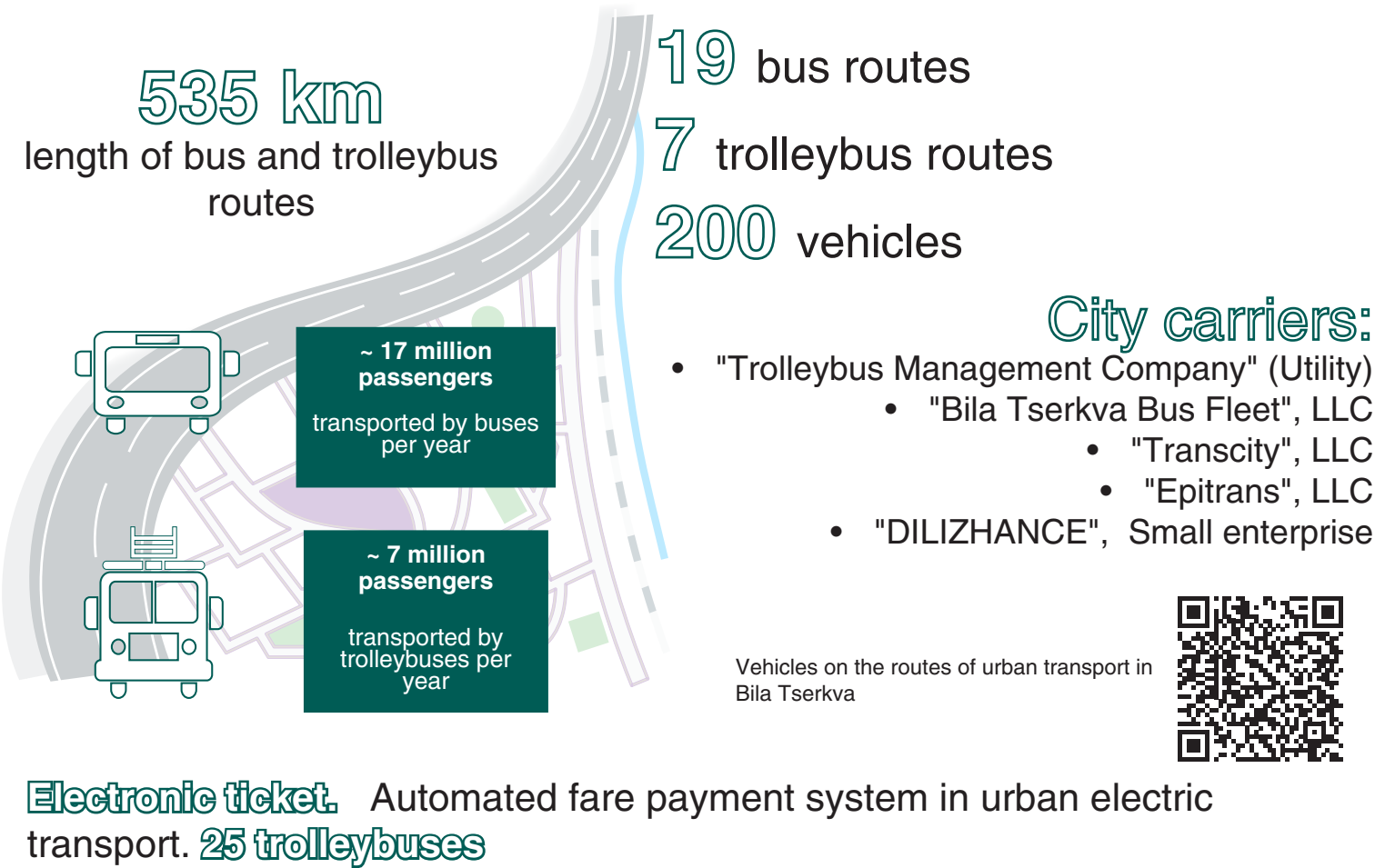


The city budget for 2020



Current budget status information

URBAN TRANSPORT



Development of cycling infrastructure - is a priority area of transport development in Bila Tserkva. The strategic goal is to achieve 20% of cycling traffic in the city.



