



INNOVATION FORPOST





Dear friends!

This city belongs to the people - us and you.

Those who lived a happy life here and those who still have a long way to go.

Who protects us from trouble - keeps the defense in hospitals and on the front line.

Who is stronger than obstacles.

Those who are in love and who are not afraid to start from the beginning.

Those who believe and do not tire of waiting.

Who travels far to return.

Dozens of nationalities, religions. Hundreds of different opinions and beliefs.

We are one big family. And Dnipro for everyone - a place of special events and small things that make it unique.

Believe in your hometown and respect each other.

With best regards,

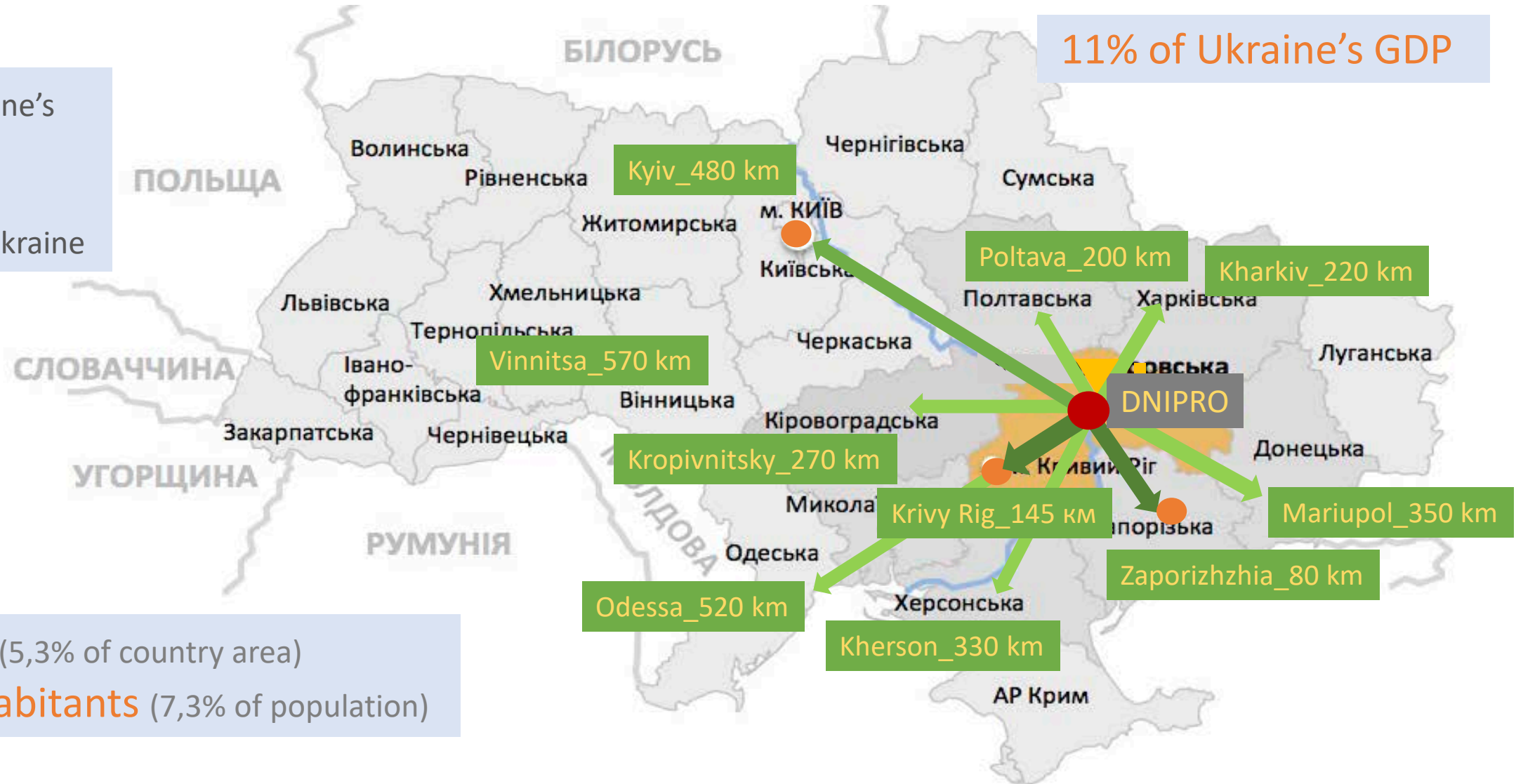
Mayor Boris Filatov



DNIPRO AGLOMERATION IS AN INDUSTRIAL AND INVESTMENT LEADER OF UKRAINE

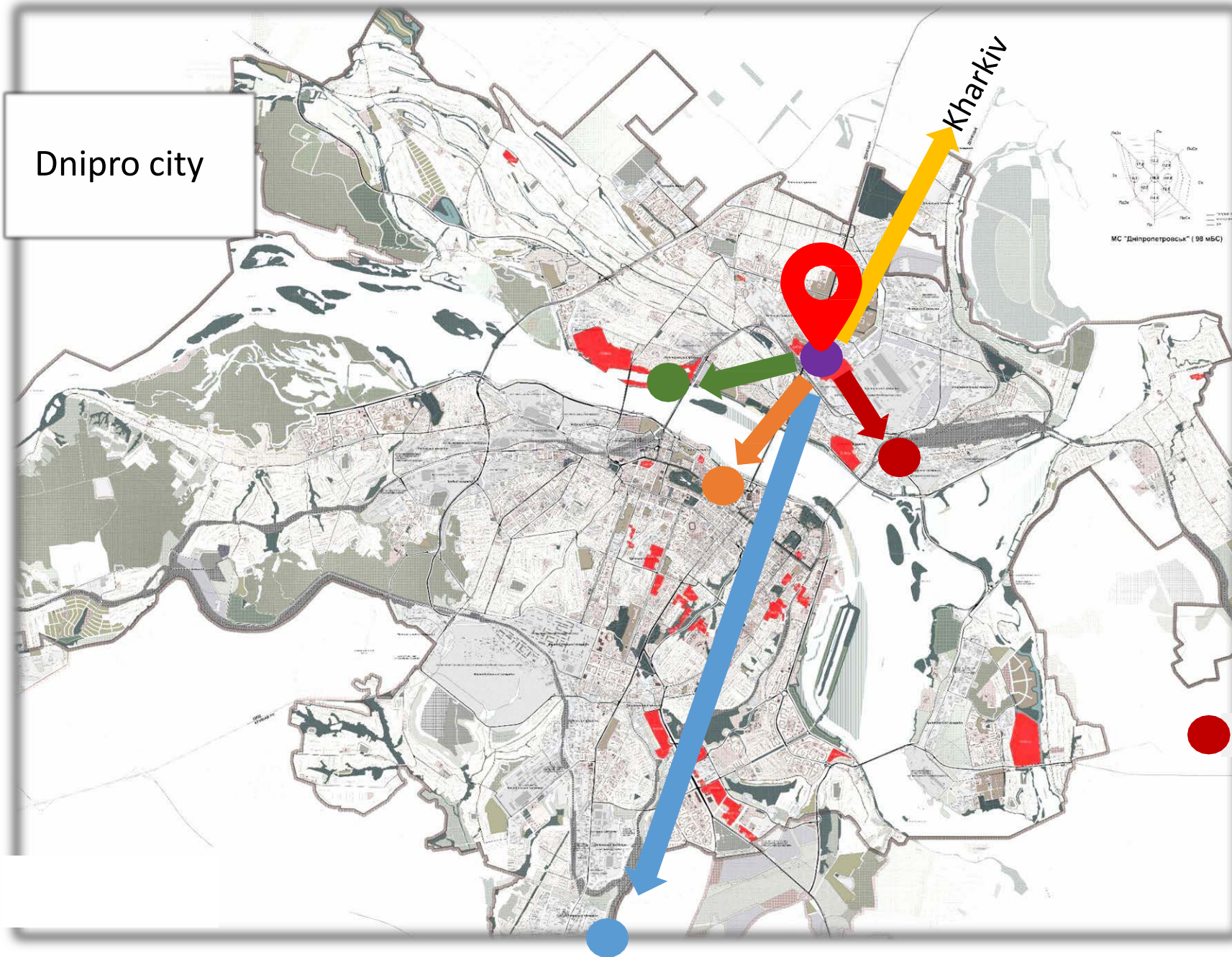
16,8% of Ukraine's export
16,5% of total investments in Ukraine

