



Industrial Park MISTO DIY (City of Action)

City of Drohobych, Drohobych District, Lviv Region

Location of the Industrial Park

The industrial park will be located on a land plot with a total area of 10.2604 hectares, situated at 51/11 Boryslavska Street, Drohobych, Drohobych District, Lviv Region. This is a former industrial zone.

Drohobych is located 90 km southwest of the regional center - Lviv.

Distances to other cities:

Drohobych - Kyiv = 623 km

Drohobych - Ivano-Frankivsk = 127 km

Drohobych - Ternopil = 213 km

Drohobych - Vinnytsia = 417 km

The city is crossed by the Chernivtsi - Nyzhankovychi highway and the Stryi - Sambir railway line, as well as regional roads: Drohobych - Mostyska, PISOCHNE - Skhidnytsia, Drohobych - Dovholuka, Komarne - Drohobych.

The presence of the Drohobych airfield is an additional advantage.

Border crossings to Poland:

Mostyska - Przemyśl = 81 km

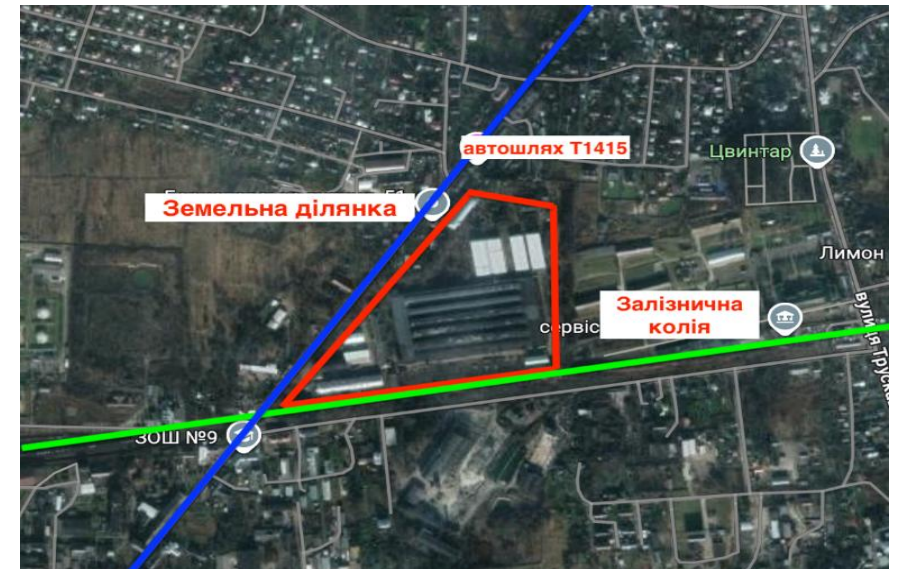
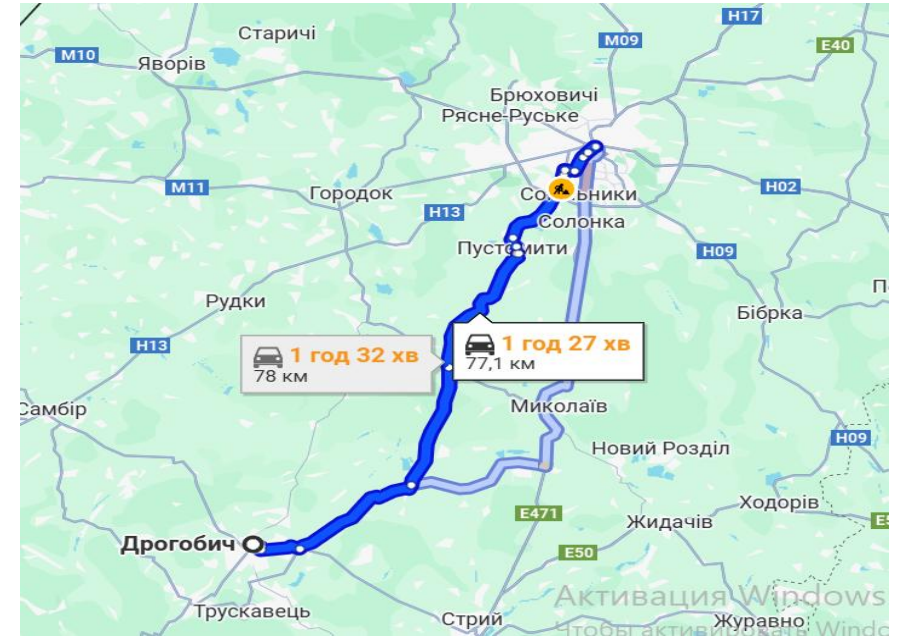
Smilnytsia - Kroscienko = 78 km

