



UTC

UTC INVESTMENT BOOK

We will double your money in 7 years

UKRTRADE CAPITAL (UTC) INVESTMENT STRATEGY

Investments

Medium and high return assets in various industries mainly Energy, Real Estate but not limited to Agriculture and infrastructure.

Investments volume

The UTC team has over \$1B worth of investment projects in Ukraine.

Return

UTC's investment strategy will double the amount invested by the investor in 7-8 years.

IRR

Average IRR 20% (projects IRR ranging from 11% to 30%).

Payback Period Exit strategy

4-5 years

3-4 years

Strategy

After UTC pays back the amount invested, the Investor and UTC will own 50% of the assets each.

Strategy after the full investment amount is paid back

Three options: 1. Exit the investment after money is paid off in year 5. 2. Exit starts immediately after the investment amount is paid back within the next 3-4 years. 3. The Investor can enjoy dividends since year 5 until he decides to exit.

War Risk

Moderate due to the war but most of the investments will take place in the central and Western Ukraine far from frontlines. All investment will take place from Kyiv to the west (500 km & more from the front).

Investment Risk

Investment risk is minimum due to UTC's goal to own 100% of the asset at the year 8 after investor cashes out. This strategy will force the UTC team to pay the money back as soon as possible.

Investment Risk

Low risk due to UTC's extensive experience with a great understanding of the market, good business and government relationships. The UTC strategy is to build a firm foundation for even bigger expansion plans.

Goal

UTC's initial goal is to build an Energy/Industrial company that will need to have extensive Energy generation of at least 100MW.

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UTC ENERGY INVESTMENTS

Vision: UTC plans to establish an industrial and materials company that manages its own low-carbon energy. Energy (electrons and molecules) is our input, not our final product. As renewables become more standardized, we shift profit margins downstream—from electrons to flexibility, to certified molecules, and to finished goods (such as glass, fertilizers, construction materials, e-fuels, and selective steel), all compliant with CBAM (Carbon Border Adjustment Mechanism) for the EU (European Union) market.

UTC Energy vision is to build a vertically integrated Energy/Industrial company. Here is a summary:

- **Target endgame:** Own/refurbish industrial lines (float glass and construction materials production, logistic centers), fed by our electrons, molecules, and software to deliver CBAM-compliant products.
- **Build sequence:** RES → BESS (Battery Energy Storage System) → H₂ (Hydrogen) → EMS (Energy Management System) & certificates → Industrial integration.
- **Margin thesis:** Shift value from commodity power to flexibility, certified molecules, and finished goods (glass, fertilizers, e-fuels, selective steel/DRI).
- **Execution:** Six-quarter roadmap from first MWs and storage to electrolyzer pilots and float-glass FID.

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UTC STRATEGY

Vision: We plan to establish an industrial and materials company that manages its own low-carbon energy. Energy (electrons and molecules) is our input, not our final product. As renewables become more standardized, we shift profit margins downstream—from electrons to flexibility, to certified molecules, and to finished goods (such as glass, fertilizers, construction materials, e-fuels, and selective steel), all compliant with CBAM (Carbon Border Adjustment Mechanism) for the EU (European Union) market.

Flagship examples:

- **Construction Materials** (cement, concrete elements, bricks, aerial blocks, roof, etc.)
- **Float glass:** secure or build a float-glass facility, co-locate with our renewables and **H₂ (Hydrogen)** production, and run it with our optimization stack to shift margin from power into **glass** (construction/automotive).
- **Fertilizers** (low-carbon ammonia/urea).
- **E-fuels** (e-methanol, green ammonia).
- **DRI — Direct Reduced Iron** modules for DRI exports and Green Steel production.
- **Biofuels**

UTC BUILD SEQUENCE (GATED, DE-RISKED)

RES (Renewable Energy Sources)

Stand up bankable [wind/solar](#) to anchor cash flow and nodes.