11% of Ukraine's GDP



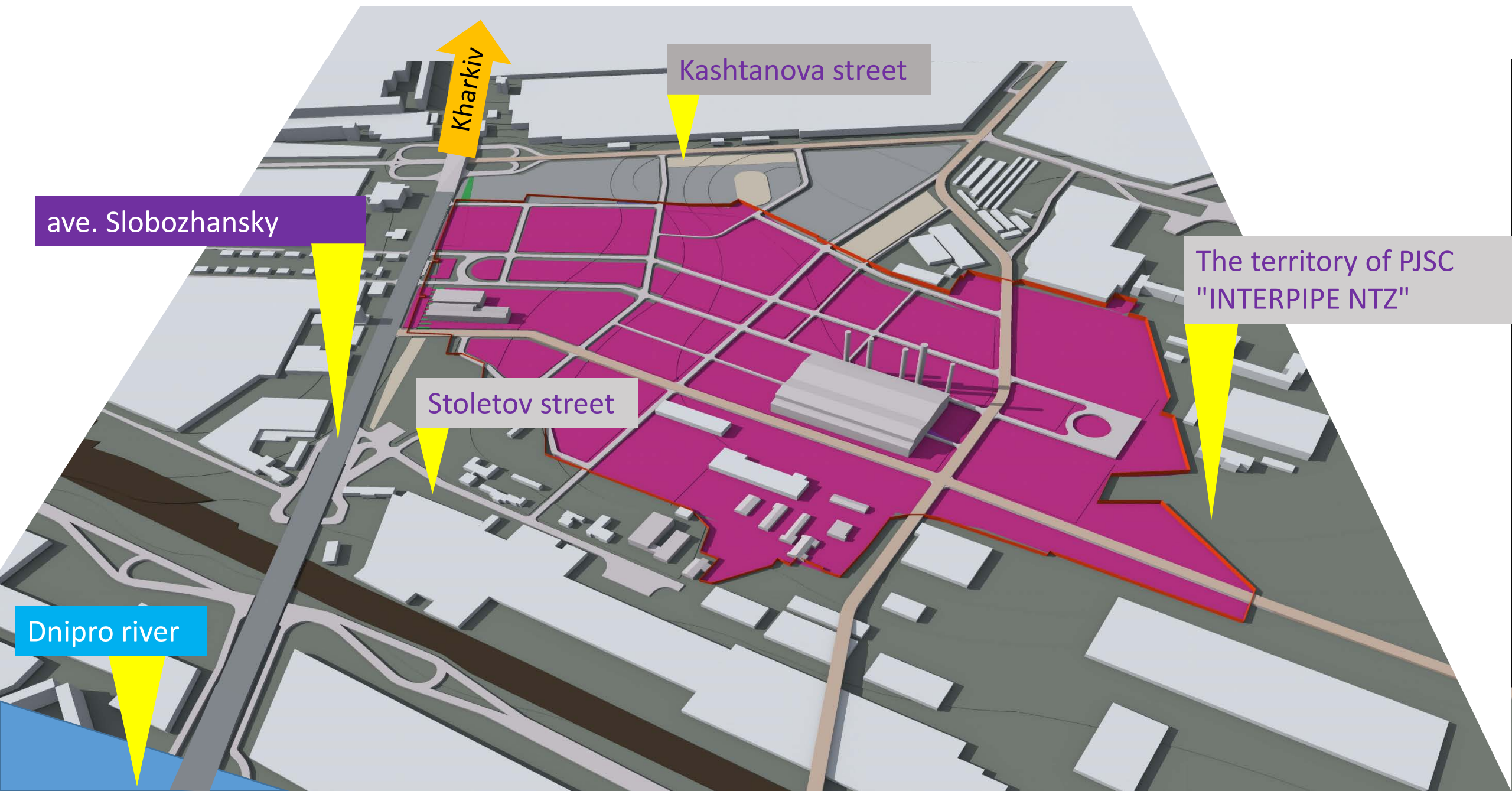
31,900 km² (5,3% of country area)
3,3 M of inhabitants (7,3% of population)

INDUSTRIAL PARK LOCATION SCHEME



- Industrial park**
- City center**
(distance - 4,6 km)
- International airport**
DNK, class 4C
(distance - 21,2 km)
- River port**
Navigation: Mar-Dec
Throughput: 5,7 mln. tons
3 cargo terminals
