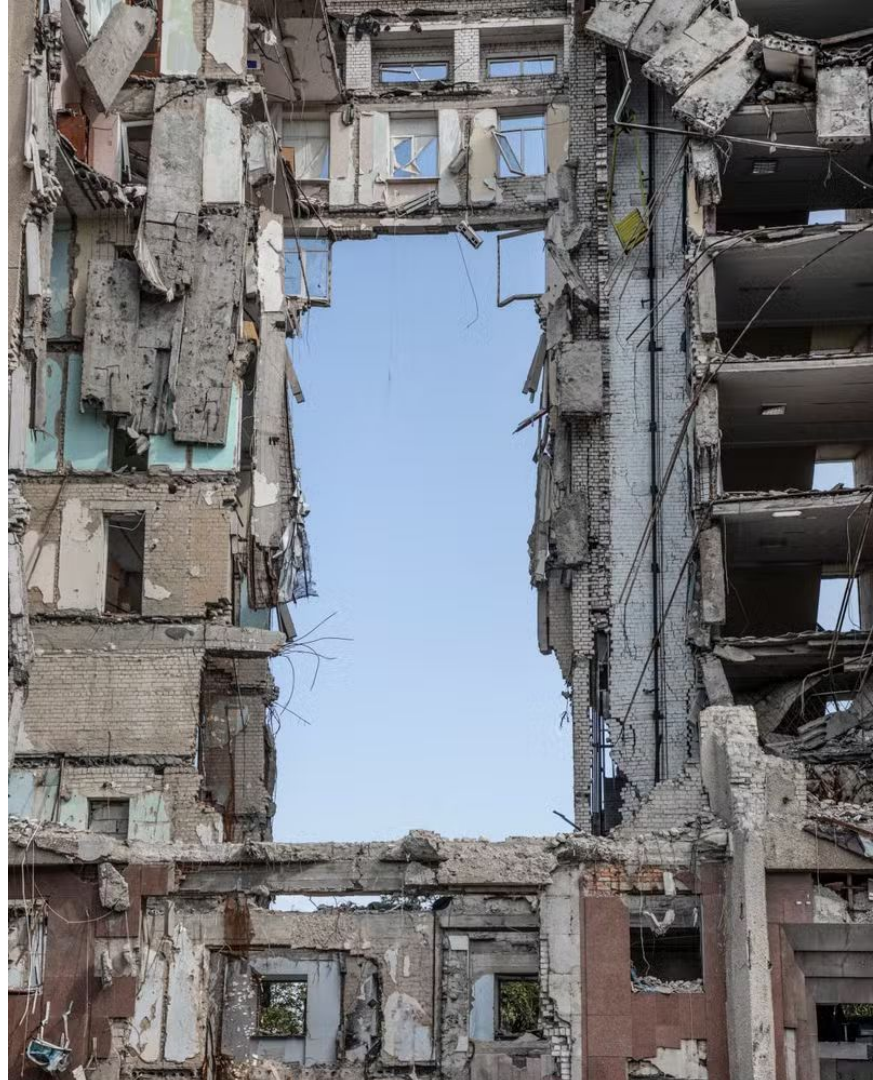


UKRTRADE CAPITAL (UTC) LARGE SCALE CONSTRUCTION OPPORTUNITIES TO REBUILD UKRAINE

ukrtradecapital.com



EXECUTIVE SUMMARY

Ukrtrade Capital (UTC) is a Ukrainian-owned US investment company specializing in construction, operating in Ukraine since **2018**.

The UTC investment project seeks \$120m to construct two precast concrete plants in the **Kyiv** (Central) and **Lviv** (West) regions. It aims to support the construction of UTC projects using prefabricated elements for quick and **cost-effective construction** for its real estate developments across eight regions.

Investment can be a combination of Debt and Equity, with investors receiving an **ROI of 105%** in 8 years.



The \$120m investment includes the construction of the first modern precast concrete plants in the Kyiv and Lviv regions and RE developments. Each factory requires 40m investment with a payback period of 8 years.

This will allow UTC to provide a rapid, competitive and affordable construction proposition in Ukraine, expanding to other regions and increasing the investment portfolio to \$500m in 10 years.



The UTC business model is to build a vertically integrated company to produce concrete materials, design buildings, and build commercial and residential real estate in Ukraine.

UTC has built a strong consortium of architects, real estate developers, construction and industry suppliers with over 20+ years of global experience including in the US, Ukraine, Iraq and Libya.

PROPOSITION & BENEFITS

Proposition

UTC will build 2 precast concrete production plants in **Kyiv** and **Lviv** to rapidly deliver low-cost, high-quality building materials. Once complete, UTC will construct a 150,000 square meter residential complex for 700 families in Zhitich Town in the Zhytomyr region. UTC will also supply concrete products to service other UTC and other construction company projects in 8 regions.

Benefits

Reduced Resources. Compared to traditional construction methods, the pre-cast industrial method uses 20% less concrete, 30% less steel and requires 50% fewer workers on the construction site.

Reduced Time. Labor time is reduced through the rapid assembly of large concrete components produced all year around. Construction speed is attributed to a full 12-month annual construction cycle compared to a partial 7-8 months using traditional construction methods affected by cold winters. A 5-story residential building can be completed in 6-8 months at any time of year, compared to 12-15 months by a developer using a typical construction method.

Reduced Costs. Construction cost is 18-20% cheaper than that of competitors. UTC's cost to build 1 sqm is \$450-\$500 compared to the \$750 current market rate.