BESS (Battery Energy Storage System)

Co-locate and behind-the-meter storage to arbitrage spreads, cut curtailment, provide services.

Molecules (H₂ and PtX - Power-to-X)

Deploy modular electrolyzers where **LCOE (Levelized Cost of Electricity)** is lowest; pilot long-duration storage and mobility/industrial use; ramp **e-methanol/green ammonia**.

Digital (Our Operating System)

EMS (Energy Management System) for forecasting and multi-interval dispatch; issue **GOs (Guarantees of Origin)** and **CO₂ (Carbon Dioxide)** instruments; market participation and hedging.

Energy Trading services for a more effective way of selling its own electricity and buying it from small market players and reselling it to the big energy consumers or to the EU market.

Industrial Integration — The Target Final Step

Build/buy/refurbish float glass / fertilizers / e-fuels / steel / biofuels - capturing product-level margins.

UTC ENERGY INVESTMENT PROJECTS

Solar, Wind, and Energy Storage

SOLAR POWER PLANT INVESTMENT (SPP)

Investments

UTC's own development of Solar Power plants projects.

Team

The UTC Energy Team is in place with former DTEK team with 10+ years of experience.

Development

UTC' general contractor [Alteco](#), has 15 years of experience with 200MW completed SPP projects.

Construction timeline

Quick SPP development within 6-8 months.

Land

The land plots of a total of 100 Hectares are available for the development of energy projects in the central and western parts of Ukraine.

Investment strategy

After investment amount is paid back, the UTC and the Investor will own 50% of asset each.

Exit Strategy

The investor's exit strategy will allow him to double his money by the end of the 8th year. The investors will have options to exit the fund in year 5 or 8. An Option to enjoy dividends after year 5 is also possible.

Investment size

In solar power plant projects starts from \$5M and up. (\$100M of solar projects in the UTC pipeline).

Risk

Moderate due to the war, but most investments will occur in central and western Ukraine, far from the frontlines. The projects will be located in Kyiv, Lviv, Ternopil, Ivano-Frankivsk, and spread across other western regions at least 500 km or more from the frontline.

UTC SOLAR POWER PLANTS (SPP) KEY NUMBERS

- **IRR** is 17-18%
- **IRR** can be increased due to storage systems built with the solar power plants.
- **ROI** for 8 year investment period is 100%. UTC will double the amount invested in year 8, with the investor fully cashed out.
- **Payback Period** is 4-5 years after construction is completed.
- **Earnings:** After initial investment amount is paid back in year 5, the UTC and the Investor will own 50% of asset each.
- **Exit strategy 1.** Investor exit strategy starts in year 5, within another 3-4 years till the year 8.
- **Exit Strategy 2.** Investor can exit investment after the money is paid back. UTC will raise funding.
- **Exit Strategy 3.** Get paid in full in year 5 and enjoy dividends until it decides to exit.
- **Cost to build** 1 MW of SPP is 1.1M
- **Investment size** in BESS projects starts from \$10M and up.

INVESTMENT IN BATTERY ENERGY STORAGE SYSTEMS (BESS)

The UTC Energy team will develop, manage and utilize Battery Electricity Storage System (BESS).

Team

The UTC Energy Team is in place with former DTEK employees with 10+ years of experience in Solar, Wind and Energy Storage systems.

Strategy

Balance the energy system and have ability to sell energy at the highest price and purchase electricity when the price is the lowest from small and medium size energy producers.

Strategy

BESS will be part of UTC Energy Wind and Solar projects to maximize return.

Developer

UTC team will perform construction with in partnership with [Alteco](#), has 15 years of experience and has already installed 30MW of BESS projects.

Equipment

The producer of one of the best BESS equipment is in place, and the conversation of equipment supplies is ongoing. As soon as funding is secured, the batteries will be shipped to the UTC warehouse.

Land

The land plots for BESS are in place and spread out throughout central and western Ukraine to mitigate war risks. Currently, 10 hectares are available for building a 200MW energy storage capacity.