16 piers
Draught – up to 4 m
(distance - 3,8 km)
- Railway station**
“Nizhnodniprovsk – Junction Station”
Customs terminal, cargo processing
terminals for 3 t, 5 t; 20 and 40-foot
containers (distance - **3,1 km**)

SCHEME OF THE TERRITORY OF TRANSFORMATION





INDUSTRIAL PARK

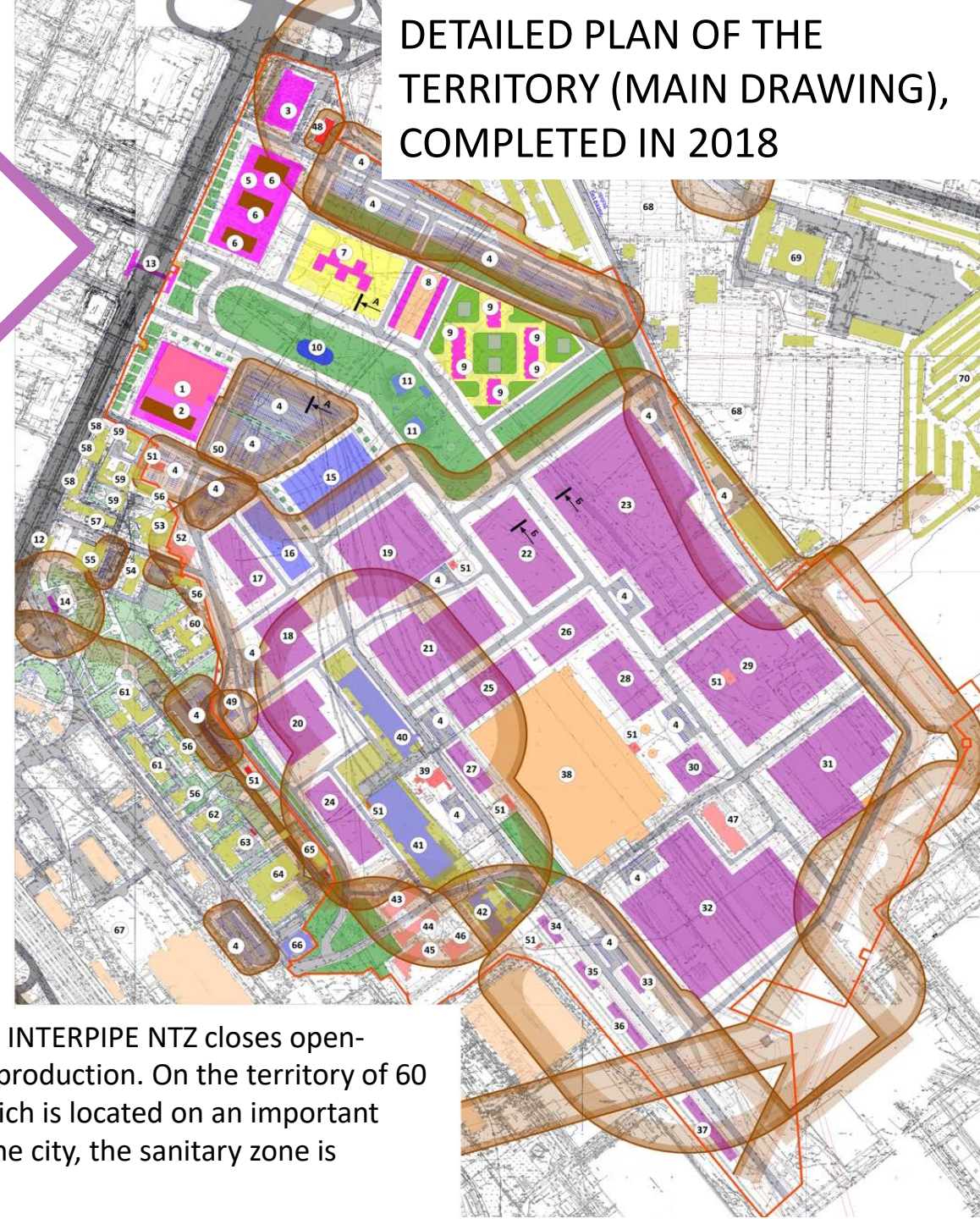
Address: Gantke Boulevard (projected name)
Dnipro, Ukraine