The reduced time and cost of construction will make UTC highly competitive for commercial and government contracts.



UTC TEAM AND PARTNERS



Andrew Pryma
Founder and CEO of Ukrtrade Capital

Holds an MBA from CWRU and has 15 years of experience in Real Estate Development in Investment Management in the US and Ukraine. Formerly an investment banker at Goldman Sachs and a project manager at Ryan Homes and Tishman Speyer in NYC.



Pavlo Pekar
Architect

Experienced in designing and managing infrastructure projects in Iraq, including housing, administrative, sports, and technical buildings, with budgets exceeding \$100 million.



Arkadiy Pekar
Architect

Co-author of the PreCast Program for industrial construction methods, with 40 years in Architecture and Construction. Member of the National Union of Architects of Ukraine.



Igor Topyrin
Director of MiGrupa in Ukraine

He has spent more than a decade at Spancrete Group, the largest precast company in the U.S., serving as a Sales Manager and covering countries in the former Soviet Union, including Ukraine. He possesses over 15 years of extensive experience in the precast industry, which includes delivering turn-key precast engineering solutions for factories.



Vitaliy Borul
Founder and CEO of Credo Development

General contractor since 2011, with 750,000 square meters of completed projects including 87 residential buildings and a shopping center. Established Credo Development as a leading company in Ukrainian real estate.



Terry Dittrich
Managing Partner MiGrupa

Has over 30 years of experience working in the pre-cast construction industry. He built several pre-cast concrete plants globally, including in Kazakhstan and Croatia.

* Currently, the presentation shows key people only. The UTC Development team currently consists of 30 people.

CONSORTIUM

1. **Architects.** Peker & Partners specializes in designing and constructing commercial and residential real estate using precast construction methods. The team has completed projects in Libya, Iraq, Ukraine, Kazakhstan, and other countries. With over 20 years of experience in the construction industry, the team has finished over one million square meters of projects. They are members of the National Union of Architects of Ukraine.
2. **Construction.** Credo Development has been a General Contractor since 2011, completing 750,000 square meters of projects, including 87 residential buildings and a shopping center. Among the completed projects by the team are the ParkLand residential complex and New England, the largest precast concrete residential development in Ukraine.
3. **Construction.** The UTC team has worked with several contractors who will contribute to this project. Among these partners are Gerz-Holding, Credo Development, and KESZ-UA Holding Ltd, all of whom have over 20 years of experience in the construction market. Their previous projects include shopping centers, malls, and residential buildings, among others. These companies are leaders in the construction of commercial real estate.
4. **Pre-Cast Plant Developer.** The MiGruppa team has extensive experience in building pre-cast production plants globally. Previous completed projects include plants constructed in the US, Kazakhstan and Croatia.
5. **Pre-Cast Plant Equipment Producer.** Elematic is a Finish equipment producer that has supplied in excess of 100 global production plants with precast technology. The Elenatic team has already provided a turn key proposal for UTC plants in Ukraine.

THE MARKET

- 1. Market.** The cost to supply the demand for the reconstruction of damaged infrastructure and new developments in Ukraine will be in excess of \$300Bn. Recorded destruction caused by the Russian aggression [is estimated](#) at \$157Bn. Ukraine currently has 3.5 million internally displaced people, all of whom will require high-quality and affordable housing to be built rapidly to meet their needs. The Ukrainian government has completed an initial estimate for the need for 300,000 new apartments to be built at a cost of over \$10Bn.
- 2. Competition.** Modern precast concrete production plants using new technology are absent in Ukraine. The two main precast plants established in the 1970s are small, outdated, and unable to compete with contemporary, highly efficient facilities. Three other small precast plants are insufficient and primarily operate in one region, with a poor track record and management. UTC's future investment plans include setting up plants in regions that currently lack precast facilities. While many construction companies in Ukraine are using traditional construction methods for building real estate, only one is employing a precast method.
- 3. Partnership Instead of Competition.** Collaboration with other developers can transform competition into partnership, leading to increased demand for concrete products. Thanks to a new, modern, and affordable construction method, other developers are eager to use our pre-cast concrete products for their real estate projects. Several architectural firms have already approached UTC to inquire about pricing for our products. UTC's pre-cast plants will operate at full capacity to meet the demand for our own construction projects as well as government and business-to-business sales.
- 4. Access.** UTC has unique access to land plots in Kyiv, Lviv, Zhytomyr, and other regions that will provide a constant flow of current and future investment opportunities. UTC has a number of fully developed plans for residential projects in Kyiv valued at over \$100m ([Holoseevo Project](#) and [Lypky Residence](#)) which can be added to the investment portfolio once sufficient investor interest is established.

THE THE LATEST MARKET DEVELOPMENTS.

