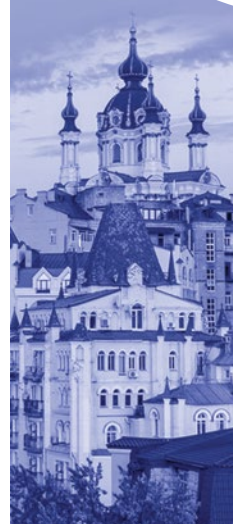




# INVESTMENT PASSPORT of Kyiv city





Executive Body of the Kyiv City Council  
(Kyiv City State Administration)  
36 Khreshchatyk Street  
Kyiv, 01044, Ukraine  
<https://kyivcity.gov.ua>


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VITALIY KLITSCHKO

MAYOR OF KYIV

*Because of us* 





## Dear friends!

Modern entrepreneurs want to live in the city that is thriving with creative ideas and inspiration, offers many business opportunities, simple and clear game rules.

This is exactly the city of Kyiv today. We introduce innovative solutions into city governance, provide simplified regulatory procedures and transparent business conditions, and implement consistent favorable investment policies.

Kyiv has many competitive advantages. Our most valuable asset is people, especially young and very talented, who generate many innovative ideas and have energy to implement them. We have highly qualified specialists and a strong research base. No wonder Kyiv, which employs 40% of all IT professionals in Ukraine, is one of the leaders in IT industry among Eastern European cities and a hub for a large number of accelerators, incubators and hubs.

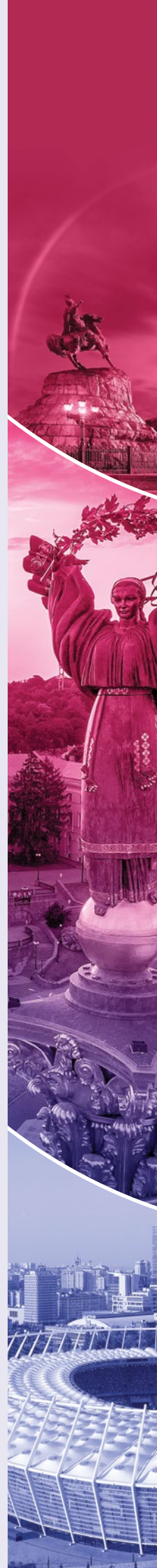
In addition, with a very good location and well-developed infrastructure, Kyiv can compete with many European cities as a top-tier transit and transportation hub.

I am proud that more and more people are choosing Kyiv to create a future for themselves and their children.

We, the authorities of the capital, are doing everything we can to provide stable economic growth, improve the standard of living of Kyiv residents, renovate the city's infrastructure, build new housing, parks and recreation areas, schools and kindergartens, provide quality health care and the best social assistance in the country.

Kyiv is a multinational and multicultural city. And our task is to open it to the world, to depict the huge potential of our capital and to make Kyiv a European city, one of the most comfortable and attractive places to live and work in.

**Vitaliy Klitschko**  
**Mayor of Kyiv**





## 1.2. Visiting card

### • KYIV IS THE CAPITAL OF UKRAINE

Kyiv is one of the largest and oldest cities in Europe, a political, economic, administrative, transport, scientific-educational and cultural centre of Ukraine



FOUNDATION:

**end of V and the beginning of VI century A.D.**

TOTAL AREA:

**82.6 thousand hectares, 0.14% of Ukraine's territory**



POPULATION (01.01.2021)

**- enumerated - 2.96 million**

**- resident population - 2.92 million**





- Kyiv is one of the most ancient historical centres of Eastern Europe and Christianity. **The St. Sophia's Cathedral** with adjacent monastery buildings and **Kyiv-Pechersk Lavra** are included in the UNESCO World Heritage List



- SEPARATE ADMINISTRATIVE AND TERRITORIAL UNIT OF UKRAINE

## **10 Administrative Districts** in Kyiv



KYIV IS THE REGIONAL CENTRE OF GRAVITY:

- Skilled and educated workforce
- Convenient transport connection
- Easy business registration
- First-rate education
- Active cooperation with adjacent communities



Location of central government authorities of Ukraine, foreign missions, main offices of most enterprises and non-governmental organizations



## Chapter 2.

# SOCIO-ECONOMIC PROFILE

Kyiv is the leader in Ukraine by the results of the annual assessment of socio-economic development of the regions of Ukraine. The capital leads in the ranking of economic and social spheres, investment and innovative development and foreign economic cooperation, financial self-sufficiency, development of small and medium-sized enterprises, accessibility and quality of healthcare services

