



Executive Body of the Kyiv City Council
(Kyiv City State Administration)

INVEST KYIV

INVESTMENT OVERVIEW





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Notes:

- Figures in this document are presented in accordance with international financial standards:
UAH 123,456.78 shall mean one hundred twenty three thousand four hundred fifty six Ukrainian Hryvnias 78 Kopeikas.
- Calculation results may be presented with the use of rounding.

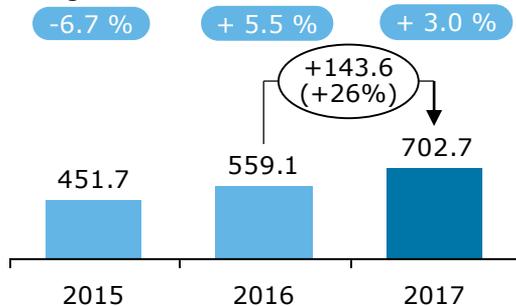


Macroeconomic Development

In 2017, key industries of Kyiv's City economy demonstrated growth: retail turnover (+8.9%) and service area (+14% of exports)

Dynamics of the nominal GRP¹ of Kyiv [UAH billion]

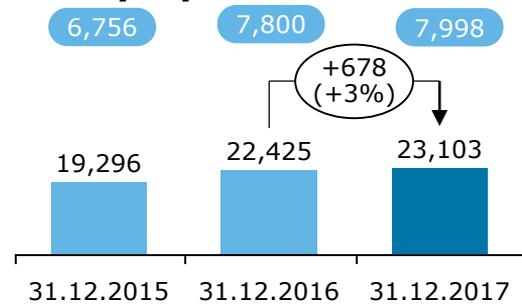
Change in the real GRP



24% of GDP of Ukraine

Volume of direct foreign investments² in the City [USD million]

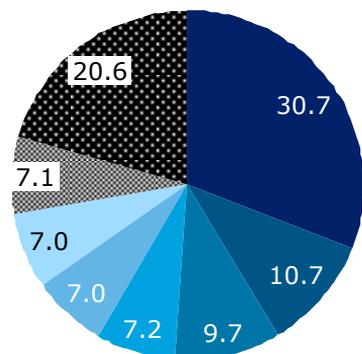
Per 1 resident [USD]



59% of the volume of direct investments in Ukraine as of 31 December 2017

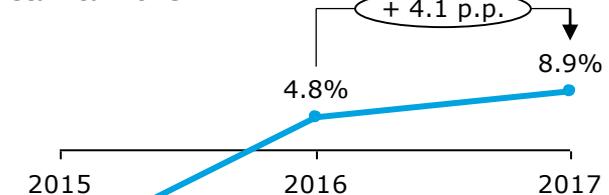
Key industries of Kyiv's City economy are represented by trade and transport repairs, professional and telecommunication services, real estate transactions, and construction, which make 60% in the added value structure. Trade and service sector actively grew in 2017: 8.9% of growth in the volume of retail trade and 14% of growth in service exports.

Added value structure in 2016 [%]

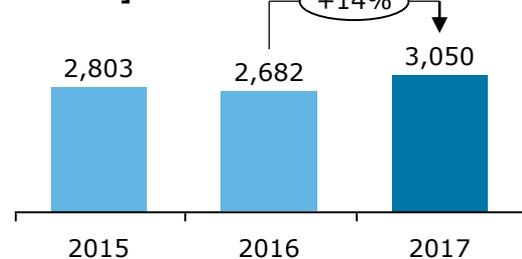


- Trade; transport repairs
- Information and telecommunications
- Professional, research and technical activities
- Financing and insurance activities
- Transport, mail, agriculture
- Processing industry
- Real estate transactions
- Other

Rates of changes in the physical volume of retail turnover

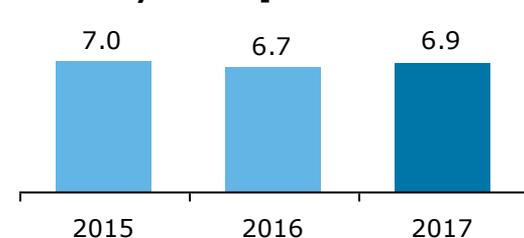


Dynamics of service exports by Kyiv [USD million]



Unemployment rate and the amount of labor force have remained relatively stable during the recent three years. At the same time, average monthly salary has grown by 65% since 2015, which is the result of restoring the salary level after the drop in the national currency exchange rates and significant inflation rates in 2014-2015.

Unemployment rate [% of the group of 15-70 years old]



1,353 thousand

the number of able-bodies population by the end of 2017



UAH 11,135 thousand

average monthly salary in 2017

¹Expected data, ²Accumulated totals at the end of the relevant period
Source: Economics and Investments Department KCSA, <http://www.kiev.ukrstat.gov.ua>



Kyiv in International Ratings

Growth of Kyiv in international ratings speaks of improved conditions for doing business and increased investment attractiveness

Kyiv in the rating of Doing Business

Place 76 (+4 p. y/y)



Current position 52 2016

6 procedures	4 procedures
6.5 days	5 days
0.8% of GDP per capita	0.6% of GDP per capita

Current position 35 2016

10 procedures	10 procedures
76 days	67 days
3.1% of construction cost	15.2% of construction cost

A key factor for improving the indicator has become the decrease in share participation of infrastructure development to 2% and the reduced cost of supervision in construction.

Current position 128 2016

5 procedures	5 procedures
281 days	281 days
525.2% of GDP per capita	637.6% of GDP per capita

Current position 64 2016

7 procedures	7 procedures
17 days	23 days
1.8% of real estate cost	1.9% of real estate cost

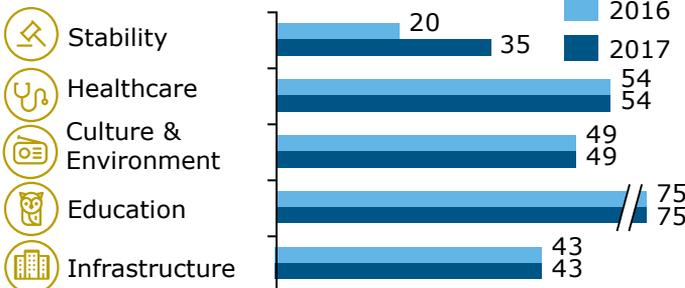
Currently, rights of minority shareholders remain insufficiently protected due to the absence of practical tools for bringing to responsibility of entities' management and non-transparency in their governance.