Online urban transport monitoring system



Urban transport in Bila Tserkva

UTILITY INFRASTRUCTURE

453 km length street network

308 km paved roads

148 km roads with improved coverage

53,6 km main roads

106,4 km main streets of local significance

9 automotive bridges

2 pedestrian bridges

3 overpasses

Power supply centralized (transmission lines and distribution stations, capacity from 0.4 kV to 10 kV)

Heat supply centralized and individual

Gas supply centralized (high, medium and low pressure networks)

Water supply and drainage centralized and individual (in the private sector)

Disposal of household waste centralized

313,7 km outdoor lighting network

>8,3 thou. light spots

1,38 thou. ha area of greenery

3 parks

ECOLOGY AND ENERGY SAVING

8,3 km area of greenery

4,5 KM² area of parks and squares



API<5 low level of air pollution

1 worn tire collection point

3 collection points for vehicles

The sanitary scheme of Bila Tserkva was approved on August 23, 2013

The Action Plan for Sustainable Energy Development and Climate of Bila Tserkva for 2017-2030 was approved on December 22, 2016.

Waste Disposal Infrastructure (WWTP) by the criterion of environmental safety:

1 category "A" (low risk)

1 category "B" (moderately dangerous)

56 cameras are connected to

UNITED
URBAN
SYSTEMS
VIDEO SURVEILLANCE




"Safe City"
Information System




Ecological passport of
Kyiv region


SOCIAL INFRASTRUCTURE



27 schools
>20,5 thou. students
2,7 thou. employees




2 private schools
169 students
45 employees



36 preschools
>8,7 thou. children
2,3 thou. employees

68% of children covered by preschool education



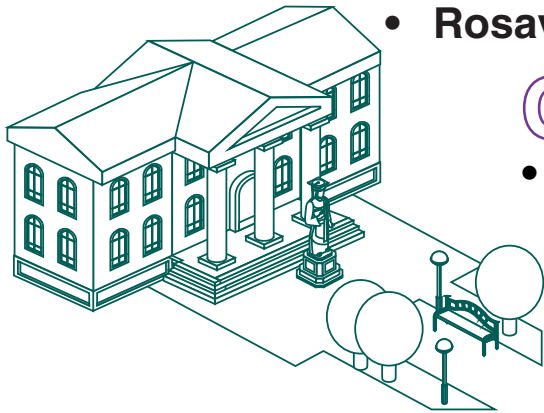
5 out-of-school education institutions
>8,5 thou. students
147 employees

6	2,8 thou.	255
music and art schools	students	teachers
6	3,3 thou.	113
children's and youth sports schools	students	teachers

Prometheus (Club at the place of residence):
~2.5 thou. students, 53 teachers

Theaters

- Kyiv Academic Regional Music and Drama Theater named Panas Saksagansky
- Palace of Culture "Bila Tserkva MAZ"
- Rosava Palace of Culture



Cinemas

- named after Alexander Dovzhenko

Museums

- Bila Tserkva Museum of Local Lore
- Alexandria Park Museum

SOCIAL INFRASTRUCTURE

Network of health care institution of city, district and regional subordination:

- 2 Primary health care centers
 - 4 city hospitals
 - Central District Hospital
- Kyiv Regional Children's Hospital №2
- Maternity hospital
- 3 dental clinics
- Kyiv Regional Blood Center
- Antituberculosis Center
- Specialized regional orphanage
- Bila Tserkva emergency medical station
- Bila Tserkva Regional Oncology Center
- City Pathological Bureau
- City polyclinic of professional examinations with balneological department (water hospital)



Medical institutions on the territory of Bila Tserkva City Council

Developed network of private medical and dental institutions

HELSI.ME Automated system



SOCIAL INFRASTRUCTURE

Communal Institution of Bila Tserkva City Council
"Territorial center for social services"

2500
clients

Municipal Institution of Bila Tserkva City Council
Bila Tserkva Center for Comprehensive Rehabilitation
for Persons with Disabilities "Chance"