## 2.1. Natural geographical and climate conditions

Geographical information: The city is located in the centre of Eastern Europe on the banks of the Dnieper River



The Dnieper River is the fourth longest river in Europe and the third largest river basin area in Europe with the longest river flow in Ukraine



Green spaces and recreational areas – 45.04 thousand hectares (54.5%)



Objects of natural-reserved fund occupy 18.19 thousand hectares



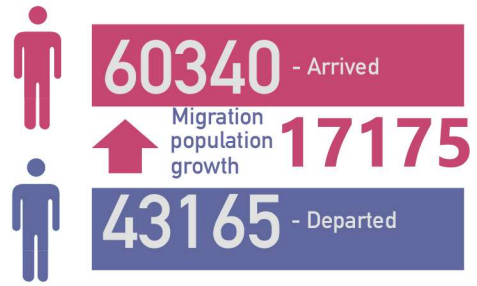
Kyiv is abundant in small rivers and water bodies. There are approximately 500 of them



## 2.2. Demography

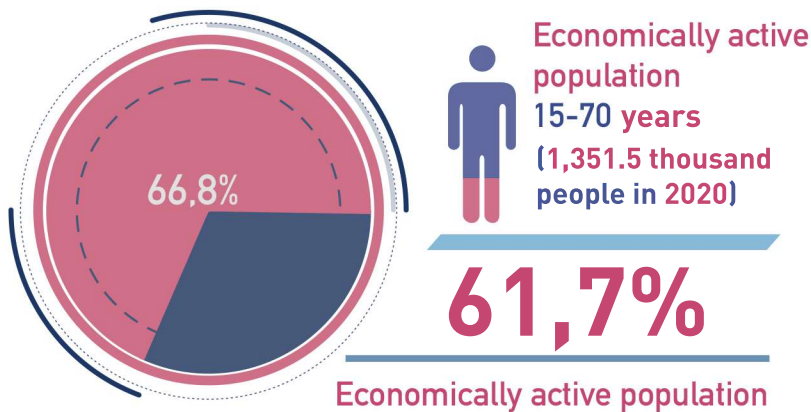
### Migration movement of the population in 2019

Kyiv is characterized by favorable demographic process in comparison with other regions of Ukraine: younger age structure of the population, the longest life expectancy, natural population increase, significant migration attractiveness.



## 2.3. Human resources

Kyiv is the only one of 27 regions of Ukraine where the population is growing at the beginning of the XXI century.



Source: \*Official data of the State Statistics Service of Ukraine

## 2.4. Education, personnel training

There is a wide network of public and private educational institutions in Kyiv

TOP-1000 Best Universities of the World by QS World University Rankings includes:

- Taras Shevchenko National University of Kyiv
- National Technical University of Ukraine «Igor Sikorsky Kyiv Polytechnic Institute»

### Higher Educational Institutions



Number of higher educational institutions, units – 90



Number of students in higher educational institutions, thousand persons – 341.3

Source: According to the Main Office of Statistics in the city of Kyiv

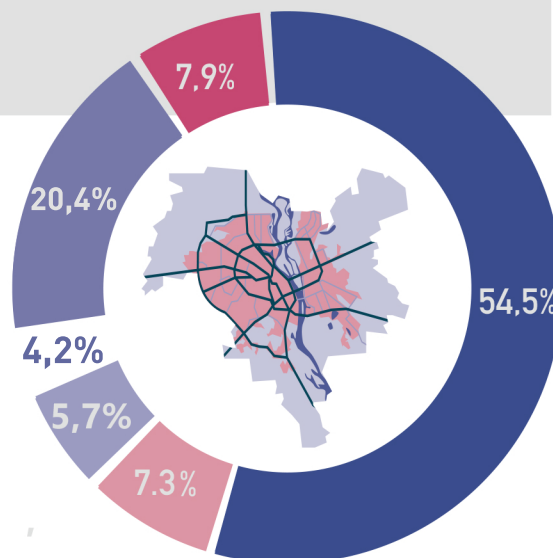
National University of «Kyiv-Mohyla Academy» is one of the first higher educational establishments in Eastern Europe



## 2.5. Housing, office and industrial infrastructure

According to the functional purpose, the territory of the city is divided into:

1. Housing and public buildings (20,4%)
2. Industrial, scientific and production, communal utility zone, warehouses (7,9%)
3. Green space and recreational areas (54,5%)
4. Water surface (7,3%)
5. Transport infrastructure (5,7%)
6. Others (4,2%)