Current position 64 2016

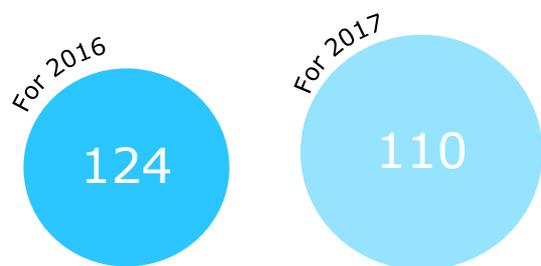
5 payments	5 payments
327.5 hours	355.5 hours
37.8% of aggregate tax rate	51.9% of aggregate tax rate

In the category of "Paying Taxes" Kyiv grew by 41 points due to the decrease in and unification of consolidated social contribution.

Kyiv in the rating of liveability



Kyiv in the rating of cost of living



Place 131 has been occupied by Kyiv in the liveability rating

+14 positions has been the growth of Kyiv in the cost of living rating (y/y)

The only indicator that changed in 2017 was "Stability". Growth by 15 points is explained by the decreased risk of terrorism and armed conflict due to political stabilization in the country and Kyiv, in particular.

In 2017, Kyiv occupied place 4 among the dozen of cities with the maximum growth in the yearly cost of living due to stabilization of economic situation and increased average monthly salary by 27%. Working time of the capital's residents is the most expensive – UAH 81 per hour in comparison with UAH 53 per hour in Ukraine.

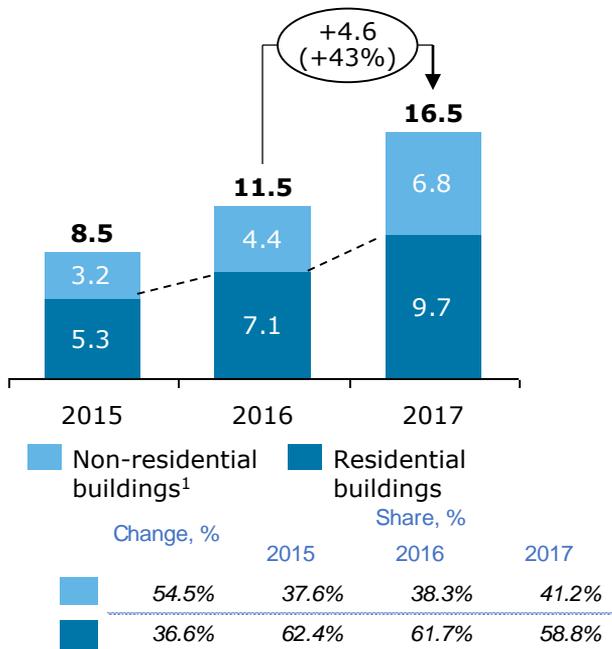
Source: www.doingbusiness.org, A summary of the Liveability Ranking and Overview, Worldwide Cost of Living – The Economist



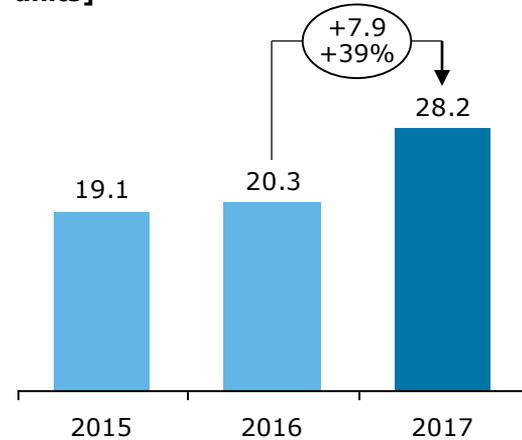
Residential Properties

Volumes of construction works performed in the city of Kyiv demonstrated a positive dynamics in 2015–2017 and increased twice during the relevant period

Structure of projects and volumes of realized construction works [UAH billion]



The number of apartments built [thousand units]



31.2%

of construction volumes in Ukraine referred to construction works in Kyiv

In 2017, the industry indicator of "Dealing with Construction Permits" in the rating of Doing Business gave Place 35 for Ukraine among 190 countries (+105 points y/y). Major changes that affected the rating referred to the decreased amount of participation interest in 2017 and the reduced cost of engineering oversight costs in construction.

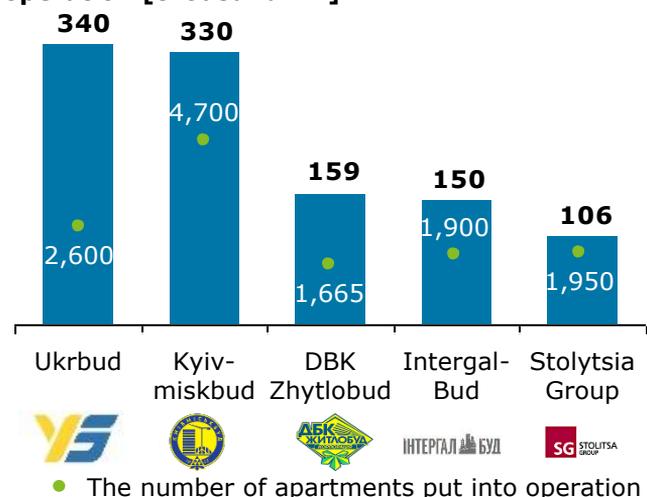
Experts project that, thanks to the changes approved in 2017-2018, specifically, a cancelled procedure of registering declarations and improving a procedure of obtaining specification documents on fire and technogenic safety from the State Emergency Service, Ukraine is expected to grow in the rating by indicator of "Dealing with Construction Permits" to Top-10. A high position of the country in the rating means a high investment attractiveness for foreign investors.

At the same time, stabilization of economic and political situation in the country, increased average monthly salary by 27% (December 2017 vs the similar period of 2016), and internal migration of people led to the increased demand to residential properties in 2017.