TERRITORY THAT PJSC
"INTERPIPE NTZ" TRANSFERRED
TO THE CITY IN 2018



GOOGLE PHOTO 2017 year

DETAILED PLAN OF THE
TERRITORY (MAIN DRAWING),
COMPLETED IN 2018



In 2012, PJSC INTERPIPE NTZ closes open-hearth steel production. On the territory of 60 hectares, which is located on an important highway of the city, the sanitary zone is reduced.

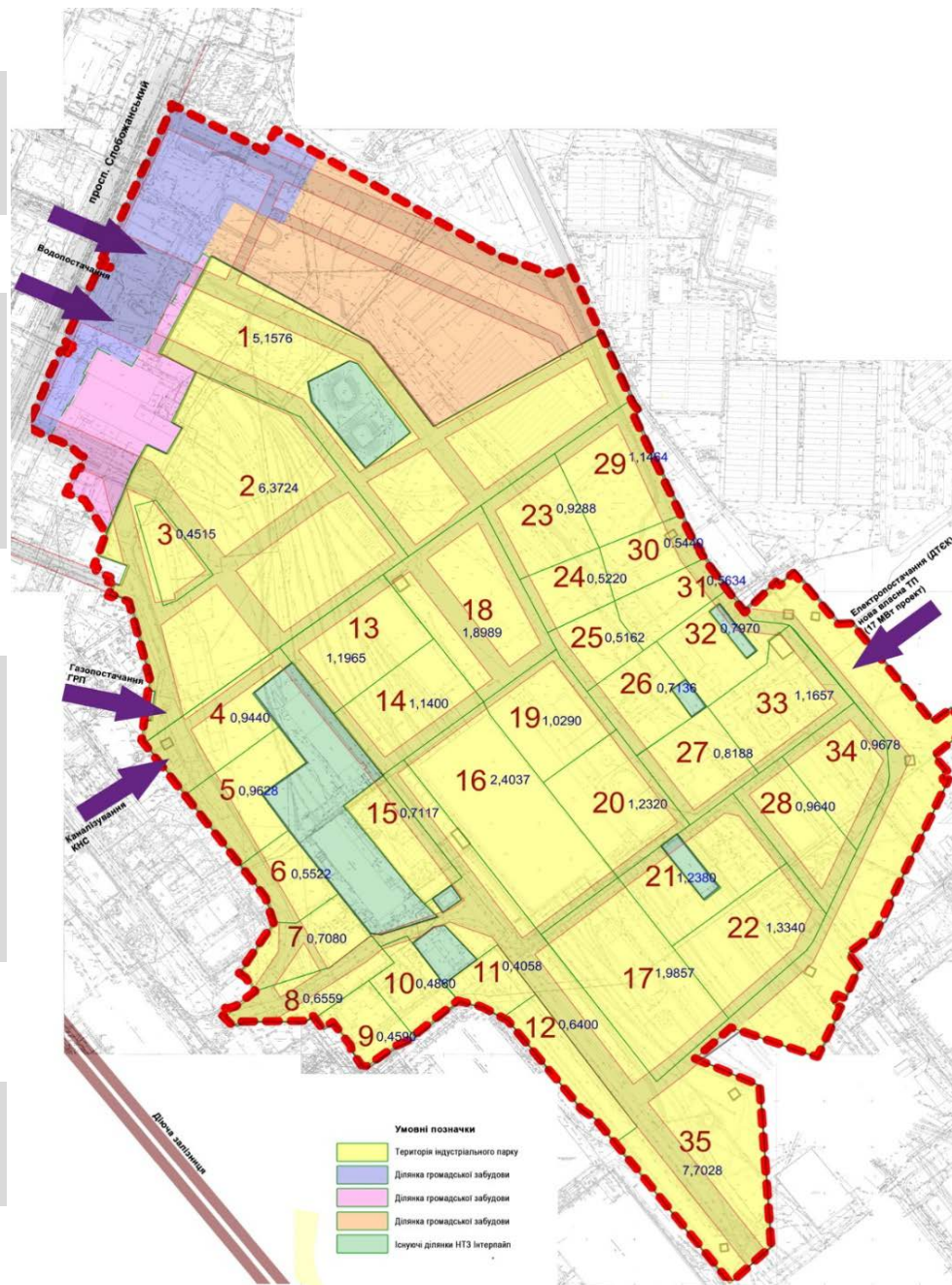
SCHEME OF DIVISION OF THE TERRITORY OF THE INDUSTRIAL PARK

Total area:
approximately 60.0 hectares

Residential and public buildings:
approximately 10.0 hectares
(3 land plots)