## 2.6. Economic potential

In accordance with the Kyiv City Development Strategy Until 2025, a priority of Kyiv city growth is the development of service sector and innovative industries with high added value:

- IT and communication
- Pharmacy and medical technologies
- Logistics
- Commercial trading
- Engineering and precision machined products industry
- Culture
- Tourism

Over the last few years, Kyiv contributes more than **20% of Ukraine`s GDP**

GRP as of 2019 is **949,531** million UAH (23.9% of total GDP of Ukraine)

GRP per capita as of 2019 - **320,885** UAH

Kyiv exceeds **3,4** times of the Ukrainian average value of GRP per capita



## 2.7. Foreign economic activity

Kyiv's foreign trade in goods in 2020:

**Exports** – 12,447.8 million USD (25.3% of the total of Ukraine)

**Imports** – 22,973.6 million USD (42.5% of the total of Ukraine)

Foreign trade transactions were carried out with partners from 224 countries.

**Exports of goods per capita** is 3,794.2 USD

The largest partners in foreign trade operations in goods are:

**Exports:** EU-countries – 30.5%, China – 18.7%, India – 8.1%, Netherlands – 6.1%

**Imports:** EU-countries – 44.1%, China – 18.0%, Germany – 9.0%

Kyiv's foreign trade in services in 2020:

**Exports** – 4075.2 million USD (36.5% of the total of Ukraine)

**Imports** – 2564.3 million USD (49.2% of the total of Ukraine)

Foreign trade transactions were carried out with partners from 201 countries.  
The largest partners in foreign trade in services are:

**Exports:** EU-countries – 49.9%, USA – 23.8%, United Kingdom of Great Britain and Northern Ireland – 10.9%, Germany – 7.3%, Cyprus – 6.6%

**Imports:** EU-countries – 62.7%, United Kingdom of Great Britain and Northern Ireland – 12.6%, Turkey – 11.2%, Germany – 8.7%, Ireland – 8.2%, USA – 5.4%

**Capital investment** in 2020 is **135,9 billion UAH**  
(32.4% of total amount of Ukraine).

Direct investment (Equity and investment fund shares + Debt instruments)  
from foreign countries in Kyiv's economy

(as of 31 December 2020) – **21,786.7 million USD (44.5% of the total of Ukraine)\***

\*official data of the National Bank of Ukraine

The investment came from 104 countries. Almost 62% of total FDI was attracted from the countries:



The Netherlands  
(25,7%)



Great Britain  
(5,4%)



Cyprus (26,2%)



Austria (4,3%)

## 2.8. Transport infrastructure and logistics

The total passenger turnover in 2020 is 13193.4 million passenger-km  
Total number of carried passengers in 2020 is 548.7 million people in particular:

Air passenger turnover is 8014.7 million passenger-km  
Total number of carried passengers 3.7 million people

Subway passenger turnover is 2291.8 million passenger-km  
Total number of carried passengers is 279.5 million people

Automobile passenger turnover is 2087.7 million passenger-km  
Total number of carried passengers is 119.7 million people

## 2.9. Health, culture and recreational sectors

The information system eHealth was introduced in Kyiv:

146 healthcare institutions

28 primary healthcare centres

Nowadays Kyiv is one of the sports centres of Ukraine:

29 stadiums

70 swimming pools

678 gyms and halls

9 synthetic ice rinks

bike track

2477 sports fields

978 training rooms; numerous recreational, jogging and cycling paths in city parks were equipped



Number of theatres: 21



Number of museums: 22





## 2.10. Environmental Protection

The priority of the development of the City of Kyiv is an environmentally friendly and green city. The Central Geophysical Observatory conducts monitoring of air pollution in Kyiv on 16 stationary posts in eight districts of the city.

The development of the separate waste collection system is a part of general strategy of Kyiv to implement the European waste management approach.

In 2019, the pilot projects were launched in Kyiv to separate the collection of solid household waste (up to three thousand containers for separate fractions – plastic, glass).

In Kyiv 100% of the total population is covered by municipal solid waste removal service. A two-container technological scheme of separated collection of household waste has been implemented.