Total space of residential building put into operation in 2017 [thousand m²]



The biggest developers of Kyiv in 2017 by volumes of residential properties put into operation [thousand m²]



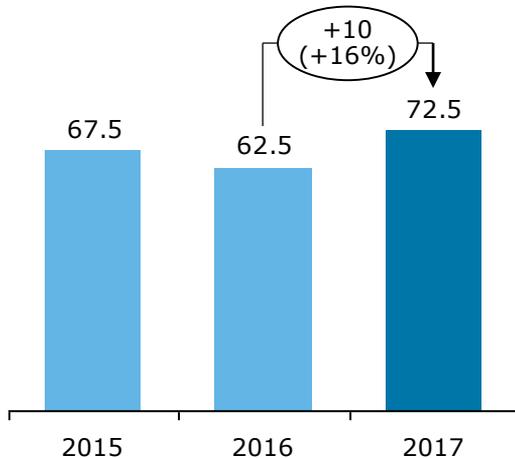
¹A major portion of non-residential buildings is represented by commercial properties and social buildings
Source: <http://www.kiev.ukrstat.gov.ua>, UTG



Retail Properties

A slow down in consumer price index growth to the level of 108.1% y/y and the increased volume of retail turnover by 8.9% in 2017 triggered the growth in demand for retail properties

Rental fees for retail spaces [USD/m²]



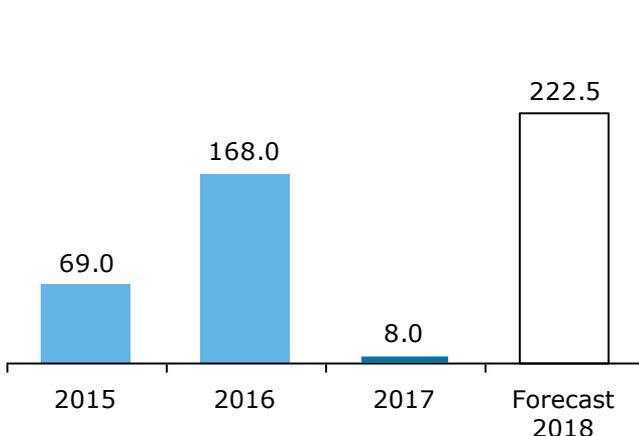
Saturation by retail spaces [m²/1,000 persons]¹



Average vacancy reduced to **5%** (-6 p.p. y/y) due to insignificant volumes of new offers and active absorption of free spaces

Recovery of retail sector in Ukraine is a result of improved economic situation caused by the strengthened domestic consumer demand due to the increase in real household earnings. The increased retail turnover by 8.9% in 2017 compared to 2016 promoted the extension of many retail networks and, as a result, the increased demand for retail premises.

Construction of new retail shopping centers [thousand m²]



12% ↓ 1 p.p.

A reduced **capitalization rate** by 1 p.p. in 2017 compared to 2016 indicates of the decreased risk level for investors and creating a more predictable investment environment

Retail centers at the stage of development planned to be put into operation in 2018



Retroville
80,700 m²



River Mall
58,700 m²



Rive Gauche (Phase 1)
20,500 m²

In 2018, it is also planned to complete the construction of retail centers:

- **Apriel (Phase 2) – 18,100 m²**
- **Smart Plaza Polytech – 15,000 m²**
- **Smart Plaza Obolon – 11,000 m²**
- **Retail Park Petrivka (Phase 1) – 11,000 m²**
- **Good life – 7,500 m²**

¹Data for 2016, source: Colliers International 2016

Source: Jones Lang LaSalle, CBRE Overview of Kyiv's City Retail Properties for 2017

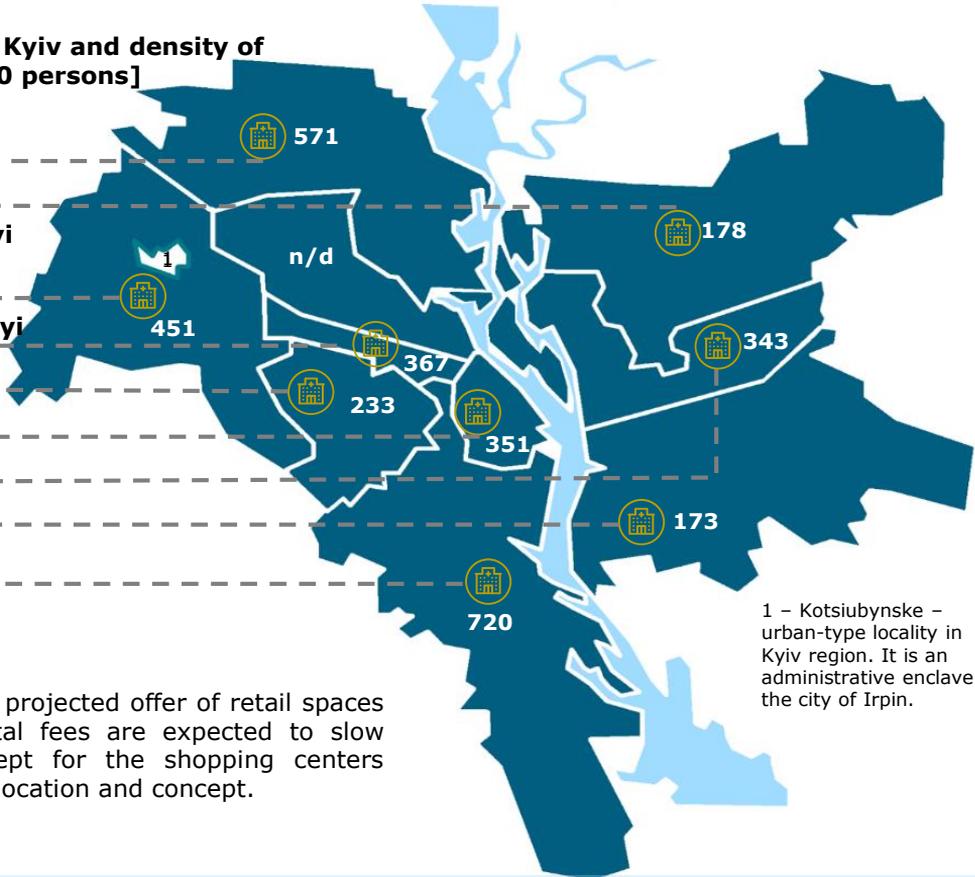


Retail Properties (continued)

Desnianskyi and Solomyansky districts are the most attractive to investors as with a lower density of retail space per resident, in 2017, the lowest vacancy was observed

Vacancy by districts of Kyiv and density of retail spaces [m²/1,000 persons]

- 1.5% Obolonskyi
- 0.4% Desnianskyi
- 18.6% Sviatoshynskiy
- 0.4% Shevchenkivskiy
- 0.6% Solomianskyi
- 1.4% Pecherskyi
- 1.5% Dniprovskiy
- 1.7% Darnytskyi
- 10.5% Holosiivskiy



1 – Kotsiubynske – urban-type locality in Kyiv region. It is an administrative enclave of the city of Irpin.



Considering a projected offer of retail spaces in 2018, rental fees are expected to slow growing, except for the shopping centers with the best location and concept.

In 2017, food supermarkets extended their presence in retail and entertainment centers. A noticeable event was a merger by Auchan of Karavan chain. In addition, Billa announced its withdrawal from regions and focusing its activities in Kyiv and Kyiv region. The demand was also formed by domestic and international brands and merchandise stores. The lack in retail spaces has created a deferred demand that will be realized through opening of new facilities.