Industrial park: approximately
50.0 (49.5114) hectares
(35 land plots)
brownfield

The industrial park was
established for 45 years



Harmonization of capacities with owners of networks of power supply, water supply, and drainage, gas supply according to decisions of the Detailed plan of the territory was carried out.

- expected demand of the park for water - 1154 m³ / day;
- maximum expected flow rates (sewerage) - 184.5 m³ / day;
- the expected demand of the park for natural gas - 8,108.1 thousand cubic meters / year;
- the expected demand of the park for electricity is 16.5 MW / year.

Urban planning documentation for design have been prepared.



3D VISUALIZATION OF THE INDUSTRIAL PARK **INNOVATION FORPOST**

GENERAL PLAN OF THE TERRITORY

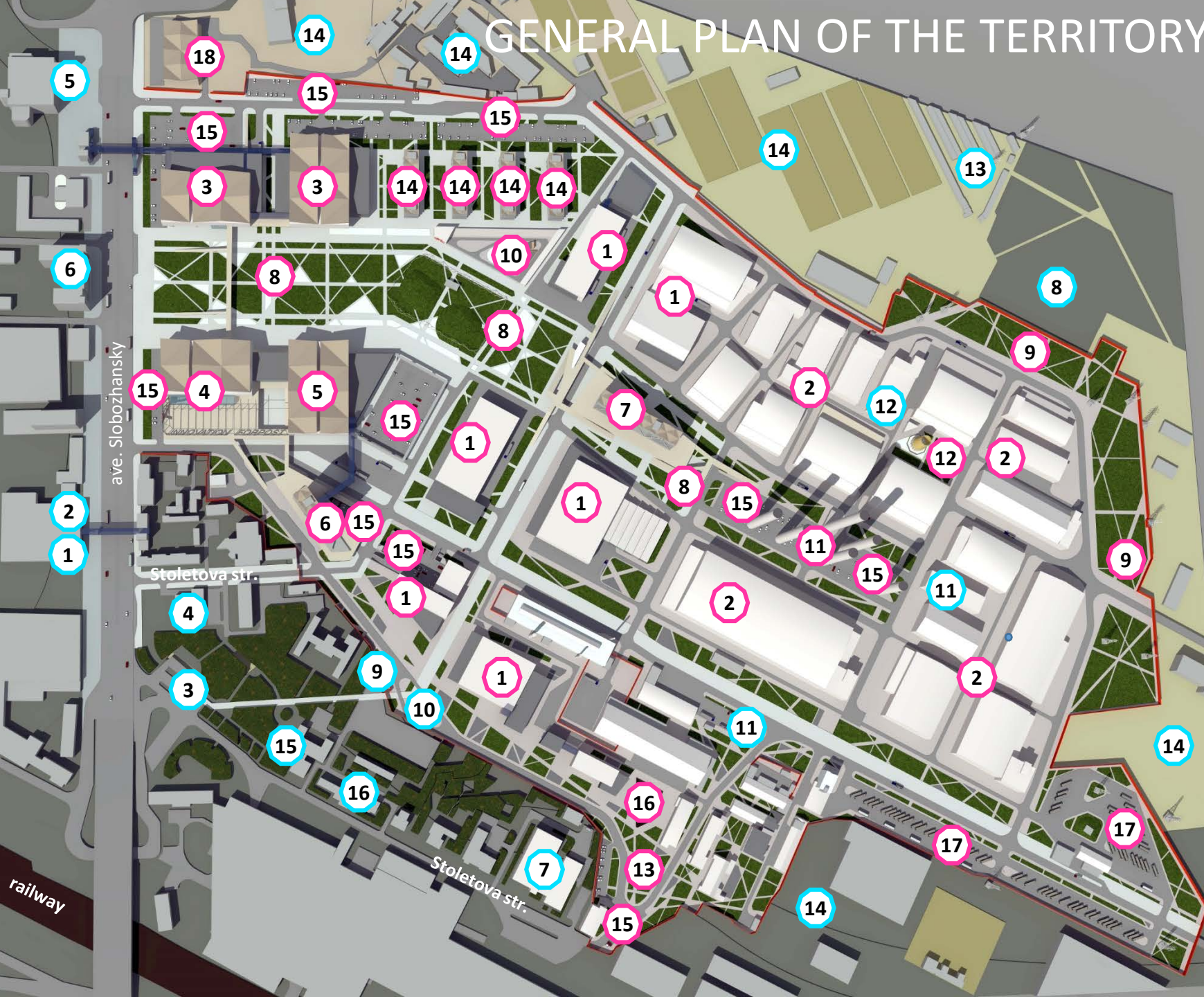
EXPLANATION :