### Capital investment in Environmental Protection by nature protection measures (2006-2018) (actual prices, thousand UAH)

	Total Investment	Including investment in					
		protection of the atmosphere and climate change issues	wastewater treatment	waste management	protection and rehabilitation of soil, groundwater and surface water	conservation of biodiversity and environment	Other environmental measures
2006	219845,3	6352,5	161027,7	51179,5	907,3	-	378,3
2007	211147,4	9152,5	158428,8	32995,4	547,8	7721,0	2301,9
2008	314095,4	8713,0	241911,3	22076,9	18291,8	22479,0	623,4
2009	110715,5	7604,5	69938,9	15687,2	12741,5	29,3	4714,1
2010	47692,8	17792,6	12424,0	660,4	10462,2	32,0	6321,6
2011	271761,7	112938,2	74241,8	45888,4	4821,7	874,8	32996,8
2012	358999,6	30077,3	210709,8	73221,5	3206,6	1483,8	40300,6
2013	203579,1	43186,1	90237,8	31577,5	14287,5	4390,0	19900,2
2014	498027,2	139740,8	33632,8	237874,0	72035,0	471,4	14273,2
2015	491002,5	5143,0	326222,3	56704,2	18271,2	1148,2	83513,6
2016	708137,6	61890,5	405773,5	68177,4	51937,9	3491,5	116866,8
2017	935150,5	172779,1	365715,4	220367,7	28947,5	5244,0	142096,8
2018	1414109,0	451570,3	321563,1	106353,6	80619,9	10702,4	443299,7
2019	1156035,0	209233,5	350710,5	158338,8	246779,6	13355,7	177616,9

Source: According to the Main Department of Statistics in the City of Kyiv



## 2.11. International cooperation. Cooperation with international financial institutions

Kyiv is the leader in Ukraine according to the results of the rating assessment of socio-economic development of the regions for January-December 2020:

1st place - investment development and foreign economic cooperation; labor market efficiency;

2nd place - financial self-sufficiency.

Kyiv in local ratings:

**Regional Doing Business 2020 - 3rd place**

(341 points)

**FOCUS Magazine:** according to the level of comfort of Ukrainian cities - **2nd place** (186 points)

Kyiv in international rankings 2020

**Moody's** - increased from Caa 1 to B3, the forecast changed from positive to stable;

**S&P Global Ratings** - confirmed at level "B", the forecast is stable;

**Fitch Ratings** - confirmed at level "B", the forecast changed from positive to stable.

Kyiv received 2 awards in the nomination "Cost Effectiveness" of the Financial Times: **Ranking fDi's Major European Cities of the Future 2020/21 - 5th place**  
**Ranking Tech Cities of the Future 2020/21 - 4th place**



International Finance Corporation (IFC)



ULEAD with Europe



THE WORLD BANK

The World Bank



Nordic Environment Finance Corporation



European Investment Bank



Organization for Security and Co-operation in Europe



German Society for International Cooperation



European Bank for Reconstruction and Development



Japan International Cooperation Agency



Deutsche Energie-Agentur GmbH



The Council of Europe Programme "Decentralisation and local government reform in Ukraine"



United States Agency for International Development



Eastern Europe Energy Efficiency and Environment Partnership

Kyiv entered for the first time the **Global Cities: new priorities for a new world:**  
**The global index of cities - 89th place**  
**Global cities forecast - 94th place**

**Cities in Motion Index IESE - 115th place**  
**The Global Fintech Index 2020 - 77th place**  
**Kyiv entered the TOP-50 cities in Europe - 26th place**  
**The World's best cities - 87 place**  
**50 best cities for distance working in 2021 - 20th place**

International cooperation in branches:

- transport
- energy
- energy efficiency and energy saving
- heat supply
- water supply and wastewater disposal
- road traffic safety

## 2.12. Examples of large-scale investment projects under implementation



### Creating a bike sharing network in Kyiv

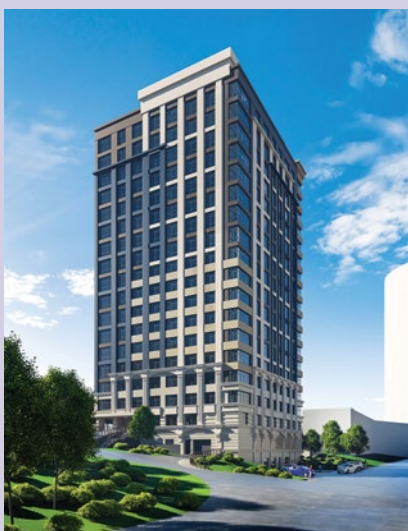
Rental places: 264;  
Total number of bicycles: 2000;  
Investor: NEXTBIKE KYIV LLC  
Volume of investment: 33.4 million UAH

### Set of measures for improvement and arrangement of public transport stops in Kyiv

The investor's competitions for attraction of private investors to the renewal of public transport stops' infrastructure were held. According to the results of the competitions, modern constructions will equip 994 current public transport stops. The volume of investment is at least 353 million UAH.