Rating of the most attended retail and entertainment centers in the city of Kyiv in 2017¹

Rank	Space, m ²	Brand	Visitors, million	Vacancy
1	70,000	OCEAN PLAZA	22.0	2.0%
2	38,000	GULLIVER	20.2	0%
3	127,000	LAVINA	18.4	9.0%
4	30,000	ПРОСПЕКТ	17.8	1.7%
5	32,000	skymall	16.4	0.0%

The biggest investment was made by Dragon Capital Investments Ltd which, at the end of 2016, acquired 100% shares in 1849-Apollo Overseas Limited, the founder of LLC "Atlantic-Pacific Ventures", that owned and managed Retail Shopping Center "Pyramid".

New retail brands expected to appear in 2018



The number of visitors, persons/year
 Vacancy

5 Place in the rating
 32,000 m² Space, m²

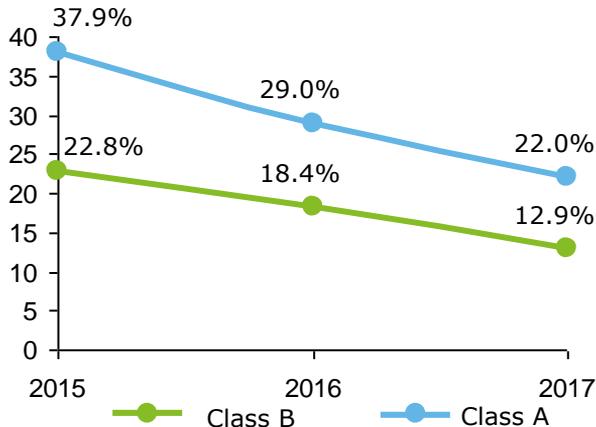
¹Dream Town and Kosmopolit Centers haven't provided data at the moment of the rating creation. In 2015, Dream Town was ranked first with 24.7 million visitors. Source: Jones Lang LaSalle, retailers.ua



Office Properties

The annual volume of gross absorption has demonstrated a stable growth up to 155 thousand m² (+94.8% y/y), which has been triggered by intensified business activities and expanded office spaces by the existing market players

Vacancy of office premises by classes of properties [%]



17.0%

Average vacancy per year has reduced by 10 p.p. y/y due to the intensified business activities and quick absorption of a relatively small volume of new premises.



The biggest investment have been made by Dragon Capital Investments Ltd:

- Prime (9,000 m²)
- Eurasia (30,000 m²)



Prime



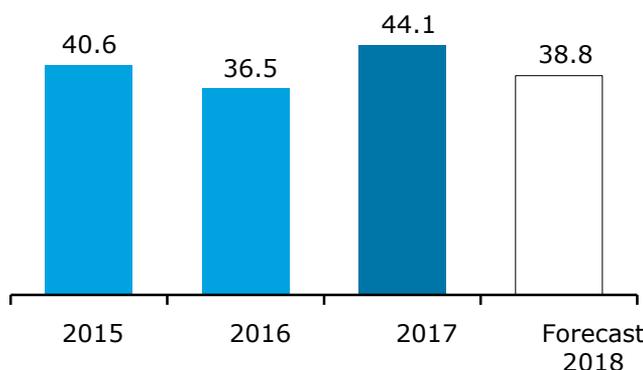
Eurasia

12% ↓ **1 p.p.**

A reduced **capitalization rate** by 1 p.p. in 2017 compared to 2016 speaks of the decreased risk level for investors and creating a more predictable investment environment.

In 2018, a moderate rental fee growth may be expected at the level of 10–15%. This restored rental fee growth is key for resuming the construction of suspended projects. A new offer of office premises in 2017 reached a record low level of 31.5 thousand m² (-28% y/y), due to the suspended putting into operation and absent sales of new large-scale projects. More than 90% of new premises was concentrated in Phases 1 (16.1 thousand m²) and 2 (12.5 thousand m²) of Business Center "Astarta".

Construction of new business centers [thousand m²]



Long-delayed construction projects in Kyiv

- **Horizon Podol Business Center** (Phase 2) was suspended in November 2013.
- **BC "Sigma"** was completed. VTB Bank announced its sale at the price of USD 14 million.
- **BC "Sky Towers"** is frozen. It was credited by Ukreximbank for USD 193 million.

Business centers at the stage of development planned for 2018



Unit City, Phases 1 & 2
25,000 m² GLA



Saga City Space
10,000 m² GLA



New BC, Haidara Str.
13,000 m² GLA

The project of constructing an innovation park **Unit City** consists of 3 stages. In 2018, it is planned to complete Stage 2 – build a space for events and co-working. Stage 3 will be completed in 2019.

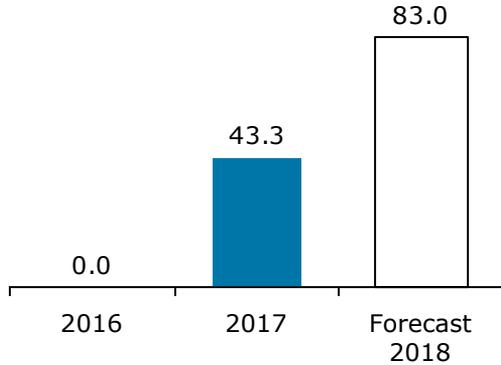
In 2018, the business center in Velyka Vasylkivska Str. (9,000 m² GLA) that had been earlier put into operation and offered for sale will be available for leasing.



Warehouse Properties

Interest of investors to warehousing assets will remain high, considering the expected growth in rental fees and the low volume of free spaces in the market

Putting into operation of warehouse premises [thousand m²]

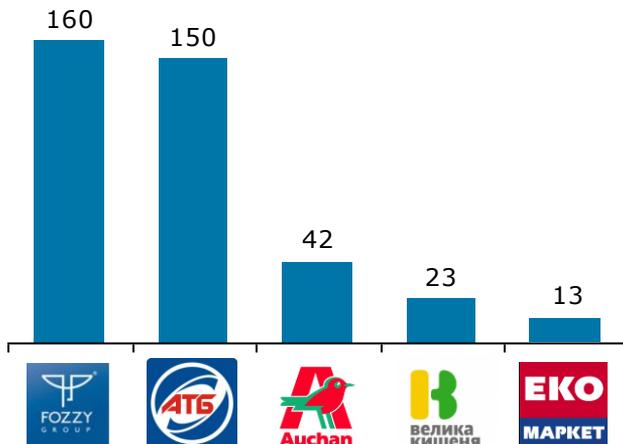


During 2015-16, no new warehouse premises were put into operation.