Krakivets - Korczowa = 108 km

Hrushev - Budomierz = 117 km

Border crossing to Slovakia:

Ubla - Malyi Bereznyi = 207 km



LVIV REGION

Territory

21.8 thsd.km²
4% of Ukraine's territory

Population

2.5 mln
Urban – 61%
Rural – 39%

TOP 4

Export
Regional GDP
FDI Stock

TOP 5

Turnover general

TOP 8

Regional Doing Business

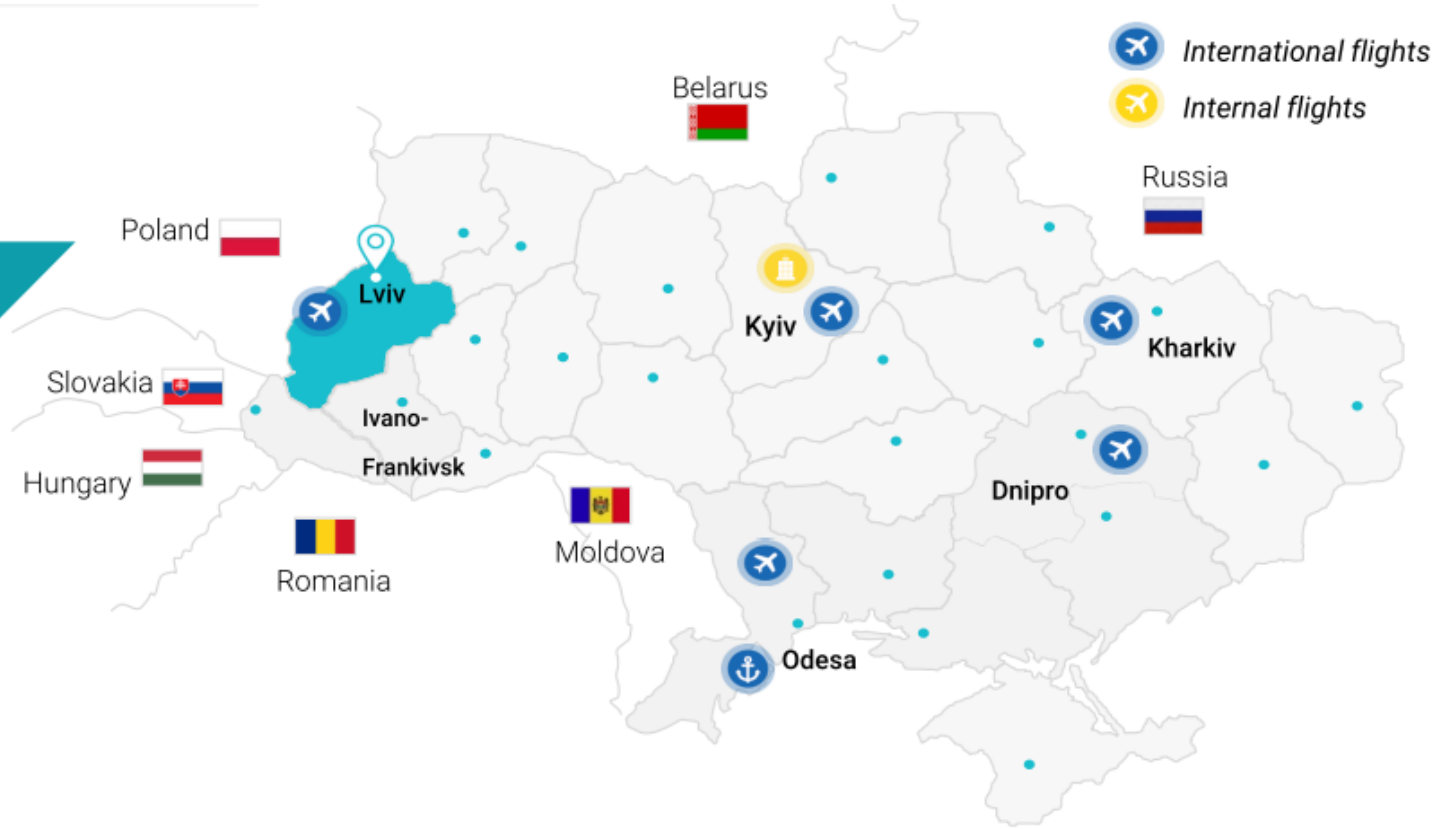
TOP 9

Turnover (Mining & Quarrying)

Smart specialization



- Engineering
- Professional equipment
- Pharmaceuticals
- Food products
- Wood and paper products
- Agriculture (organic products)



Danylo Halytskyi International Airport Lviv

International roads 3 ITC, M-06, M-10, M-12

540 km Kyiv

820 km Odesa seaport

Concept

The economic core of the industrial park will be a powerful industrial cluster. This industrial cluster will provide enterprises with new opportunities to develop cooperative supply chains, expand sales markets, identify investment niches, reduce import dependency, and lower costs.