#### Project Tasks:

- bringing all infrastructure at public transport stops into unified architectural view;
- ensuring the stops are maintained in appropriate technical and sanitary condition;
- providing lightning, installing trash cans, an alarm button and an electronic dashboard at each stop;
- providing comfortable conditions for people with disabilities.



### Construction of residential building with social and cultural facilities, and underground parking on Lukianivska Street (between Hlybochytska Street) in Shevchenkivskyi district of Kyiv

Land: 0.14 ha;  
Total floor area: 9,116.37 m<sup>2</sup>;  
Floors: 17+2 semi-basement;  
Total number of apartments: 110;  
Investor: LUX-A LLC  
Volume of investment: 90.7 million UAH





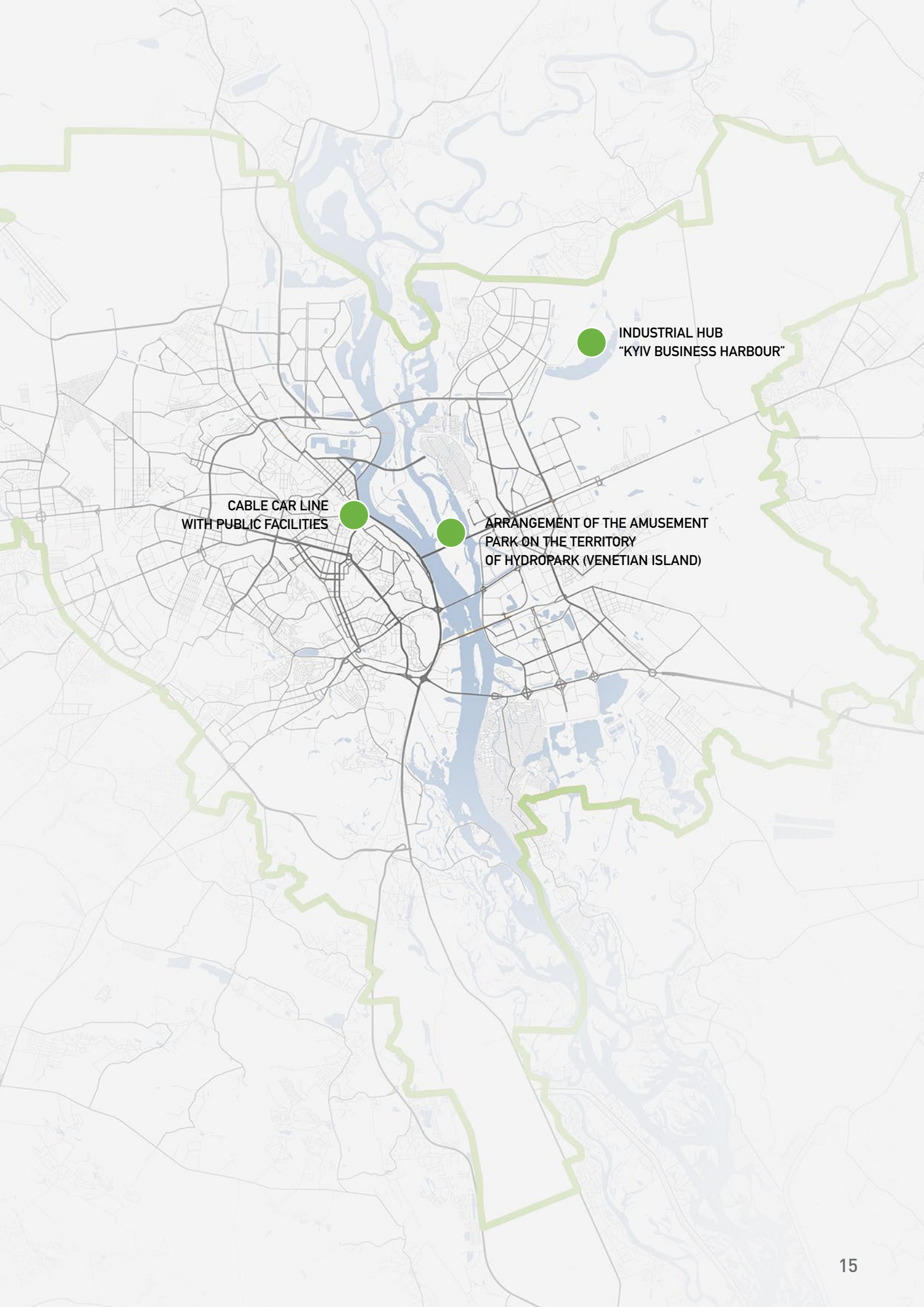
### Construction of a private medical centre in Shevchenkivskyi district