A reduced **capitalization rate** by 1.75 p.p. in 2017 y/y speaks of the decreased risk level for investors and creating a more predictable investment environment.

Top-5 tenants: retail trade [m²]



↑ +9% annual volume of gross absorption (including the purchase of facilities)



Acquisition of the warehousing complex Kopylov Logistic Park (31,000 m²) by ATB network made 26% of the total volume of gross absorption, with the rest relating to lease agreements

Source: CBRE Ukraine Office Market Report 2017

Warehouse premises the construction of which was completed in 2017



Terminal "Nova Poshta" 20,000 m²

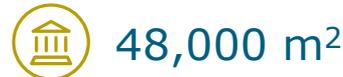
FM Logistic Sections 5, 6 14,000 m²

In 2017, the following premises were also put into operation:

- SAN Factory (Phase 3) – 4,100 m²
- Shchaslyve 2 – 4,100 m²
- SAN Factory (Phase 4) – 1,100 m²

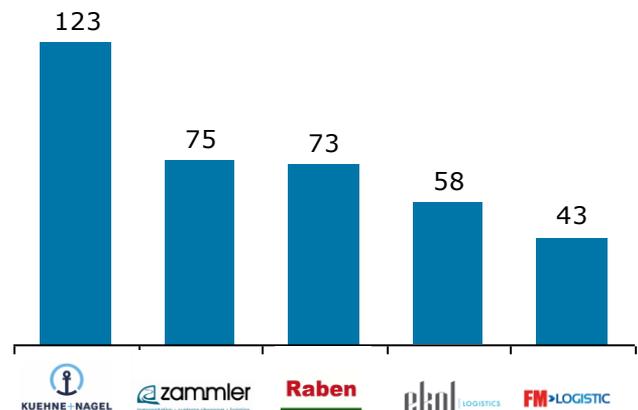
In 2018, it is planned to put into operation:

- Amtel (Phase 2) – 52,000 m²
- Unilogic Park III – 22,000 m²
- Mirage 3 – 9,000 m²



volume of agreements on extension of the leased warehouse premises

Top-5 tenants: logistics operators [m²]



The biggest investments were made by Dragon Capital Investments Ltd



Diana Lux (15,000 m²)



Terminal Bucha (32,000 m²)

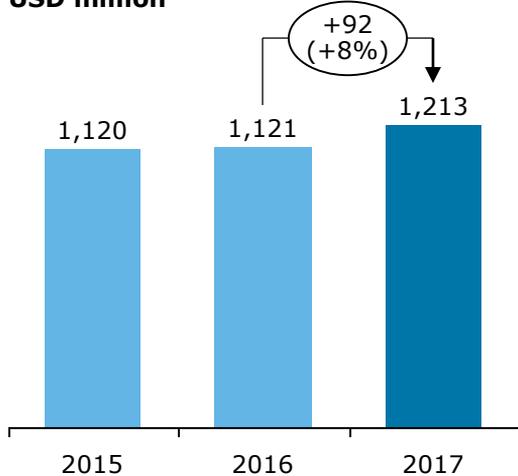
Dragon Capital also invested in warehousing assets of Prologistic Service (10,000 m²)



IT Industry

Kyiv is the biggest center for outsourcing IT services in Central and eastern Europe and the most popular location in Ukraine for placing R&D centers and offices of global companies

Export of IT services in the city of Kyiv, USD million



40% of service exports by Kyiv-based companies is represented by exports in the field of telecommunication, computer, and information services.



36,000 + IT specialists



300 + IT companies



52 + R&D offices of global companies



8,200 + school graduates entered the universities of Kyiv in order to major in computer in 2017

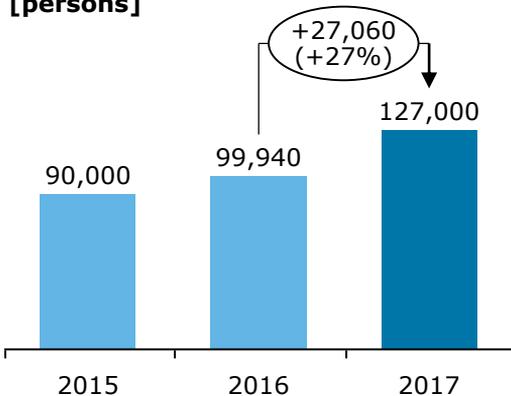


38 + institutions of higher education and colleges are engaged in training technical specialists

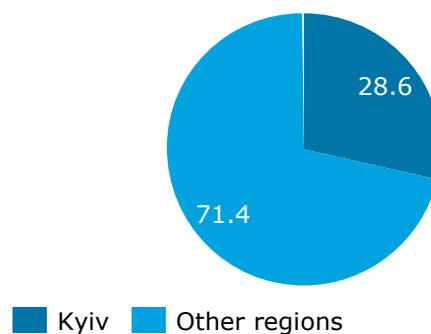
Ukraine moved to 24th position in the international rating of the most attractive countries in the sphere of outsourcing of IT and business processes, compared to 41st position in 2014, in accordance with the rating assigned by ATKearney, the global consulting company, for 2017, which considered financial attractiveness, professional skills of people, and business environment.

Kyiv has historically been a center for innovations in Ukraine – research institutes, production facilities related to developments in military and aircraft-building industries, engineering and electronic devices are located in the capital city of Ukraine.

The number of IT specialists in Ukraine [persons]



A share of Kyiv among IT specialists in Ukraine [%]



Companies select Kyiv to locate their offices and R&D centers nowadays. Almost half of R&D centers in Ukraine are located in Kyiv and, by the number of software developers and outsourcing companies, Kyiv occupies the first place among other cities of Ukraine.



IT Industry (continued)

During 2016-2017, the number of M&A deals in the Ukrainian IT industry, with participation of international strategic investors and direct investment funds, amounted to dozens. Ukrainian startups are attractive objects for the investing activities of international venture funds

The biggest global IT companies that are represented in Ukraine and have offices in Kyiv



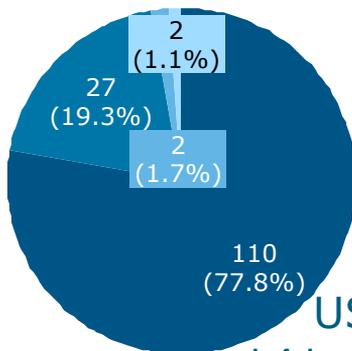
Famous global companies that hold R&D offices in Kyiv



In 2016, the American company Ring involved in developing home security devices launched a R&D center in Kyiv that is engaged in developments in the sphere of machine learning, computer vision, and intellectual data analysis.

In 2017, developers of telecommunication equipment – the Chinese Huawei and American Mellanox Technologies opened R&D offices in Kyiv planning to employ 450 and 100 engineers, software developers, respectively.