350
children with
disabilities pass
monthly
rehabilitation

Bila Tserkva psychoneurological boarding school

capacity
248 people

Bila Tserkva orphanage

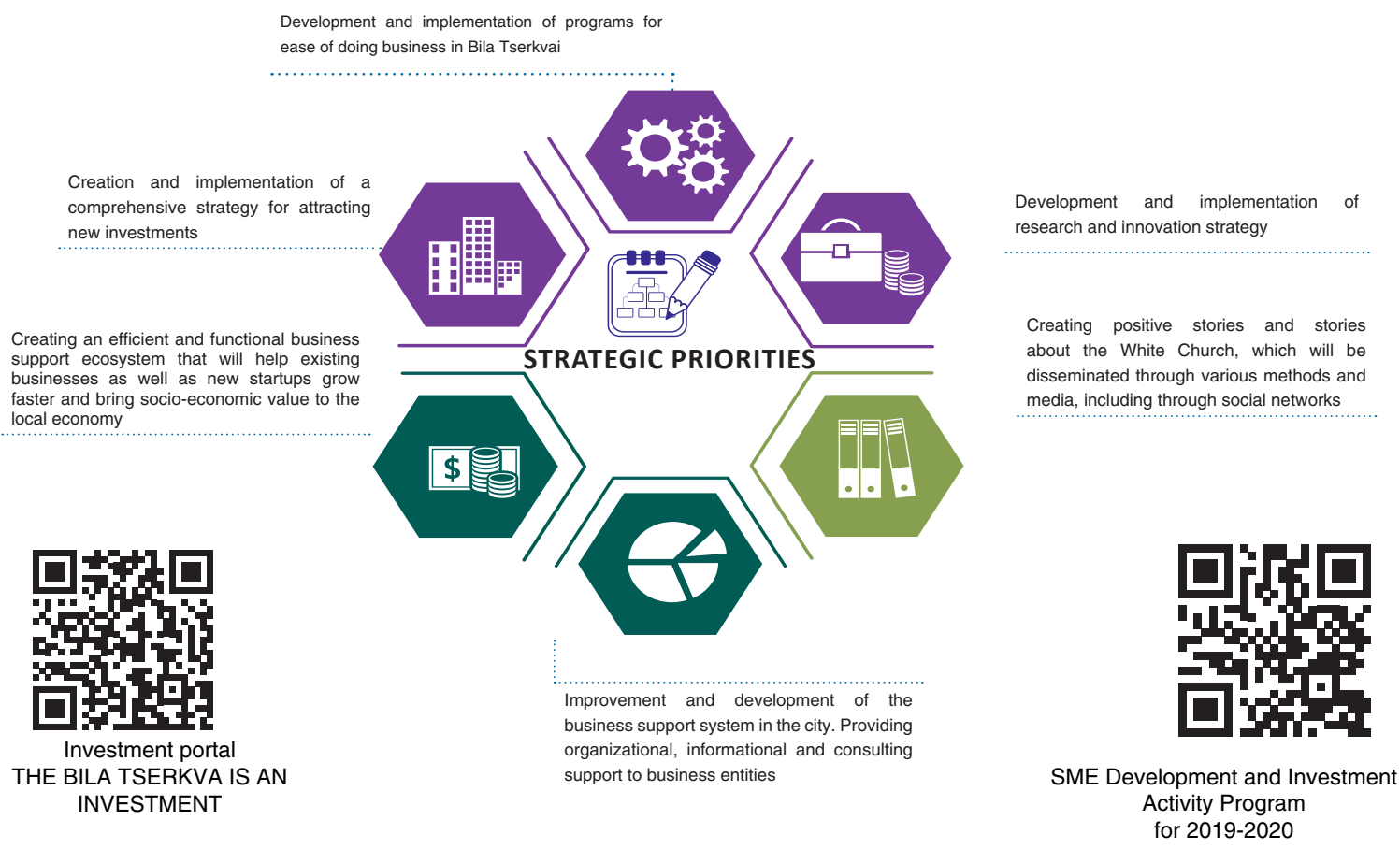
capacity
180 people

Bila Tserkva City Center for Social Services for Families, Children and Youth

Zlagoda Center for Social and Psychological Rehabilitation of Children

INVESTMENT POLICY

Bila Tserkva's development strategy until 2025 shows the most important priorities and tasks of the city's development.