Designed objects:

1. Industrial enterprise of the 5th class of danger
2. Industrial enterprise of 4th class hazard
3. Shopping and entertainment complex
4. Multifunctional exhibition center
5. Concert hall for 5,000 visitors
6. Hotel
7. Center of Professional and Innovative Education
8. Gantke Boulevard Park Area
9. Green areas of limited use
10. System of bicycle paths and sports grounds
11. Art object light installation "Pipes"
12. Art object "Cooling tower"
13. Art object "Monument"
14. Office building
15. Parking lot
16. Hydraulic structure
17. Auto-Transport Enterprise
18. «Mercedes» Shopping Center

Existing objects:

1. "Nasha Pravda" Shopping Center
2. Center of administrative services
3. Regional bus station
4. ATB Shopping Center
5. Trade center "House of Trade" (reconstruction)
6. Residential complex on the street. Arzhanova (new construction)
7. Swimming pool
8. DTEK electrical substation
9. Gas distribution substation
10. Sewage pumping station
11. Bomb shelter
12. Degassing station
13. Garage cooperative
14. Industrial enterprise
15. Polyclinic
16. Dental hospital



Construction of separate elements of the industrial park "INNOVATION FORPOST" infrastructure



No	Name	Estimated cost
1	Main roads of the industrial park, residential streets within the land use	130 mln UAH
2	Parking lots	25 mln UAH
3	Gardening, landscaping (approximate area of 14 ha)	65 mln UAH
4	Water supply (main water supply)	12 mln UAH
5	Sewerage (main network)	18 mln UAH
	Total:	250 mln UAH

The estimated cost of design and construction is **UAH 430 million**

Regional development program	"Innovative economy and investment"
Direction of the regional development program	"Stimulating the development of industrial investment" "Development of Industrial Parks"
Project applicant	Dnipro City Council, 75, Dmytro Yavornytskoho, ave. Dnipro, Ukraine, 49000, e-mail: office@dniprorada.gov.ua, office@dmr.dp.ua , USREOU 26510514
Project applicant's manager	Mayor Borys Filatov

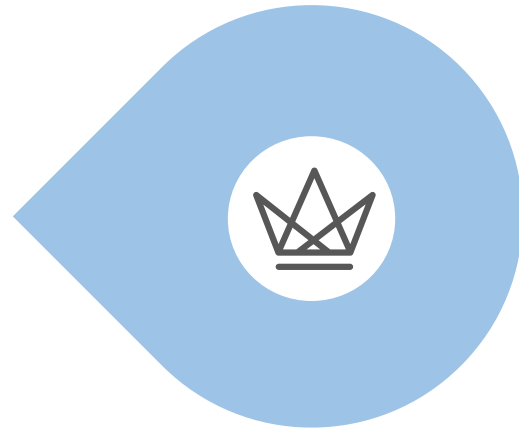
ESTABLISHMENT OF INDUSTRIAL PARK - A COMPREHENSIVE SOLUTION FOR THE CITY

Step 1 RENOVATION OF THE URBAN TERRITORY



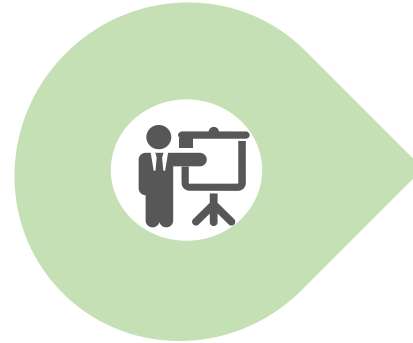
Development of engineering, transport, logistics and market infrastructure of the city

Step 2 MODERN INDUSTRY



Creation of new production facilities
Innovative, energy-saving and environmentally friendly technologies
Increasing production and export potential
Activation of foreign economic activity

Step 3 WORKING PLACES



Increasing the level of business activity
Development of small and medium business
Increasing welfare
Increasing the average wage in the region
Improving the professional level
Decrease in indicators of educational and labor migration of the population

Step 4 FINANCES



Increase in tax revenues to the local and State budgets of Ukraine
Saturation of the domestic market with competitive goods

Step 5 IMAGE



Increasing the investment attractiveness and competitiveness of the city of Dnipro and Ukraine

CREATION OF INDUSTRIAL PARK - A WINDOW OF OPPORTUNITIES FOR FUNCTIONING OF A FULL-TERM CENTER OF THE LEFT BANK OF DNIPRO CITY

FOR BUSINESS:

Traffic network
Engineering network

Comprehensive landscaping of 30
hectares of industrial areas

Possibility to sublease land plots or
parts of plots from the
management company
Single contract for connection to
engineering networks

Benefits from the state
Benefits from the city

Dnipro City Council provide support
to participants (residents) of the
industrial park

COMMUNITY



BUSINESS AUTHORITIES

FOR RESIDENTS OF THE CITY:

Existing objects :

“Nasha Pravda” Shopping Center
Center of administrative services
Regional bus station
ATB Shopping Center
Trade center "House of Trade" (reconstruction)
Residential complex on the street Arzhanova (new
construction)