Land: 0.57 ha;  
Number of floors: 3-underground floors,  
7- above-ground floors;  
Total area of the building: 25,993 m<sup>2</sup>;  
Volume of investment: 1 billion UAH  
Investor: Health Centre "Clinic Oberig"  
(Capital LLC)

### Construction of residential building with public facilities, and underground parking on Myloslavka Street in Desnianskyi district of Kyiv

Land: 0.52 ha;  
Number of floors: 16-24 floors;  
Area of the building: 22,439 m<sup>2</sup>;  
Total number of apartments: 320;  
Total area of apartments: 15,524 m<sup>2</sup>;  
Total area of public facilities: 1,320 m<sup>2</sup>;  
Total parking area on 23 m/m: 995 m<sup>2</sup>;  
Investor: municipal enterprise  
«Zhytloinvestbud-UKB»  
Volume of investment: 211.5 million UAH





**INDUSTRIAL HUB  
"KYIV BUSINESS HARBOUR"**

**CABLE CAR LINE  
WITH PUBLIC FACILITIES**

**ARRANGEMENT OF THE AMUSEMENT  
PARK ON THE TERRITORY  
OF HYDROPARK (VENETIAN ISLAND)**



## Chapter 3.

# INVESTMENT PROPOSALS

### 3.1. Economic branches with the highest investment potential

- Infrastructure. Transport and urban mobility
- Residential and non-residential property
- IT and Communication
- Health Care
- Pharmacy and Medical technologies
- Logistics
- Engineering
- Education
- Culture
- Tourism

### 3.2. Strategic Projects

#### CABLE CAR LINE WITH PUBLIC FACILITIES

The project envisages the construction of the first phase of the three cable car stations (Poshtova Ploshcha sq., Druzhby Narodiv Arch, Trukhaniv Island) with total length of 1.1 km.

**Capacity:** 2400 people/hour

**Number of cabs:** 30-50 (depending on the load)

**Cabs capacity:** 8-12 people

**Indicative number of passengers:** 2-5 million /year

**Number of support constructions of cablecar:** 9

**Approximate project budget:** 520 million UAH

#### Estimate:

The project's implementation will contribute to the development of investment potential, improvement of transport and tourist infrastructure and creation of a favorable investment climate in Kyiv.

#### Stage of Project

- Project is included in the list of objects, which require investment attraction;
- Solving property and legal issues.







## ARRANGEMENT OF THE AMUSEMENT PARK ON THE TERRITORY OF HYDROPARK (VENETIAN ISLAND)

### Project description

The Project envisages the creation of a modern amusement and leisure park on the territory of Hydropark with estimated area of 25 ha. The concept of amusement park on Venetian Island is the first and unique concept of such park in Kyiv. Construction of capital structures on the territory of the arrangement is prohibited. The arrangement of the investment object (its components) is carried out by installing only prefabricated temporary structures, without the construction of the foundations. Installation of attractions is carried out by the current legislation of Ukraine. The arrangement of the investment object is carried out without damaging the natural objects located on the Venetian Island.

### Location:

The Venetian Island is located in geographical centre of Kyiv. Total area is 150 ha. The Venetian Island has good connection with Left and Right Banks of the Dnieper by road and subway. 33% of the island's area is situated within walking distance (up to 10 minutes) from Hydropark Subway station. Subway station Hydropark has a daily passenger flow of about 8000 people (considering that currently less than 5% of territory is used). There is almost no capital construction on the island. In addition, the island has a potential to become one of the most powerful recreation areas in Kyiv.