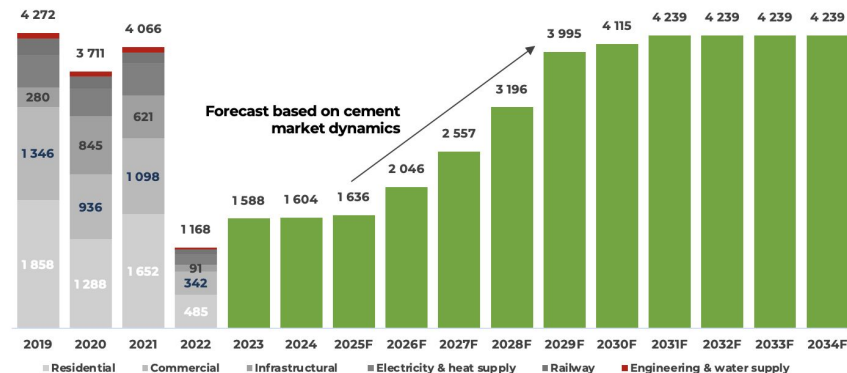
1. **Market.** 1.The RE market started [showing signs](#) of recovery in the last year. Since 2023, construction companies and producers of construction materials have increased their revenues and are seeing positive trends in the market.
2. **Market Needs.** [According](#) to Kyiv School of Economics (KSE) , as of April 2025, Ukraine will need \$300B in investments to rebuild the war-torn country.
3. **Market Needs.** Due to significant destruction of infrastructure facilities, Ukraine will need to restore the SeaPorts, roads, bridges, and build new infrastructure.
4. **EU and US started pouring Money into Ukraine.** International institutions [have began](#) investing in social housing across Ukraine with allocating substantial funding for residential developments for internally displaced people.
5. **Investments.** Irish largest producer of construction material is [investing](#) €280M in a production plant in the Lviv Region.
6. **Investments.** Investors are [investing](#) \$140M in two glas factories in Ukraine. City One Development will develop the two glass factories, which will be located in the City of Glass industrial park in Berezan, Kyiv region, and the Galicia industrial park in Kalush, Ivano-Frankivsk region.
7. **Investments in Industrial Parks.** Businesses are currently [investing](#) in the construction of industrial parks in Ukraine to attract companies to establish their production operations in one location. The government provides subsidies and [financing](#) to set up such facilities.
8. **Investments.** Finish Paikko, [has built](#) a new Factory in Ukraine investing \$3M.
9. **Construction Industry expansion.** Ukrainian cement and concrete producers [plan to increase](#) their capacity to meet reconstruction demands.
10. **Investments.** Kovalska Construction Giant [plans to launch](#) a gas concrete production plant in the Lviv region this June.
11. **Investments.** A Turkish construction giant [keeps investing](#) in Ukraine during the war. The company has invested millions of dollars in dry building mixtures, reinforced concrete products, and metal structures.
12. **Investments.** The largest Irish cement producer CRH (Cemark) has expanded its business and [acquired](#) two cement plants in Ukraine for €100M.

PRECAST MARKET IN UKRAINE: HISTORIC SNAPSHOT & FORECAST

All statistic data in tons (however, capacity of precast plants traditionally in m³)

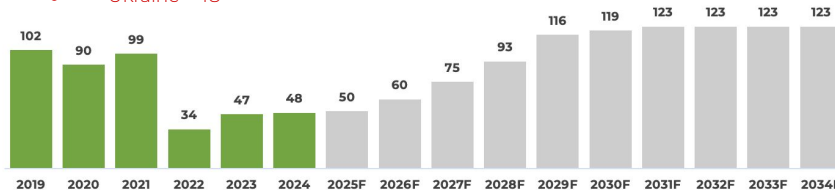
Main insights:

- The precast market is **dominated** by consumption for **residential, commercial segments** in 3 years under analysis. **Infrastructural precast** (road) was heavily stimulated by Big Construction program (2020 and 2021)
- Production centers (regions):** Kyiv – 24%, Khmelnytsky – 13%, Kharkiv – 8%, Zhytomyr – 7% and Ivano-Frankivsk – 6%
- Consumption centers (regions):** Kyiv – 39%, Kharkiv – 9%, Lviv – 8%, Odesa – 7% and Dnipro – 5%
- In residential dominant products:** floor slabs – 84%
- In non-residential** the most used products: driven piles – 48%, columns – 17%, foundations – 14% and various beams – 11%
- From the sales database analysis of the biggest players **there are no observations of dominant consumers** with significant buying power
- Products are standardized thus there is space into brining new products considering CRH existing solutions in other countries
- Some of the top players offer full cycle of services (incl. development of the customized products based on a specific project's need)
- Considering general agenda before the end of the war the most developing regions are in the **West and Central UA due to movements of population and businesses**



Precast Consumption per capita T/ths Residents:

- Germany - 452
- Romania - 263
- Poland - 197
- Hungary - 129
- Ukraine - 48



PRODUCTION / CONSUMPTION BY REGIONS 2021

Production 2021

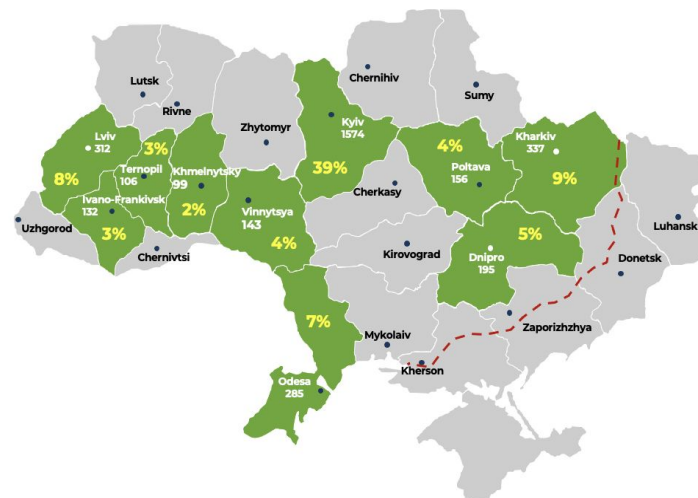


Total production – 4 067 kt

- Kyiv region – top 1 by a wide margin (24%), №2 (Khmelnytsky) – 13%
- Top 10 regions – 80% of the market (3 252 kt)
- There are no precise information regarding actual capacity utilization ratio by players/regions
- Base on 2021 figures is clear that production react to market and adjust to consumption but where the limits of existed capacity difficult to define