Designed objects :

Shopping and entertainment complex
Multifunctional exhibition center
Concert hall for 5,000 visitors
Hotel
Center of Professional and Innovative Education
4 hectares of the park zone "Gantke Boulevard"
System of bicycle paths and sports grounds
Art objects: light installation "Pipes", cooling tower,
monument
Comprehensive landscaping

STATE SUPPORT OF INDUSTRIAL PARKS IN UKRAINE

CURRENT

- Providing interest-free loans and targeted financing from the state and local budgets to management companies on a non-repayable basis for the arrangement of industrial parks
- Direction of funds of the state fund of regional development for the arrangement of industrial parks
- Exemption from payment of import duty on components, equipment and facilities that are not produced in Ukraine
- According to the decision of the city council it is possible to establish a preferential amount of rent for land plots of the industrial park
- According to the decision of the city council it is possible to provide benefits from the real estate tax (non-industrial buildings)
- According to the decision of the city council it is possible to establish a preferential amount of rent for land plots for the period of design and construction of facilities within the industrial park.

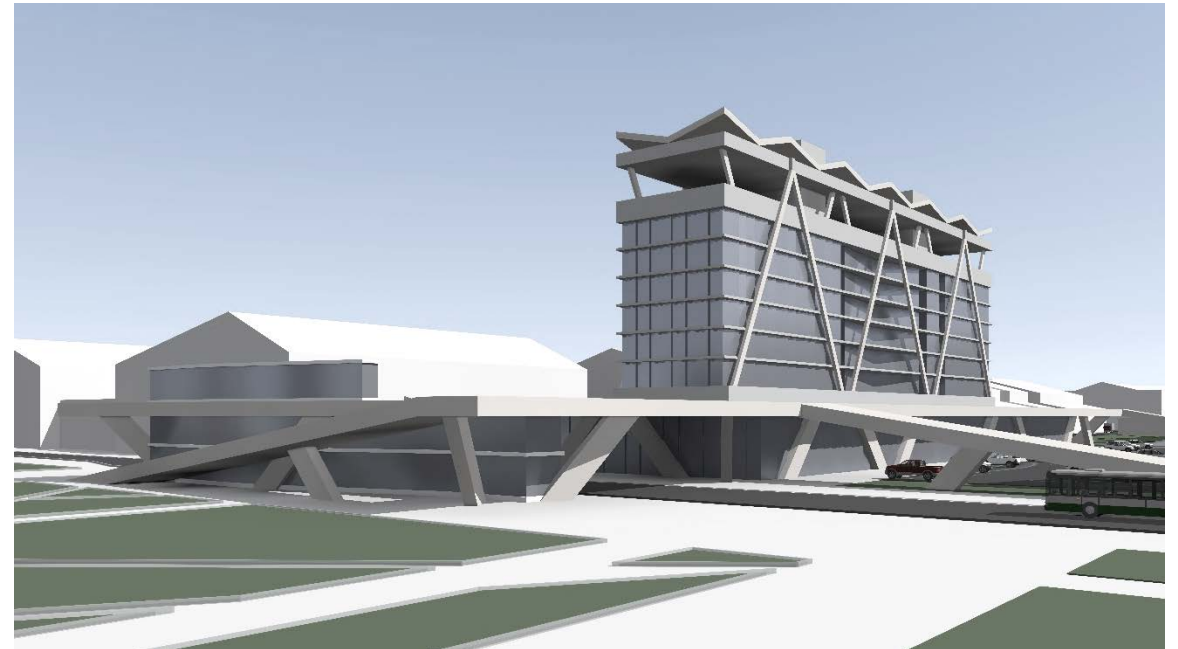
UNDER CONSIDERATION IN THE VERKHOVNA RADA OF UKRAINE

- 50% of the costs for connection to the power grids are reimbursed by government
- ... to Management companies and participants of the industrial park
- compensation of interest rates on loans for the arrangement of the industrial park is provided
- ... Participants of the industrial park are compensated for interest payments on loans depending on the share of exports of own products in the total income from their business activities

WORK ON THE PROJECT

1. Amendments to the General Plan of the city of Dnipro regarding the transfer of industrial lands to transformation lands.
2. Execution of the Detailed plan of the territory for definition of zoning and planning restrictions.
3. Development of technical documentation (35 land management cases) for land plots of the Technopolis, work continues.
4. The Concept of the industrial park "INNOVATION FORPOST" in Dnipro was approved, the industrial park was created, registered in the Ministry of Development of Economy, Trade and Agriculture.
5. Coordination of capacities with the owners of electricity supply, water supply and sewerage, gas supply networks was carried out. Urban planning conditions and restrictions for design have been prepared.

6. The Program of social and economic development of the territory is approved. The Program provides co-financing by Dnipro City Council for the construction of infrastructure (engineering and road transport networks) and individual facilities on the territory of industrial park the for the total amount of USD 10 million for 2017-2021. STARTS (WITH CHANGES) IN MAY 2021
7. An open competition for the election of the Management Company has been prepared. STARTS IN APRIL 2021



INNOVATION

1. The creation of a business incubator was initiated on the basis of the industrial park.
2. The concept approves the placement of innovative and creative industries.
3. During the construction of the infrastructure, it is planned to use technologies that reduce the load on the city storm sewer network and provide recycling of water for household needs.
4. Design solutions will provide the use of energy efficiency technologies in construction and operations.