Raising funds by Kyiv-based¹ startups via venture investing instruments in 2017 [USD million]



- Growth
- Round
- Seed investments
- Other



33

the number of agreements with Kyiv-based startups, in particular:



grammarly

USD 110 million



Petcube

USD 10 million



USD 7 million



USD 5 million

In 2017, companies raised record volumes of capital from venture investors in the amount of USD 259 million. Another USD 127 million was attracted through private equity funds, and the number of such agreements significantly grew from 3-4 agreements a year during 3 recent years to 14 agreements in 2017.

Key agreements in IT sector during the recent years

In 2015-2016



acquired a share in the software developer Ciklum, with the head office in Kyiv and the number of Developers totaling to 2,300+ in Ukraine

In 2017



acquired a share in Globallogic, with 3,300+ developers in Ukraine



acquired the software developer company Lohika, with 700+ developers in Ukraine



acquired the engineering consulting telecommunication company IntroPro, with 500+ developers in Kyiv

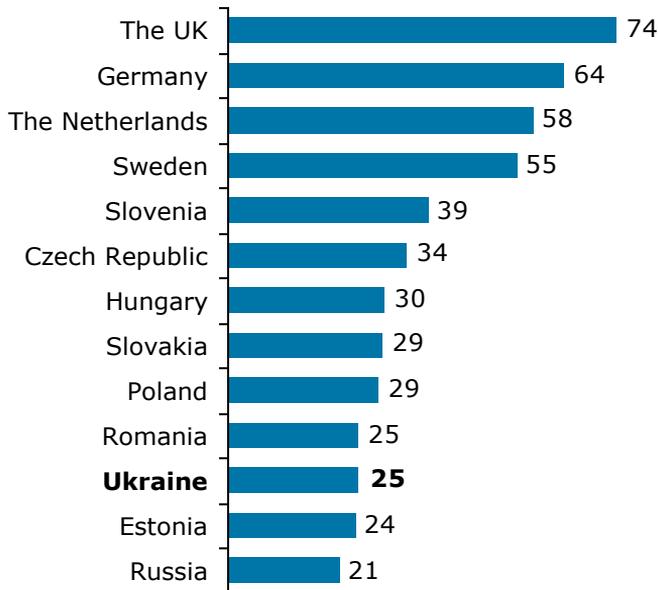
¹The company is attributed to Kyiv if it has a head office, or a development in Kyiv, or is founded by natives of Kyiv
Source: IT Ukraine Association, Ukrainian Venture Capital and Private Equity Overview 2017, IT Ukraine-2016 (http://uadn.net/files/ua_hightech.pdf), public sources



IT Industry (continued)

IT companies that open offices in Kyiv use the advantages of soft tax legislation of Ukraine, low payroll costs compared to other countries of Europe and have access to a great number of experienced specialists

Salary median of software developers [USD thousand/year]



A favorable tax regime is explained by the payroll related tax of IT specialists at the rate of only 6–8%



Place 11 in the world by the best developers, according to the competition rating of HackerRank.

Place 4 in the nomination of best mathematicians and distributed systems



16 Ukrainian companies that have offices in Kyiv are among Top-100 developers in the world



36,000 IT specialists work in Kyiv, and their number constantly grows

Although there are cheaper locations for outsourcing of IT services in the world, it is Ukraine that has the best price/quality ratio. As a rule, Ukrainian developers not only have a high qualification in outsourcing of software developments and Q&A services, they can also resolve complicated technical issues that may require deep expertise and innovation approaches.

Advantages of doing IT-business in Kyiv

- Ukraine has one of the salary related costs for software developers in Western and Eastern Europe (median value – USD 25 thousand a year);
- A high level of total literacy (100%) in the country and the significant number of university graduates with technical education in the capital city;
- A soft tax regime for payroll taxation of IT specialists amounting to 6–8%;
- The most developed IT infrastructure and a quickly growing ecosystem for startups among other cities of Ukraine: accelerators, communities, conferences, programming schools;
- A convenient geographical location of two modern airports of Kyiv in 1–3 hours of flight from other European capitals, a visa-free regime for visits of Ukrainian citizens to most European countries, and easiness in obtaining working permits for foreigners in Ukraine.

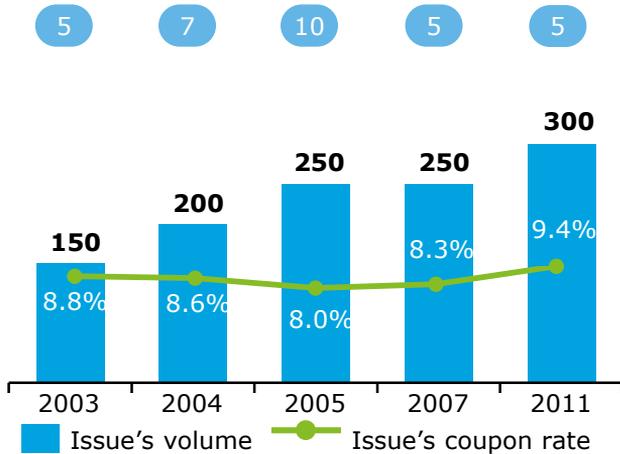


Debt Financial Instruments of the City of Kyiv

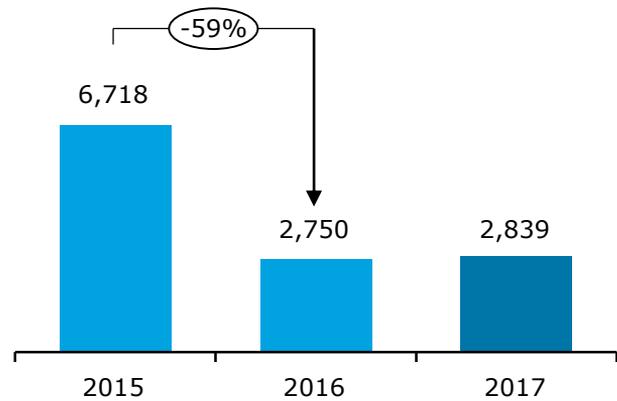
As at the end of 2017, total debts of Kyiv amounted to UAH 16,380 million (USD 584 million)

Kyiv is the only city in Ukraine that successfully raised funds in international capital markets through the issue of Eurobonds. The first issue was in 2003 for the amount of USD 150 million. In addition, successful issues of Eurobonds were held in 2004, 2005, 2007, and 2011.