	Region	kt	%
1	Kyiv	969	24%
2	Khmelnytsky	542	13%
3	Kharkiv	316	8%
4	Zhytomyr	302	7%
5	Ivano-Frankivsk	235	6%
6	Odesa	225	6%
7	Vinnytsia	182	4%
8	Lviv	174	4%
9	Rivne	160	4%
10	Ternopil	147	4%
	Others	815	20%
	Total (TOP-10)	4 067	100%

Consumption 2021



Total consumption – 4 023 kt

- Kyiv region – top 1 by a wide margin (39%), №2 (Kharkiv) – 9%
- Top 10 regions – 84% of the market (3 379 kt)

	Region	kt	%
1	Kyiv	1 574	39%
2	Kharkiv	377	9%
3	Lviv	312	8%
4	Odesa	285	7%
5	Dnipro	195	5%
6	Poltava	156	4%
7	Vinnytsia	143	4%
8	Ivano-Frankivsk	132	3%
9	Ternopil	106	3%
10	Khmelnytsky	99	2%
	Others	644	16%
	Total (TOP-10)	4 023	100%

SALES

SALES STRATEGY: Key to our strategy is the aggressive promotion of projects in the early stages of construction, utilising our strong marketing and sales team to deliver high-volume presales. UTC owns a business media company [Ukraine Business News](#) that has allowed us to build strong relationships with many media platforms throughout Ukraine to boost real estate sales. The goal is to sell 50% of apartments before the project is completed.

Please note that UTC is currently in discussions with Governments, financial institutions, banks and private businesses for pre-sales, as detailed below, however none will commit to signing contracts until UTC has secured investment and started construction of its pre-cast concrete plants.

- 1. Private High-Earners/Investors.** The majority of residential real estate in Ukraine is sold privately, usually to high-earning individuals or investors. Such clients will be offered a 5% discount for full payment in advance. UTC will offer 30% down payment allowing a buyer to complete all payments during the 24-month build time.
- 2. Private First-Time Buyers.** The amount of first-time buyers will increase significantly after the war. UTC will apply for the government-led affordable mortgage scheme [eQselya](#), which offers low interest rates to Ukrainians to buy apartments.
- 3. Government.** The UTC team has strong relationships with the Ukrainian government including the Rebuilding Agency of Ukraine who plan to build housing for internally displaced people. Currently, with EU financing, the state rebuilding residential apartments program is worth \$500m.
- 4. Foreign Institutions.** Owing to large reconstruction plans, governments and financial institutions in the EU and US are planning to finance the large scale construction of apartments. The first such EU project [announced](#) in Jan 2025 is the construction of 6000 apartments for €400m, financed by EIB.
- 5. B2B.** In addition to sales of pre-cast elements to other developers, UTC architects will provide affordable architectural solutions to other construction companies to secure steady cash flow and high sales of our concrete products.
- 6. High Demand for large concrete elements.** Currently, construction companies in Ukraine wait for 3-6 months to purchase large concrete elements for residential, commercial and infrastructure construction projects .

KEY MATERIAL SUPPLIERS

UTC has strong and established relationships with the required key material suppliers in the Ukrainian Market. UTC currently has a number of agreements in place, or is currently in discussions with, the suppliers listed below for the production of precast concrete.

1. **Cement.** [Cemark](#) is a group of Ukrainian cement companies who are part of CRH. UTC has long relationships with the Cemark company management and has collaborated with them since 2020. Cemark has agreed to supply low-cost cement given the high volumes required by our pre-cast plants.
2. **Steel.** Large quantities of reinforcement bars and structural steel is produced in Ukraine. UTC is currently in discussions with [Metinvest](#), [ArcelorMittal](#) and [Vartis](#). There are also other suppliers who can provide sufficient quantities at low cost due to the required high volumes. However, if steel can be imported from other countries more cheaply and quickly then UTC will consider this option.
3. **Sand.** UTC will build factories in the regions with close access to sand quarries. Sand deposits are in large quantities and low in price.
4. **Water.** Due to a good geographical location, most regions of Ukraine have access to water at very low rates.
5. **Crushed Rock & Gravel.** Due to rich [deposits](#) of granite and rock, and good relationships with local mining companies, UTC has access to the rock, gravel, clay, and other components required for the production of concrete.
6. **Logistics.** UTC plants will be built with easy access to railroad tracks, providing excellent supply routes for importing all necessary materials to the plants and exporting concrete material products to UTC's construction sites and other developers. The UTC team will purchase and manage its truck fleet to deliver concrete goods to customers and its own developments.
7. **Logistics.** The UTC team has good relationships with transportation companies in the real estate industry. However, UTC plans to reduce its dependence on other contractors and intends to purchase a fleet of trucks to service deliveries of raw materials and concrete products to construction sites.