EFFICIENCY

1. Stage 1 has been completed - creation of an industrial park and registration with the Ministry of Economic Development, Trade and Agriculture.
2. Preliminary agreements have been reached with potential operators of the exhibition (V. Pekar) and shopping centers (Auchan, Novus), IT park (UNIT).
3. The detailed plan of the territory approved the creation of a park area of 4 hectares with entertainment and sports infrastructure.
4. A positive image of the government has been created by the implementation of the revitalization strategy of the depressed industrial areas in the city center.

INFLUENCE, CONSEQUENCES

1. The analysis of other industrial lands of the city and the creation of an investment map have been started.
2. Work has begun on an integrated concept for the development of the city, taking into account public opinion.
3. Creation of Technopolis - a pilot project in Ukraine in accordance with the rules of DBN B.2.2-12: 2019 "Planning and development of territories".
4. Ancient industrial facilities will be transformed into public spaces and art objects through renovation.

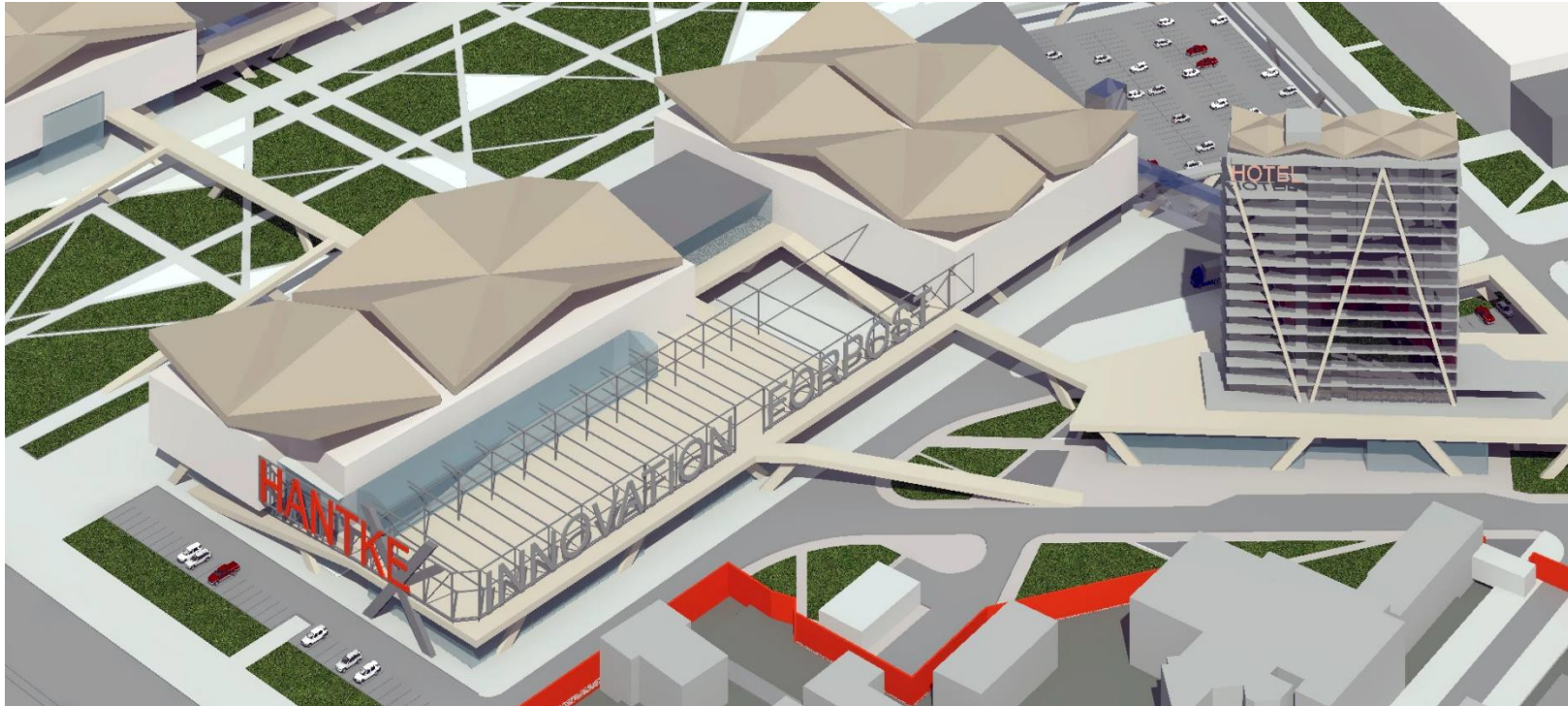


SUSTAINABILITY OF RESULTS

1. 90% of the Brownfield site was dismantled and prepared.
2. Land plots are prepared for lease (sublease).
3. Construction of Technopolis - a solution to reduce the public image of the left bank as a minor in Dnipro city.

**DNIPRO IS READY
FOR INVESTMENTS**





Exhibition center (separate investment project) and **park area** (project address “Gantke Boulevard”) - **“Bilbao effect”** for the left bank of the Dnipro city

Project operator - DNIPR DEVELOPMENT AGENCY



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