The project's warehousing needs will be met through the establishment of a robust, specialized logistics cluster that will include a container terminal zone.

A business center will meet the demand for administrative office space and service companies.



The structure of the "City of Action" Industrial Park will be designed as a universal industrial complex, accommodating enterprises from the following sectors:

- Building materials manufacturing
- Mechanical engineering
- Food industry
- Production of various equipment
- Manufacturing of other goods
- Scientific and technical activities
- Alternative energy

Only enterprises that do not harm the environment or the ecology of Drohobych will be allowed to operate within the industrial park.

Features of the project.



Project significance

This will be a flagship project for the revival of production and a prime example of attracting investment for the post-war recovery of Ukraine's economy.



Infrastructure mobility

The technopark will implement efficient energy technologies that will make the park's infrastructure both economical and highly self-sufficient, combining traditional and alternative energy sources.



Technological advancement and ecosystem

The "City of Action" Industrial Park will be an environment conducive to research, experimentation, and entrepreneurship. A full-scale industrial park ecosystem will be developed in the form of service centers



The industrial park

Electricity - 5 MW
Gas
Water supply
Sewerage



Environmental friendliness

From the outset, the industrial park will be designed as an eco-industrial park, following key recommendations from UNIDO. This involves combining two core ideas: sustainability and industrial cleanliness.

Technical details of the project

Size of the Industrial Park plot - 10.26 hectares

Planned reconstruction volumes:

Total project area, including: 52 695 sq.m.

Industrial 48 046 sq.m.

Warehousing 2 514 sq.m.

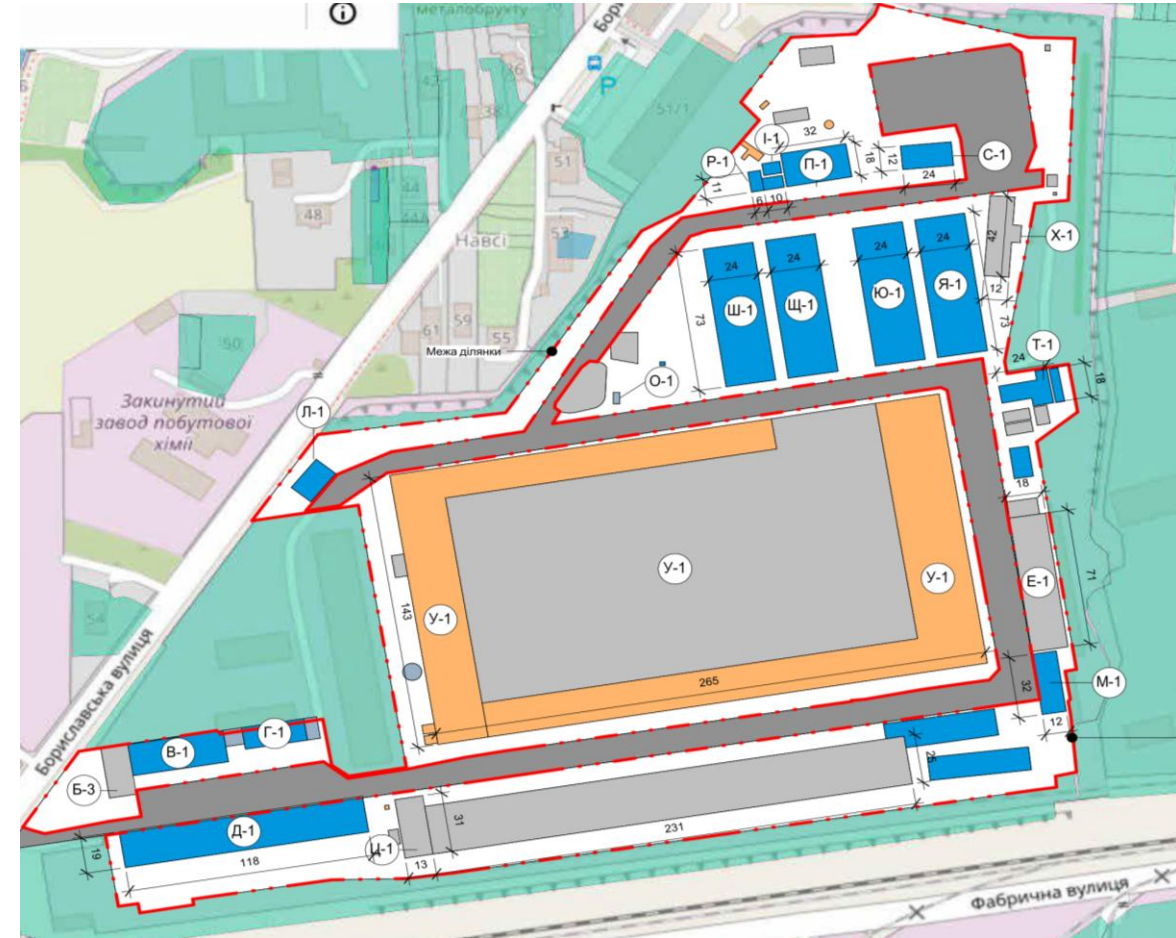
Technical 2 136 sq.m.