**Location:** Kyiv city, Dniproviskyi district, Venetian Island

**Land area:** 25 ha

**Landowner:** municipal property of territorial community of Kyiv

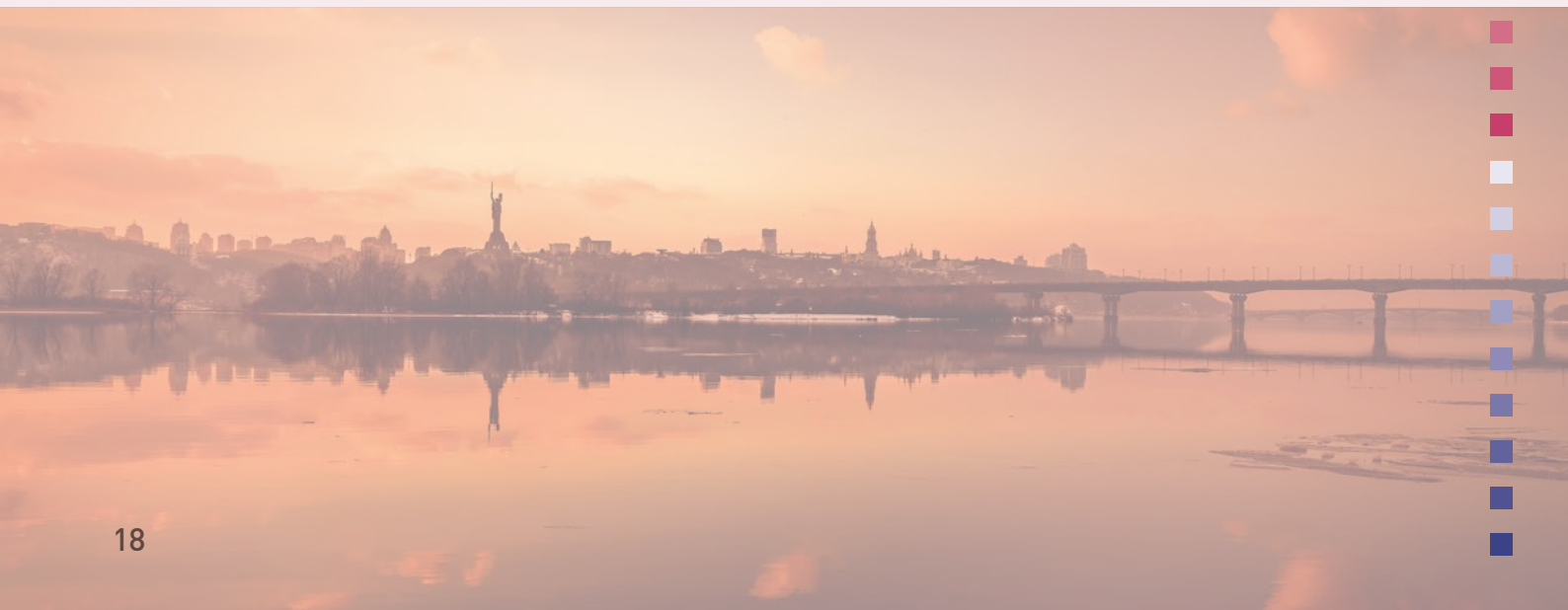
**Project implementation customer:** municipal institution "Park of Culture and Recreation "Hydropark"

**Preparatory (pre-investment) works:** municipal enterprise "Kyiv Investment Agency"

**Estimated total cost of the project:** UAH 1.72 billion

### Status:

- The project is included in the list of objects, which require investment attraction
- Kyiv City Council's permission for the land development project over land allotment has been received
- Formulation and approval of the detailed territorial plan.









**Project description:** a large-scale project, consisting in the creation of an industrial cluster, wholesale and retail complex, which consolidates production and trading capacities for local production in the city of Kyiv.

**Location:** Kyiv, Desnyanskyi district, Pukhivska Street

**Land area:** 20.86 ha; 23.84 ha; 22.07 ha; 36.91 ha

**Landowner:** municipal property of territorial community of Kyiv

**Land purpose:** construction, operation and maintenance of the industrial hub

**Status:**

- Kyiv City Council’s permission for the land development project over land allotment;
- Formulation and approval of a detailed territorial plan;
- Resolution of land and property issues.









## 3.3. Investment proposals (greenfield and brownfield)

### GREENFIELD

#### 1. Intersection of Myloslavska Street and Mykoly Zakrevskoho Street Desnyans'kyi District

The cadastre number of land – 8000000000:62:211:0031  
Maximum available area (as one area) [ha] 0,1290  
for construction, operation and maintenance of a carwash with related services

#### 2. Akademik Zabolotnyi St., 47 Holosiivskyi District

The cadastre number of land – 8000000000:90:051:0086  
Maximum available area (as one area) [ha] 0,0967  
for construction, operation and maintenance of a shopping mall with catering establishments

#### 3. Kraynia St, 1-v Desnianskyi District

The cadastre number of land – 8000000000:62:022:0053  
Maximum available area (as one area) [ha] 0,1993  
for construction and operation of a carwash

#### 4. Intersection of Stolychne highway and Liutneva St. Holosiivskyi District

The cadastre number of land – 8000000000:90:099:0049  
Maximum available area (as one area) [ha] 0,1125  
for construction, operation and maintenance of a driver service complex