KEY RELATIONSHIPS

Through its subsidiary, [Ukraine Business News](#) and [UBN Network](#), UTC holds a number of key relationships with the Ukrainian and US Governments as well as international institutions. These will support the financing, development, sales and return on investment for UTCs portfolio investments. These include:

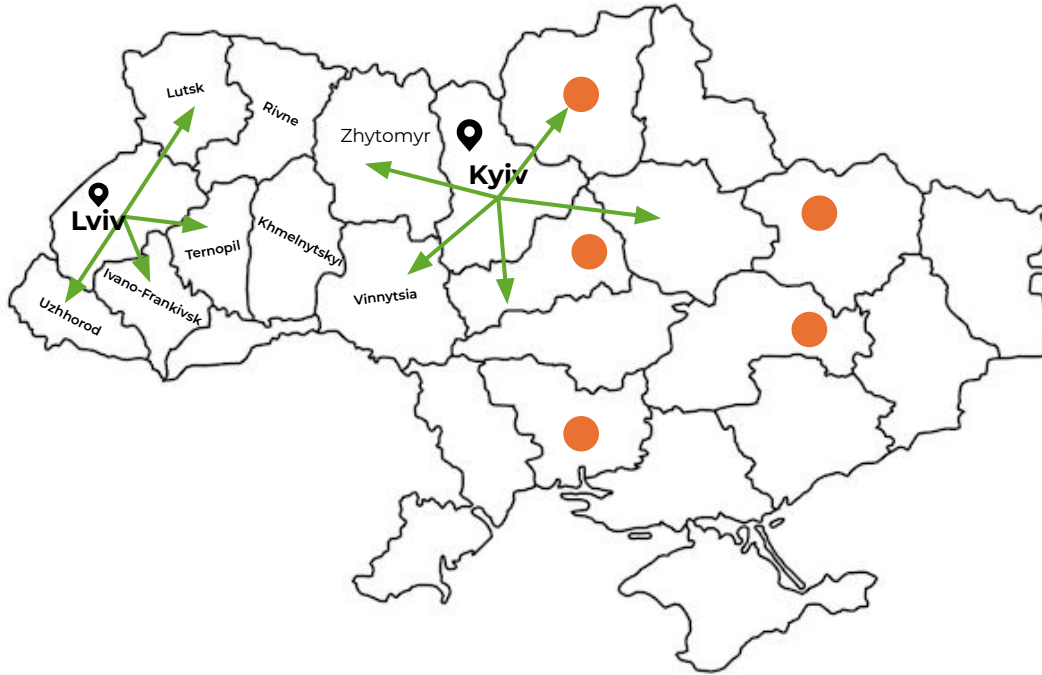
- 1. Ukraine Invest.** [UkraineInvest](#) is a government entity that serves as the national promotion office to assist investments in Ukraine and guide them through the investment process. Through its subsidiary UBN, UTC has been supplying market research materials and has developed a strong relationship with Ukraine Invest since 2018.
- 2. Ukrainian Parliament.** UTC has strong relationships with several members of the Ukrainian Parliament, including secretary of the National Investment Council of Ukraine, and chair of the Temporary Special Commission of the Verkhovna Rada on protecting investor rights.
- 3. Agency for the Restoration and Development of Infrastructure of Ukraine.** UTC has established strong relationships with Serhii Sukhomlyn, the head of the Agency, who served as the Mayor of Zhytomyr for eight years. He is willing to support UTC in every possible way to launch our pre-cast concrete plant in Zhytomyr through his City Administration contacts and to assist UTC as a contractor for rebuilding projects in Ukraine.
- 4. Terry Dittrich.** Terry Dittrich, Managing Partner of MiGruppa Inc., has built several precast plants in the US and the EU. With over 30 years in the precast construction industry, Terry specializes in creating turnkey solutions for the largest players in the precast sector. Terry will play a Key role in building the factories in Ukraine for UTC Holding.
- 5. DFC:** UTC founder, Andrew Pryma, has strong relationships with the American Financial Organization DFC, which considers providing 50% of debt financing, insuring equity investment, and providing war and political risk insurances. DFC has also shown interest in expanding our business to 10 regions in Ukraine. UTC continues negotiations with EBRD, IFC, DFC, EIB to have access to debt financing and EU financing for reconstruction.
- 6. EBRD and IFC.** UTC founder, Andrew Pryma, has strong relationships with the EBRD, which considers providing 50% of debt financing, insuring equity investment, and providing war and political risk insurances. EBRD and IFC has also shown interest in expanding our business to 10 regions in Ukraine. UTC continues negotiations with EIB to have access to debt financing and EU financing for reconstruction.

PRECAST CONCRETE INVESTMENT OUTLINE PROJECT PLAN

UTC high-level plan is to build two precast plants, a residential complex, and supply products to other UTC and third-party projects, providing immediate sales and cash flow for three years while the team launches new projects and builds Government and B2B sales.