Risk

Risk is moderate to the war but will be minimised due to spread out of BESS projects across Ukraine.

BESS Investment Projects

UTC has 30MW (\$50M) of BESS projects in the pipeline.

Timeline

The projects are ready to be invested as soon as funding secured. When equipment is delivered, the project will be launched withing 6 months.

BESS PROJECTS KEY NUMBERS

- **IRR** is 20-24%.
- **IRR** can reach 28% due to significant shortage of BESS systems in Ukraine. If the BESS projects launched in the short period of time, the IRR can be higher due to absence of high competition.
- **ROI** for 8 year investment period is 100%. UTC will double the amount invested in year 8, with the investor fully cashed out.
- **Cost to build** 1 MW of BESS is 1.1M
- **Payback Period** is 4-5 years after construction is completed.
- **Land Price:** The average price per 1 hectare of suitable land with all infrastructure is \$50,000.
- **Investment size** in BESS projects starts from \$10M and up.
- **Earnings:** After initial investment amount is paid back, the UTC and the Investor will own 50% of asset each.
- **Exit strategy 1.** Investor exit strategy starts in year 5, within another 3-4 years till the year 8.
- **Exit Strategy 2.** Investor can exit investment after the money is paid back. UTC can raise funding for it.
- **Exit Strategy 3.** Get paid in full in year 5 and enjoy dividends until the investor decides to exit.

INVESTMENT IN WIND POWER PLANTS (WPP)

Investments

UTC own development of Electricity Storage System (WES)

Team

The UTC Energy Team is in place with former DTEK team with 10+ years of experience working with energy projects like SPP and WPP.

Strategy

The UTC Energy team will build WPP, service it, maintain it, sell electricity, find direct energy buyers, and trade electricity on the market to get a higher sales price.

Development

The UTC team will construct WPP projects in partnership with local experienced partners such as [Eco Optima](#) and [Wind Farm](#).

Land

The land plots of a total of 50 Hectares are available for the development of energy projects in the Western and Central parts of Ukraine. (Cherkasy, Vinnytsia and Transcarpathia regions)

Payback

After money is paid back in year 7 (includes 2 years for development), the UTC and the Investor will own 50% of asset each.

The investor's exit strategy can be various with an option to exit the investment after money is paid off.

Investment size

Investment size in WPP projects starts from \$50M and up.

War Risk

Moderate due to the war, but most of the investments will take place in the central and Western Ukraine, far from frontlines. All investments will take place in the Lviv, Vinnytsia, Cherkasy, Ternopil, Ivano-Frankivsk, and other western regions far from the frontlines. (at least 500 km and more from the frontline.)

WPP INVESTMENT KEY METRICS

- **IRR** for WPP projects in Ukraine is 16-17 %. Depends on the project the IRR can reach 19%
- **Cost to build** 1 MW of WPP is €1.3 - €1.4M (Turn key)
- Cost of Feasibility study is €50,000 per 1 MW to reach **Ready To Build (RTB)** and takes 24 months.
- **Timeline:** If we purchase RTB WPP project, the construction time to launch the plant it is 18-24 months.
- **Projects availability:** UTC has access to RTB WPP projects of over 400MW capacity. Currently, 2 Ready To be Build (RTB) Wind projects available for purchase and ready for development (Vinnytsia 250MW, Cherkassy region 151 MW.)
- **Land Price:** The average price per 1 hectare of suitable land with all infrastructure is \$50,000.
- **Payback Period** is 7 years (including 2 years of construction and connecting to the grid).
- **Investment size** in WPP projects starts from \$50M and up.
- **Earnings:** After initial investment amount is paid back, the UTC and the Investor will own 50% of asset each.
- **Exit strategy 1.** Investor exit strategy starts in year 7, within another 3-4 years till the year 10.
- **Exit Strategy 2.** Investor can exit investment after the money is paid back. UTC can raise funding for it.
- **Exit Strategy 3.** Get paid in full in year 7 and enjoy dividends until the investor decides to exit.