#### 5. Akademik Zabolotnyi St, 5-b Holosiivskyi District

The cadastre number of land – 8000000000:79:392:0177  
Maximum available area (as one area) [ha] 0,3450  
for construction, operation and maintenance of a mechanized garage

#### 6. Akademik Zabolotnyi St, 23 Holosiivskyi District

The cadastre number of land – 8000000000:79:101:0021  
Maximum available area (as one area) [ha] 0,1659  
for construction, operation and maintenance of a driver service complex

#### 7. Akademik Zabolotnyi Street, 160-b Holosiivskyi District

The cadastre number of land – 8000000000:90:125:0135  
Maximum available area (as one area) [ha] 0,1804  
for construction, operation and maintenance of a shopping mall with catering establishments

**SOLD**  
at a land auction

#### 8. Stepana Bandery Avenue, 8 Obolonskyi District

The cadastre number of land – 8000000000:78:142:0027  
Maximum available area (as one area) [ha] 0,1623  
for construction, operation and maintenance of a non-residential building for administrative and trading purposes

#### 9. Chabanivska Street, 10 Holosiivskyi District

The cadastre number of land – 8000000000:79:483:0029  
Maximum available area (as one area) [ha] 0,53  
for construction, operation and maintenance of an emergency medical setting

#### 10. Roschynskyi Alley, 2 Solomianskyi District

The cadastre number of land – 8000000000:72:141:0107  
Maximum available area (as one area) [ha] 0,0991  
for construction, operation and maintenance of a multistorey residential building

**SOLD**  
at a land auction

#### 11. Zhulianska St, 7 Holosiivskyi District

The cadastre number of land – 8000000000:79:483:0027  
Maximum available area (as one area) [ha] 0,4100  
for construction, operation and maintenance of a multistorey residential building

**SOLD**  
at a land auction

#### 12. Zhulianska Street, 7a Holosiivskyi District

The cadastre number of land – 8000000000:79:483:0028  
Maximum available area (as one area) [ha] 0,2926  
for construction, operation and maintenance of a shopping mall

**SOLD**  
at a land auction





### 13. Liutneva Street

Holosiyvskyi District

The cadastre number of land – 8000000000:90:099:0053

Maximum available area (as one area) [ha] 0,1689

for construction, operation and maintenance of an open parking

### 14. Miliutenka Street, 19a

Desnianskyi District

The cadastre number of land – 8000000000:62:029:0009

Maximum available area (as one area) [ha] 0,3855

for construction, operation and maintenance of a multi-storey car parking with commercial and office facilities

## BROWNFIELD

### 1. Construction of private medical centre on Zoolohichna Street in Shevchenkiivskyi District

The Project involves the construction of a modern private health centre with total area 18 935 m<sup>2</sup> on the estimated area of 1,2 ha.

There are non-residential buildings (2 482,8 m<sup>2</sup>), which are in disrepair and are not used.

Estimated amount required for the project: 435 million UAH

### 2. Construction of secondary school on 10 Suzdalska Street in Solomianskyi District

The Project involves the construction of a four-floor secondary school with total area 8 760 m<sup>2</sup> with 640 places on the estimated area of 0,82 ha.

There are non-residential buildings (4 754,60 m<sup>2</sup>), which are in disrepair and are not used.

Estimated amount required for the project: 187.5 million UAH

### 3. Construction of a pre-school institution on Kudriashova St., 7-A in Solomianskyi District

The Project involves the construction of a three-floor pre-school institution with total area 3,570 m<sup>2</sup> with 177 places on the estimated area of 0,59 ha. Currently there are non-residential buildings (1,878.00 m<sup>2</sup>), which are in disrepair.

Estimated amount required for the project: 77.4 million UAH

### 4. Construction of a pre-school institution on 66, Dmytrivska Street in Shevchenkiivskyi District

The Project involves the construction of a three-floor pre-school institution with total area 1,958 m<sup>2</sup> with 109 places on the estimated area of 0,2 ha. Currently there are non-residential buildings (766 m<sup>2</sup>), which are in disrepair.

Estimated amount required for the project: 42.4 million UAH

### 5. Construction of a public facility on 116 Holosiyivskyi Avenue in Holosiyvskyi District

The project involves the construction of a multifunctional complex with a cultural object with a total area 26,012 m<sup>2</sup> on the estimated plot area of 1,17 ha. Currently there is a building of municipal cinema (2,561.5 m<sup>2</sup>), which is in disrepair and requires investments.

Estimated amount required for the project: 558 million UAH

## Chapter 4.

# CONTACTS

### KYIV CITY STATE ADMINISTRATION

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