1. **UTC Industrial Park.** The 80-hectare (200-acre) land plot owned by UTC and its business partners in the Kyiv region will be developed into an industrial park featuring several other construction materials production facilities. The UTC team plans to build the largest construction hub in Ukraine, producing the essential construction materials needed for our projects all in one location.
2. **Precast Factory #1.** Build a precast factory within 18 months on an 80-hectare land plot in the Kyiv Region.
3. **RE Development.** Once the Kyiv plant is complete, we will begin building the Zhitich Town Residential Complex. While the sales team promotes our construction method to other developers and expands the business, we will construct our first residential building, creating a success story for further business development and sales.
4. **Construction.** After the completion of the pre-cast plant in Lviv, the same strategy will apply, as UTC has access to land plots and strong relationships with local developers who have demonstrated a strong interest in working with UTC.
5. **Projects.** UTC lawyers and sales teams will collaborate with EIB, EBRD, DFC, and other international institutions on applications for large reconstruction projects. The UTC team has strong relationships with state officials and will pursue state projects for the reconstruction of Ukraine financed by Ukraine, the EU, the US, and others.
6. **Advantage.** The low-cost, high-quality, and rapid construction gives UTC a significant competitive advantage in winning such contracts and executing them in large volumes at high speed.
7. **Expansion.** After the initial pre-cast plant investment is returned, UTC plans to expand and build plants in 10 other regions of Ukraine.
8. **Export.** Due to low cost of production, UTC is considering shipping its concrete products to EU real estate developers.
9. **Sales.** B2B sales to state and private companies working on commercial, residential, and Infrastructure projects

LOCATION



● New locations for additional precast factories.

- The precast panels can be delivered up to **250 km**
- The Precast Concrete factory can be built in Zhytomyr or Kyiv and will construct affordable housing in the region where 7 million Ukrainians live: the Zhytomyr, Kyiv, Vinnytsia, Rivne, and Khmelnytskyi regions, including the capital of Ukraine, which has a population of 4 million people.
- The Lviv plant will build housing for 8 million people in Lviv, Ivano-Frankivsk, Ternopil, Rivne, and Uzhhorod
- Purple dots show new locations for the Precast Plants that UTC will build during the expansion phase.

CONSTRUCTION OF PRECAST CONCRETE PLANTS IN KYIV or ZHYTOMYR (EAST) AND LVIV (WEST)



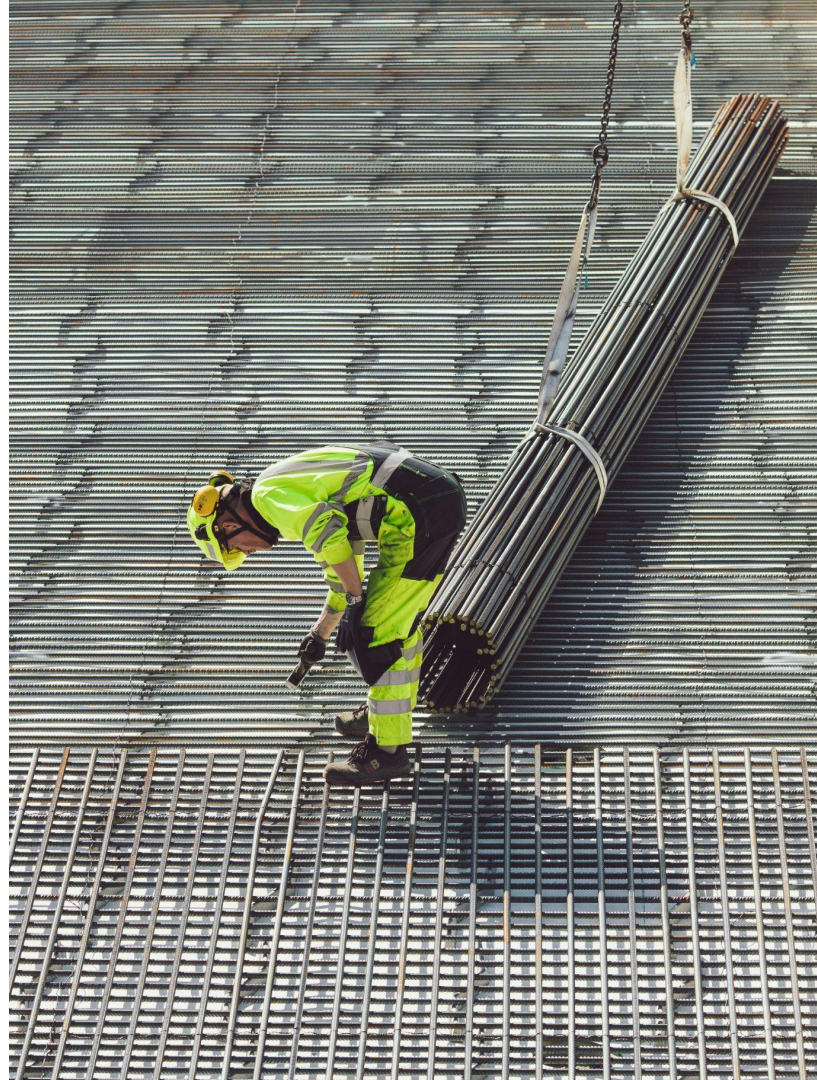
Construction of precast concrete product factories (housing and infrastructure blocks)



Output: 100,000mn m³ of precast construction elements a year which translates into 150,000 m² of housing per year



82% of the output will be used internally for UTC construction projects





PLANT COMMISSIONING: FROM GROUNDBREAKING TO PLANT START-UP

(16-18 Months)



Each plant will employ 150-170 highly skilled workers (including the war veterans)



Payback period: 8 years



Use of renewable "green energy" resources to power the production facility

UKRAINE PRECAST INVESTMENT PROJECT for \$120M.

Plant in Kyiv or Zhytomyr (\$40M) + Plant in Lviv (\$40M) + Zhitich Town (\$30M)+\$10M Lviv construction.