UTC REAL ESTATE DEVELOPMENT PROJECTS



UTC INVESTMENTS IN REAL ESTATE IN UKRAINE

Investments

UTC own development of residential buildings and in existing projects of reputable RE Developers in Ukraine.

UTC has access to land plots in Kyiv, Lviv and Zhytomyr for its own development.

Return

UTC will double amount invested to investor in 5-6 years.

IRR

Average IRR 26% (projects IRR ranging from 22% to 30%)

Payback Period

4 years

Exit strategy

UTC will not own the asset and will start paying back as soon as cash flow begins

Strategy

Invest in UTC's own development and in projects of the largest and most reputable developers in Ukraine who face a funding shortage.

War Risk

Moderate due to the war. Most of the investments will take place in the central and Western Ukraine, far from frontlines. The RE projects will be in highly populated cities such as the capital Kyiv, Lviv, Ternopil, Ivano-Frankivsk, and other western cities where the demand for flats is high. (The distance from the frontlines is at least 500 km and more.)

Risk

To mitigate the risk of our investments in other developers' distressed assets, the UTC team will request collateral. In any issue that occurs with developer operations, the UTC team can take over the project and complete it with its own capabilities.

UTC REAL ESTATE DEVELOPMENT PROJECTS

Vision

The UTC Development team will develop its own projects and invest in other's with proven track record developers ongoing projects to gain quick returns to its investors.

Team

The UTC RE Development Team is consortium of experienced architects, financial analysts, construction workers, developers, marketing and sales professionals and many others.

Strategy

Invest in own and distressed RE assets of reputable developers who struggle with financing its projects due to shortage of funds and lower purchasing power.

Strategy

To build well-designed residential buildings in Kyiv, Zhytomyr, and Western Ukraine, where population density is high. Even after the war, city populations in our project areas grew by 10–15%, offsetting lower purchasing power.

Developer

UTC team will perform construction with in partnership [Credo Development](#) that has 15+ years of experience and 750,000 square meters of completed construction.

Architects

[Baust Architects](#) have been UTC partner for several years and have extensive portfolio of completed projects not only in Ukraine but also in the EU.

Land

The UTC Development team has access to well located [land plots](#) in the center of Kyiv, and Zhytomyr.

Projects

UTC has already several [fully designed](#) and predeveloped projects ready to be implemented.

Risk

Risk is moderate to the war but will be minimised due to the long distance from the frontlines.

Risk

Lower purchasing power compared to prewar times, but can be compensated by aggressive marketing strategy. UTC team has extensive experience in promoting and selling real estate in Ukraine.

THE UTC OWN DEVELOPMENT PROJECTS KEY METRICS

- **IRR** for RE projects in Ukraine is 22-26 %.
- **Return:** Average ROI is 12-13% per 1 year.
- **Timeline:** 5 years.
- **Payback Period** is 4 years.
- **Cost to build** 1 square meter of residential space in Kyiv is \$950.
- **Sales Average Price** \$2000 per 1 sq.m.
- **Projects availability:** UTC has several predeveloped projects ready to be implemented. Among them are Holoseevo in Kyiv, Zhitich Town in Zhytomyr,
- **Land Price:** The average price per 1 hectare varies from \$1,000,00 to \$3,000,000.
- **Investment size:** \$25M
- **Net Profit:** \$15M in year five.
- **Profit:** The scheme of distributing the profit between UTC and Investors needs to be discussed.
- **Exit strategy 1.** UTC will not own the asset and will start paying back the investment starting in year 3 when the cash flow from selling flats begins.
- **Projects:** UTC has access to several RW projects worth \$300M.