Credit rating **uaBBB+**

Investment attractiveness rating **«invA»**

IBI RATING
RATING AGENCY



INVESTMENT PROPOSALS

Objects of communal property, offered for privatization:

TYPE OF PREMISES	TOTAL AREA	ADDRESS (IN BILA TSERKVA)
Non-residential premises	882,4 m²	Levanevskoho st. 57
Non-residential premises	139,7 m²	Turchaninova st, 1a
Non-residential premises	275,5 m²	Oleksandriya Boulevard, 71
Non-residential premises	328,0 m²	Rosova st, 6

Land plots of communal property for rent:

PURPOSE	TOTAL AREA	CADASTRAL NUMBER
For the construction and maintenance of an apartment building with shopping and entertainment and market infrastructure	10,9 ha	3210300000:06:030:0064



Communal property offered for privatization and lease



Catalog of communal property and concessions



Bila Tserkva Industrial Park



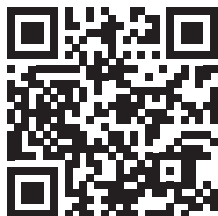
Investment portal of Bila Tserkva

INVESTMENT AND ENERGY SAVING

2 industrial parks

Title	Area, ha	Duration, years
BILA TSERKVA1	24,14	50 (since 13.04.2018)
BILA TSERKVA 2	34,71	50 (since 04.10.2018)

- > **\$50 million** the amount of FDI at the end of 2020
- > **UAH 1 billion** annual amount of capital investment in the city's economy from all sources
- > **enterprises funds and budgetary funds** are the main sources of capital investment
- in 2016, the city joined the Covenant of Mayors on Energy and Climate.**
 - Bila Tserkva Action Plan for Sustainable Energy Development and Climate for 2017-2030 Approved
 - an energy efficiency department was established in 2017 to implement the SEAP and implement the city's energy development system.
- > **cooperation with international projects and institutions at the local government level: USAID, NEFKO, EBRD, UNIDO, etc.**



Official page of the State Fund for Rural Development



List of current international projects available for domestic institutions and businesses

The development of the preliminary feasibility study was funded by the EU and conducted by EGIS.

The next stage is the feasibility study.

Today, the airport is in the process of obtaining the status of "international", in addition to the existing customs post, it is planned to open a checkpoint across the state border of Ukraine.



Master plan: approved.
Engineering networks: design documentation and start of supply, obtained technical conditions.
Electricity: 35 MW.
Water: 2.5 thousand m³ / day.
Sewerage: 2.2 vols. m³ / day.
Gas: 8.3 thou. m³ / day.

Build of a multimodal transport center (aviation, railway, road transport) with the possibility of concession, public-private partnership.



Increase in cargo delivery services and construction of new premises.

Development of passenger air transportation services due to the involvement of budget airlines and traffic within a radius of 100 km or 1 hour of travel from Bila Tserkva (4.0 million population).

Launch of the Aircraft Maintenance Center.



Bila Tserkva ATC



\$ 59 million. (Stage 1, preliminary feasibility study)



1-10 years

It is offered for sale or lease 70 hectares of industrial land.

The owner can build buildings "under the investor" with resale.

Co-investment in joint ventures.

Business opportunity: GREENFIELD.

Park specialization: mechanical engineering, metalworking, woodworking (section 1), agricultural processing, light industry, food production (section 2); production of plastic products and logistics (section 3).



Business opportunity: GREENFIELD.
Park specialization: mechanical engineering, metalworking, woodworking (section 1), agricultural processing, light industry, food production (section 2); production of plastic products and logistics (section 3).



Bila Tserkva ATC



\$ 250 millions.

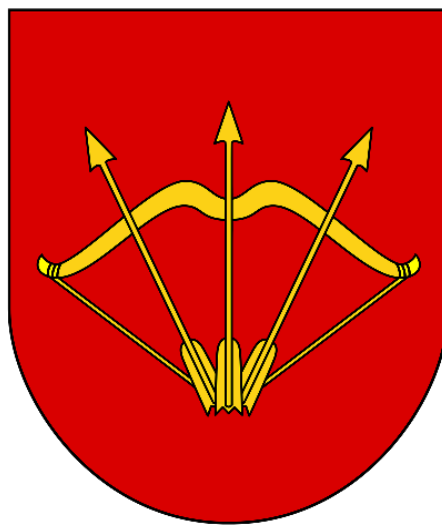


7-10 years

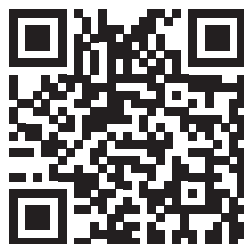
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WE
INVITE YOU
FOR COOPERATION



DEPARTMENT OF ECONOMICS OF BILA TSERKVA CITY COUNCIL



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