UTC Precast Concrete Investment Project \$120M

- Precast Concrete Plant in the Zhytomyr or Kyiv regions. **\$40M** (Equity/Debt)
- Precast Concrete Plant in the Lviv Region **\$40M** (Equity/Debt)
- Zhitich Town in Zhytomyr \$65M project (**\$30M** equity+ \$35M pre-sales) (150,000 square meter residential complex)
- **\$10M** equity investment for construction project in the Lviv Region.

Numbers:

- **Precast Concrete Plant** produces goods with a 20% markup. 1 sqm concrete panel will make \$30 of net profit. If the factory produces 150,000 sqm at minimum, the profit can be \$4.5M per year selling concrete products
- **Constructing** residential housing will make UTC at least \$250-\$300 per sqm or at least 20% profit on real estate built and sold, on the top of 20% mark up on concrete elements produced by Precast Factory. If UTC team builds and sells at least 100,000 sqm per year, the potential profit will be at least \$25M
- **ROI** in 8 years 105%. Net Profit on \$120M investment will bring \$158M in 8 years
- The UTC Precast Plant Financial Model is fully developed with the costs updated quarterly.

PHASE 1

PRECAST CONCRETE INVESTMENT PROJECT IN CENTRAL REGION (\$70M)

STEP 1

Construction and launch Of Precast Concrete Plant In Kyiv or Zhytomyr

- Investment \$40M
- 18 months to build and put the plant into operation
- 20% profit on goods produced
- DFC or IFC considering providing debt financing (50%)
- Equity investment (50%)
- No VAT on Equipment imported into Ukraine
- ROI is 15% annually
- IRR 11%

STEP 2

Construction Of 150,000 Square Meter Residential Complex

With concrete panels produced at our plant (Phase 2 will provide larger cash flow and speed up return of funds to investors). The residential complex located 80 km (50 miles) away from the factory.

- Investment \$30M + Sales
- Net Profit \$65M
- Construction will last 2.5 years
- 4 year long project
- Land is privately owned and has all permits
- ROI is 25% annually
- IRR 128%

THE UTC PRECAST PLANT ADDS VALUE TO THE UTC REAL ESTATE DEV. TEAM BY MAKING CONSTRUCTION 25% CHEAPER

PRECAST CONCRETE PLANT BENEFITS

- The precast factory's internal rate of return (IRR) is 11%. However, as mentioned previously, the UTC team plans not only to produce concrete elements and bricks at low cost but also to build commercial and residential real estate
- The precast factory creates significant value added, passed onto the UTC development unit to build housing with a doubled IRR
- The IRR of construction projects is high, with a blended IRR of over 30% for both the production of materials and construction of real estate
- The cost to build one square meter in UTC construction projects will be \$450-\$500, compared to \$700-\$750 on the market. Producing precast elements and housing construction will result in a 40-45% profit margin after selling real estate to the end user at a very competitive price level
- The lowest sales price of one square meter in Lviv and Kyiv starts at \$1200. In other mid and small size cities is \$850
- The speed of construction is twice faster which allows a quick cash turnover
- If the plant works at full capacity, and building residential and commercial real estate, **UTC can pay off the factory in 3 years.**



PHASE 2

PRECAST CONCRETE INVESTMENT PROJECT IN WESTERN REGION (\$50M)

STEP 1

Construction Of Precast Concrete Plant In Lviv

- Investment **\$40M** (Debt+Equity)
- 18 months to build and put the plant into operation
- 20% profit on goods produced and additional 30% profit on construction.
- B2B sales
- Architectural solutions for other developers
- DFC financing
- No VAT on Equipment imputed into Ukraine

STEP 2

Purchase of Land and Start Building Residential or Commercial projects

- Investment of **\$10M** for new construction.
- With concrete panels produced at our plant we will start B2B sales to developers
- We have access to land plots in the region to start smaller 40-50 apartment building developments in 4 regions
- Well established connections with developers in the region to partner with on projects
- Will start construction of two residential buildings (10,000 sqm each) in the Lviv Region.
- Land purchase negotiations are ongoing

PHASE 1

Construction Of One Precast Concrete Plant

(Identical factories in Kyiv or Zhytomyr and Lviv)

MAIN FINANCIAL INDICATORS

Investment \$40M

Project Cost, Including:	\$40M
Equity	\$20M
Debt	\$20M
Capex	\$32.6M
Opex	\$7.4M
EBIT	\$49M
Net Profit	\$34.6M
IRR	11 %
Projection Period	10 years
Average Profit margin on concrete elements	18%

KEY INVESTMENT INDICATORS FOR PRECAST FACTORY

Forecast Statement Of Profit And Loss, \$Mn

INDICATOR	1 year	2 years	3 years	4 years	5 years	6 years	7 years	8 years	9 years	10 years	TOTAL
SALES	0.00	19.08	40.05	37.61	37.38	37.32	37.31	37.31	37.31	36.12	319.47
<i>Zhitich Town</i>	0.00	9.16	32.07	32.17	32.17	32.17	32.17	32.17	32.17	23.01	257.24
<i>B2B Sales</i>	0.00	9.92	7.97	5.44	5.21	5.16	5.14	5.14	5.14	13.11	62.23
GROSS PROFIT	0.00	1.48	11.27	9.24	9.05	9.00	8.99	8.99	8.99	8.00	75.02
<i>Overhead</i>	0.00	14.41	22.10	22.10	22.10	22.10	22.10	22.10	22.10	22.10	191.21
EBITDA	-0.12	1.02	10.61	8.54	8.35	8.31	8.30	8.29	8.29	7.31	68.90
EBIT	-0.12	-0.49	8.35	6.28	6.09	6.05	6.04	6.04	6.04	5.09	49.37
NET PROFIT	-0.77	-1.79	6.29	4.27	4.25	4.35	4.47	4.61	4.74	4.10	34.51

- Full version of the key indicators for the Precast Project [CLICK HERE](#)
- The complete Financial Model is available upon request.