INVESTMENTS IN RE DISTRESSED ASSETS KEY METRICS

- **Strategy:** Investment in already ongoing developments with all permits and licenses in place.
- **Strategy:** Ukrainian RE Developers seek partners and seek to attract funding due to struggles with financing the construction of their projects, and seek alternative investment schemes.
- **Advantages:** Shorten the lifespan of the investment due to investments in already ongoing construction that have already spent a year receiving permits, city approvals, and starting construction. The UTC task is to control and track the partner-developer operations and enhance the sales strategy. All the construction work will be performed by the construction company in which we have invested.
- **Timeline:** Short 3-4 years investment timeline due to investments in already developed projects.
- **IRR:** for RE projects in Ukraine is 20-24 %.
- **ROI:** 12% per year.
- **Payback:** Starts In year 2 when the cash flow begins.
- **Projects availability:** UTC has access to a few Real Estate projects across Ukraine who struggle with funding but have good track record with dozens of completed projects.
- **Investment size:** \$5M and up.
- **Risk:** Moderate to the war. However, location of the projects will be in large cities with high density of population and steady purchasing power.

PRECAST CONCRETE FACTORY INVESTMENT

INVESTMENT IN PRECAST CONCRETE PLANT IN KYIV

Project Fully developed Precast Concrete project by the UTC Development team for construction of low cost Commercial and Residential Real Estate Using such construction method.	Team Team has years of experience in working with such materials.	Rate of Return (RoR) Average 13%	IRR 11% (IRR will be 25+% when we start construction of residential buildings.)
Investment amount \$40M + (Two factories are planned to be build in Kyiv and Lviv.)	Payback period: 7 years	Construction timeline 24 Months.	Land The land plots of a total of 60 Hectares is allocated for the project.
Investment strategy After investment amount is paid back, the UTC and the Investor will own 50% of asset each.	Exit Strategy The investor's exit strategy in the 7th year by selling its share to UTC. An Option to enjoy dividends after year 7 is also possible.	Risk Risk is moderate due to the war and continued hostilities. However, the location of the factory will be far from the frontlines. Also, by the time the factory is built, the war might be over.	Prospects Very low competition on the market, and high demand for affordable housing.

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AGRICULTURE INVESTMENTS

INVESTMENT IN AGRICULTURAL SECTOR

Strategy

Agriculture investments will diversify our portfolio and provide steady cash flow, with Ukraine's strong sector showing solid returns over the last decade.

Rate of Return (RoR)

Average 15%

IRR

20-24%

Investment amount

\$20M +

Investment term

5 years

Exit strategy

The investor can sell the equity back to the Farm company or sell it to the UTC team.

Strategy

UTC has good relationships with several agricultural companies who seek to secure financing and plan to expand their grain storage, land bank, wagon fleet, build new warehouses, and buy new machinery and equipment.

Risk

Risk is moderate due to the war and continued hostilities. However, due to low grain prices, Ukrainian Agricultural market has been showing good performance despite the war.

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INFRASTRUCTURE INVESTMENTS



INVESTMENT IN ODESA SEA PORT

Project Ukraine has a strategic sea gate to the world and has been exporting 95% of its goods through the Black Sea ports for decades. An investment firm is looking for a partner to develop a new seaport in the Odesa region. The company owns 50 hectares of coastline and aims to build a new terminal with the latest equipment and technology.		Rate of Return (RoR) Average 12-13%	IRR 17-18%
Investment amount \$250M	Investment term 8-9 years	Exit strategy The investor can sell the equity back to the project owner or exit gradually through UTC's acquisition of the asset.	Strategy UTC has good relationships with the project owner, who seeks to secure financing and plans to build a new terminal along with a railroad and grain terminals for effective and quick service of the seaship at the port.
Risk Risk is moderate due to the war and continued hostilities. However, due to high grain exports, this investment can be quickly paid off. Ukrainian Agricultural market has been showing strong sales feeding 44 countries globally and the main of them is Europe, Middle east and Asia.			

**Contact us if you want
to become a partner**

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Have a question?

ukrtradecapital.com