Issues of Eurobonds by Kyiv [USD million]
Issue period, years



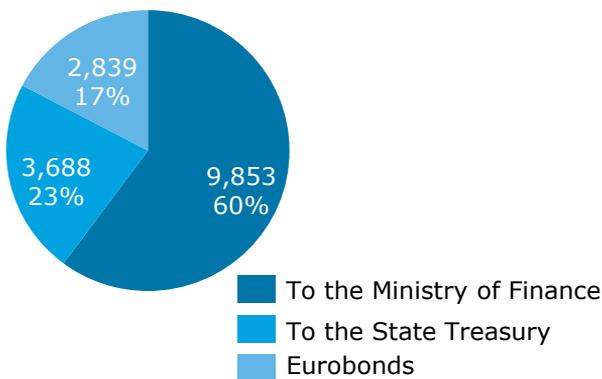
Total amount of debt of the city of Kyiv [UAH million]



The above amounts of debt presented in the diagram are the amounts due to foreign lenders, other than the debt to the Treasury and the Ministry of Finance. The City restructured Eurobonds of 2005 and 2011 issues in 2015. Other issues of Eurobonds were repaid in full and on a timely basis.

In 2016, the City early repurchased Domestic Local Loan Bonds of the Kyiv City Council for the total amount of UAH 4,290 million, with the purpose of decreasing the amount of domestic local debts and saving costs on its servicing.

Structure of Kyiv's City total debt [UAH million]



	Actual		Change, %	Budget fulfillment, %	
	2016	2017		2016	2017
Total revenue of general fund, UAH million	34,128	43,006	26%	104%	101%
Share of tax proceeds, %	70%	67%	n/a	104%	101%
Coverage of debt by revenues	2.14	2.65	23%	n/a	n/a
Debt per capita, UAH thousand	5.56	5.67	2%	n/a	n/a

Leading rating agencies have confirmed and improved Kyiv's credit ratings, which reflects positive expectations as to strong budget indicators of the City and availability of sufficient funds.

	2015	2016	2017	Forecast
S&P Global Ratings	CC	B-	B-	Stable
Moody's	Ca	Ca	Caa3	Positive
Fitch Ratings	CC	B-	B-	Stable

Source: Economics and Investments Department KCSA, <http://www.kiev.ukrstat.gov.ua, ua.cbonds.info>



Kyiv's City Investment Projects – Residential Properties

Construction of a multi-functional residential complex

 Write-off of communal immovable properties and construction of a residential complex

 25 Krasnova St., Sviatoshynskiy district, Kyiv

Project parameters:

 **3.14 ha**  **UAH 841 million**

Available properties: **12,846 m²**
 GBA: **64,445 m²**, including:
 Apartment space: **38,472 m²**
 Premises (common facilities): **8,438 m²**
 Premises (stores): **3,086 m²**
 Consideration amount: **UAH 84 million**

 Agreement of the KCC's decision regarding the determination of property issues (write-off of properties)



Construction of a residential building with social and cultural facilities

 Construction of a residential building with social and cultural facilities

 1a Zholudieva St., Sviatoshynskiy district, Kyiv

Project parameters:

 **0.12 ha**  **UAH 44.6 million**

Apartment space: **2,552 m²**
 Space of common facilities: **212 m²**
 Car parking space: **17 units**
 Number of floors: **12 floors**

 Agreement of pre-project proposals

The project envisages for the transfer of a part of apartments to those who had suffered from the activities of investment and construction companies of Elite-Center



Liquidation of a boiler house and construction of a high rise residential building with public facilities

 The project is going to be realized in two stages: measures to liquidate finally a boiler house, its write-off with the consideration paid to the City's budget, and wrecking; construction of a high rise residential building

 25 Chornobylska St., Sviatoshynskiy district, Kyiv

Project parameters:

 **0.46 ha**  **UAH 347 million**

Available properties: **547.8 m²** (subject to wrecking)
 Residential building space: **26,600 m²**, including:
 Apartment space: **17,100 m²**
 Commercial premises (stores): **1,200 m²**
 Underground parking for 171 units: **4,300 m²**
 Number of floors: **24 floors**
 Expenses on engineering facilities: **UAH 15 million** (estimated)

 Consideration of the project in DSP



Legend

 Description
 Address
 Space
 Volume of investments
 Status



Kyiv's City Investment Projects – Residential Properties (continued)

Construction of a residential block with full services

 Wrecking of immovable properties and construction of a residential block with full services: pre-school, comprehensive secondary school, twenty-story residential building, public premises, parking

 37–41 Bakynska St., Shevchenkivskiy district, Kyiv

Project parameters:



6.9 ha



UAH 4.1 billion

GBA: **298,000 m²**, including:
Total space of residential complex: **265,000 m²**
Premises, buildings (of public use): **30,000 m²**
Pre-school: **3,000 m²**
Parking: **906 m²**
Cost of (communal) facilities: **UAH 1,526 thousand**

 Agreement of the KCC's decision regarding the determination of property issues (write-off of properties).



Construction of a residential building

 Construction of a residential building with social and cultural facilities and underground parking

 Myloslavka St. (opposite to buildings 35–39), Desnianskyi district, Kyiv

Project parameters:



0.3 ha



UAH 95.7 million

Total space of the building: **7,334 m²**
Living space: **4,870 m²**
Commercial space: **650 m²**
Underground parking for 32 units: **840 m²**



Approval of DSP

The project envisages for the transfer of a part of apartments to those who had suffered from the activities of investment and construction companies of Elite-Center

Legend



Description



Address



Space



Volume of investments



Status



Kyiv's City Investment Projects – Commercial Properties, Medical Center, and Sports Complex

Construction of a public facility



Construction of a public facility



116 Holosiivskiy Prospect, Holosiivskiy district, Kyiv

Project parameters:



1.3 ha



UAH 848 million

GBA: **40,000 m²**

GLA: **32,000 m²**

Movie theater: **2,562 m²**

Kindergarten (for temporary stay): **152 m²**

Children's playing area: **755 m²**

Sports complex: **2,929 m²**

Cafe/food-court: **2,599 m²**

(Public) premises: **7,083 m²**

Supermarket: **1,262 m²**

Office premises: **9,942 m²**

Bowling: **867 m²**

Parking space for 199 units: **6,114 m²**

Terraces: **1,245 m²**



An independent appraisal of the property's value has been performed: **UAH 20 million**



Construction of a private medical center



Write-off of communal property items and construction of a private medical center on the land plot of total area of 1.2 ha



Shevchenkivskiy district, city of Kyiv

Project parameters:



1.2 ha



UAH 400 million

GBA: **18,935 m²**

Treatment section: **8,754 m²**

Outpatient and polyclinic section: **8,250 m²**

Emergency station: **221 m²**

Parking space for 49 units: **1,710 m²**

Number of floors: **7-8 floors**

Estimated cost of communal property buildings:

UAH 13,910 thousand



Agreement of the KCC's decision regarding the determination of property issues (write-off of properties)



Arrangement of a park with sports infrastructure facilities



Arrangement of the existing stadium with a football pitch, the existing stands, tennis courts, playgrounds. Also, it is planned to arrange for a recreation park, play ground, climbing wall, a complex of constructions for skate-boarding



36 Mykhaila Hrushevskoho St., Pecherskyi district, Kyiv

Project parameters:



3.65 ha



UAH 65 million

Stands: **2,520 seats**

Football pitch (synthetic 113*72 m): **8,136 m²**

Tennis court (synthetic 36*18 m): **1,296 m²**

Sports grounds (synthetic): **1,500 m²**

Running track (synthetic 6 units*1.2 m): **3,150 m²**

Lawn/ Natural stone surface: **7,994 m² / 4,500 m²**

Sand surface (synthetic): **3,150 m²**



Agreement of pre-project proposals



Legend



Description



Address



Space



Volume of investments



Status

Source: Kyiv Investment Agency



Kyiv's City Investment Projects – Education

Construction of a private pre-school



Construction of a private pre-school



66 Dmytrivska St., Shevchenkivskyi district, Kyiv

Project parameters:



0.2 ha



UAH 21.8 million

GBA: **1,029 m²**

Number of floors: **2**

Total capacity: **70**



Resolving land and property issues



Construction of a pre-school center



Construction of a pre-school center in the territory of Universum Lyceum



3a Politekhnichna St., Shevchenkivskyi district, Kyiv

Project parameters:



0.1 ha



UAH 30.9 million

Total built-up area: **627 m²**

GBA: **1,500 m²**

Key tender specifications: An investor shall perform works for the amount of at least UAH 3 million, in particular, paving, planting, graveling of certain territories, creating sports grounds, perimeter fencing, etc.



Agreement of pre-project proposals



Construction of a private pre-school



Construction of a private pre-school



7a Kudriashova St., Solomianskyi district, Kyiv

Project parameters:



0.59 ha



UAH 39.6 million

GBA: **1,870 m²**, including:

Total capacity: **160 places**

Number of floors: **2 floors**



Resolving land and property issues



Legend



Description



Address



Space



Volume of investments



Status



Kyiv's City Investment Projects – Education (continued)

Construction of a comprehensive secondary school

 Write-off of communal properties and construction of a comprehensive secondary school

 10 Suzdalska St., Solomianskyi district, Kyiv

Project parameters:

 **0.93 ha**  **UAH 233.2 million**

GBA: **11,000 m²**

Built-up area: **4,247 m²**

Planting area: **2,350 m²**

Number of floors: **2-3 floors**

Total capacity: **640 places**

Cost of reimbursement for communal properties (3,480 m²): **UAH 5.7 million**

 Agreement of the KCC's decision regarding the determination of property issues (write-off of properties)



Construction of a pre-school

 Construction of a pre-school

 155a Antonovycha St., Holossivskyi district, Kyiv

Project parameters:

 **0.51 ha**  **UAH 52 million**

GBA: **2,465 m²**

Number of floors: **3 floors**

Number of groups: **7 groups**

Total capacity: **120 places**

 Approval of DSP



Legend

 Description  Address  Space  Volume of investments  Status



Kyiv's City Investment Projects – Infrastructure Facilities

Creation of engineering and transport infrastructure objects



Construction of three stations of a cable car ("Ploshcha Station", "Arka Druzhby Narodiv", "Trukhaniv Ostriv") with the possibility of further extension of the cable car to Rusanivka microdistrict



Arka Druzhby Narodiv, Park Volodymyrska Girka, Ploshcha Station, Trukhaniv Ostriv, Hidropark

Technical and economic features:

Capacity: 2400 person per hour
Number of cabins: 30



UAH 520 million



Resolving land and property issues.
Agreement of pre-project proposals.



Poshtova Ploshcha Station

Poshtova Ploshcha Station



1,445 m²

Number of floors: **5 floors**
GBA: **4,755 m²**
Parking space for 73 units: **2,650 m²**



Arka Druzhby Narodiv Station

Arka Druzhby Narodiv Station



1,847 m²

Number of floors: **3-4 floors**
GBA: **4,755 m²**



Trukhaniv Ostriv Station

Trukhaniv Ostriv Station



680 m²

Number of floors: **1-2 floors**
GBA: **929 m²**

Legend



Description



Address



Space



Volume of investments



Status



Potential Projects in Partnership with the City



Construction of a waste recycling plant

Project description: Kyiv generates annually about 1 million tons of waste. ~25% is burnt at Plant "Energy", ~10–15% is sorted and recycled, with the rest withdrawn to waste disposal sites

Three waste recycling plants with overall capacity of 1 million tons will help to decrease the amount of buried wastes at disposal sites.

The minimum cost of construction has been estimated by the KCSA at: **EUR 600 million**

Payback conditions depend on recycling tariffs, as well as the funds receivable from the sale of electric and heat energy

Management of assets on heat and energy production and distribution in the city of Kyiv upon expiration of the lease agreement with PJSC "Kyivenergo"

Project description: Upon expiration of the lease agreement, Municipal Enterprise "Kyivteploenergo" will receive from PJSC "Kyivenergo":

- ~ 65 thousand property items (boiler houses, heat networks, heat supply stations, meters, etc.), effective from 1 May 2018,
- CHPP # 5, CHPP # 6, electric and energy properties, Plant "Energy", effective from 31 July 2018

Assets:

- 2 CHPPs: CHPP # 5 (electric capacity – 700 MW, heating capacity – 1,874 Gcal/hour), CHPP # 6 (electric capacity – 500 MW, heating capacity – 1,740 Gcal/hour),
- 2,650 heat supply stations,
- 2,434 km of networks,
- 177 boiler houses,
- Plant "Energy" (electric capacity – 14 million kWt/hr, heating capacity – 150 thousand Gcal)

According to the KCSA's comments, it is necessary:

- to attract **UAH 4 billion** to perform high-priority measures on supporting them in working condition and preventing accidents and heat losses;
- additionally raise **EUR 1.1 billion** to implement the medium and long-term strategy





List of abbreviations used in the report

BC	business center
CHPP	combined heat and power plant
DSP	detailed site plan
GBA	gross building area
GLA	gross leasable area
Gcal	gigacalorie
ha	hectare
IT	information technology
m	meter
MW	Megawatt
n/a, n.a.	not available / no data
p.	position
PJSC	Public Joint-Stock Company
p.p.	percentage point
USD	US Dollar
y/y	year over year



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