INDUSTRIAL PRECAST CONSTRUCTION IN PROGRESS

- Watch the video of the designed pre-cast concrete plant in Zhytomyr Region on a 15-hectare land plot



[Precast Concrete Plant in Zhytomyr](#)



- Watch the video of the construction speed using the precast construction method



[Industrial precast construction in progress](#)



PHASE 2

Construction Of 150,000 Square
Meter Residential Complex

MAIN FINANCIAL INDICATORS

Investment \$30M

The cost of construction of 1 sq.m. using
precast method is **\$450-\$500**

Gross Income	\$123M
CAPEX	\$57M
Investment (Equity)	\$30M
Sales (reinvested funds)	\$27M
Net Profit	\$65M
Forecast period	4 years
IRR	128 %
Return on sales (ROS)	55 %
Net present value (NPV)	\$41.5M

KEY INVESTMENT INDICATORS FOR ZHITICH TOWN

Forecast Statement Of Profit And Loss, \$Mn

INDICATOR	1 year	2 years	3 years	4 years	TOTAL
SALES	\$639,260	\$39,291,860	\$69,994,454	\$12,963,856	\$122,889,430
VAT (commercial)	\$33,088	\$1,932,546	\$2,733,268	\$400,470	\$5,099,292
GROSS PROFIT	\$606,252	\$37,359,314	\$67,261,186	\$12,563,387	\$117,790,138
Overhead	\$443,093	\$22,835,699	\$25,863,502	\$2,346,752	\$51,489,047
NET PROFIT	\$163,159	\$14,523,615	\$41,397,683	\$10,216,635	\$66,301,091
EBITDA	-\$155,089	\$14,205,367	\$41,079,435	\$10,110,552	\$65,240,265
Depreciation	\$0	\$0	\$0	\$0	\$0
EBIT	-\$155,089	\$14,205,367	\$41,079,435	\$10,110,552	\$65,240,265

- Full version of the key indicators for the Residential Project Zhitich - [CLICK HERE](#)
- The complete Financial Model is available upon request.

PRECAST CONCRETE DEVELOPMENT IN ZHYTOMYR

1. Land Plot of 11.5 hectares is already by our business partner
2. The cost of 1 sqm is \$500 compared to \$700 by other developers. The net profit from 1 sqm built is at least \$300 per 1 square meter.
3. The average sale price of a fully developed project will be \$750-\$800 per sqm compared to \$850-\$900 at current market rates in the regions other than Lviv and Kyiv. We will build a city within the city with its own shops, gym, grocery stores, salons, etc.
4. The sales prices of similar real estate in Kyiv and Lviv is \$1200 per sqm. The profit margin will be doubled.



[Zhitich Town Development in Zhytomyr Video 1](#)



[Zhitich Town Development in Zhytomyr Video 2](#)

FUTURE EXPANSION PLANS

1. **Construct additional pre-cast plants** to service 10 other regions in Ukraine. The regions close to the frontlines will need 2 factories per region due to large scale destruction of buildings. The expansion potential is \$500M.
2. **Holoseevo residential complex** in Kyiv is already designed and ready to be implemented. This is a \$50M project ready to be constructed. The land is privately owned by our General Contractor Credo Development.
3. **Lypki residence project** in the center of Kyiv is fully designed and is waiting for funding. The location of this prime development in the center of Kyiv, 500 meters from the office of the president of Ukraine. Currently, the land plot is for sale.
4. **Construction of a cement plant** will save 15% on goods produced and increase supply chain efficiencies. Pay off period for the cement plant is 8 years. Constructing our cement plant will increase net profit for 1 sqm of goods produced from \$30 to approximately \$39, increasing profit by \$1.4M per year on goods produced.
5. **Entering mining industry sector** by buying sand, crushed stone and granite quarries, saving 20% on raw material costs. The Zhytomyr region has large scale deposits of raw materials.
6. **Installing energy production facilities** such as solar power plants will save \$600,000 per year.
7. **Construction Equipment.** UTC plans to purchase all the construction equipment needed for operations to save on construction costs and rent it out when UTC construction team does not use it. This will also allow the UTC to be fully independent from suppliers and vendors.
8. **Concrete bricks production.** The UTC team plans to expand the Precast factory facility to install a production line for concrete blocks.
9. **Aerated concrete blocks production.** The UTC also plans to expand the production facility by adding aerated concrete production line. These blocks are used in all construction sites in Ukraine and is still in a very high demand among developers.
10. **Insulation Materials.** UTC is in talks with an Italian insulation materials producer who wants to enter Ukrainian market. They considering to build a factory in collaboration with UTC and building in the UTC Industrial park.

LET'S SHAPE UP THE CONSTRUCTION INDUSTRY TOGETHER and BUILD A NEW UKRAINE TOGETHER

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The UTC team has been working on this project since 2023 and has fully developed it. We have the best team and resources. The Financial Models for both Precast Plants and Residential Developments are ready to be reviewed. Contact us if you truly believe in the Ukrainian market and are looking to invest with a reputable team that has a proven track record.