The initiator plans to develop universal industrial units that can be used at the discretion of the participant - meaning they can serve both as warehouses and as industrial spaces. These units can be flexibly zoned according to production needs and technical requirements.

The project envisions the construction of:

- Industrial buildings
- Warehouse buildings
- Facilities for small and medium-sized businesses
- Technical zones
- A solar power plant zone
- A multimodal container terminal
- A parking area for freight and passenger vehicles

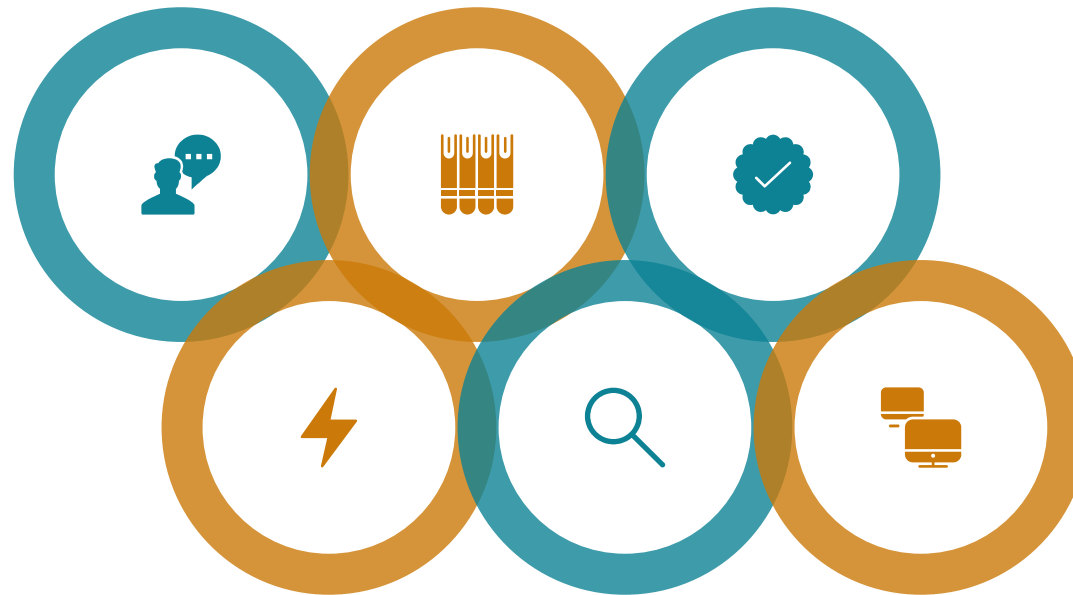
The availability of all necessary utilities will allow the industrial park to be fully and rapidly equipped with the required infrastructure.



Existing preferences and incentives for Industrial Parks

For enterprises - participants of the industrial park:

- 10-year exemption from corporate income tax
- Exemption from VAT (for export) on the import of new equipment
- Exemption from import duties for new equipment
- Property tax benefits (land plot)
- Exemption from property tax on industrial buildings



For initiators, owners, and managing companies:

- Reimbursement of expenses for design and connection to engineering and transport networks
- Provision of non-repayable funds for park development and the construction of related infrastructure facilities (up to UAH 150 million)
- Full or partial compensation of interest rates on loans for setting up and conducting business activities
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We Invite You to Collaborate



For investors:

- Development of the entire industrial park
- Investment in the construction of facilities for lease/sale to park participants.

For enterprises - park participants:

- Independent construction of their own facilities (land lease/purchase)
- Construction of facilities by the managing company based on technical specifications provided by the participant, followed by lease or purchase
- Enterprises in the processing industry
- Warehouse real estate operators
- Developers of industrial, warehouse, and commercial real estate.



We Invite You to Collaborate



For enterprises participating in the industrial park, the following cooperation options are available:

- Lease of a land plot and independent construction of industrial and other facilities
- The initiator and managing company build a facility according to the participant's technical specifications and then lease it out (with a future buyout option)
- Purchase of a land plot and construction of industrial and other facilities on it.

In all of the above options, a professional management company provides services for security, cleaning, and technical maintenance of utilities and the territory.

Contacts:



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