



**KYIV
REGION**



WAREHOUSE COMPLEX



BUSINESS OPPORTUNITY:

CONSTRUCTION OF A WAREHOUSE COMPLEX



\$ 26,2 mln

ESTIMATED INVESTMENT



Project generator

ZAMMLER SKLAD LLC
(WAREHOUSING LOGISTICS)



3 years

FULL COMMISSIONING PERIOD

The information provided herein has been prepared in good-faith for information purposes only and none of it shall be treated as an offer or solicitation to deal in any transaction.



KEY FACTS

- Construction of an A-Class logistics complex assumes three phases of 20 000 sq.m. each. The total warehouse space designed for 60 000 sq.m.
- **Facility location:** In the vicinity to Brovary city, Kyiv region
- **Project goal:** Facility is assigned to provide ambient logistic services and special areas to deliver fulfillment and cross-docking operations.



FINANCIAL INDICATORS

Direct investment in total amount of 60%, where investor receives an appropriate collateral and dividends. Remaining amount of 40% is an investment equity of ZAMMLER SKLAD (Warehouse logistic).

- **Payback period (PP):** 8 years **IRR:** 14,49%
- **Discounted PP:** 10 years **WACC:** 13,3 %
- **NPV (incl. terminal value):** TUSD 1 553 **ROI:** 13,46%



PROJECT STATUS

- Land plot with area of over 24 hectares. Three warehouses appr. 20 000 sq.m. each.
- Each facility chamber consists of:
 - Floor space: appr. 20 000 sq.m.
 - Office and auxiliary premises: appr. 1 500 sq.m.
 - Mezzanine space: appr. 4 250 sq.m.



SOCIOECONOMIC EFFECT

- Following trend of the territorial development eastward from Kyiv, thus decreasing the demographic, transportation and environmental burden on the capital.
- Peripheral location of the warehouse accompanied with convenient road infrastructure supports effective nationwide deliveries by road, avoiding urban highways.
- Convenient location in vicinity to Kyiv, satellite cities Brovary and Boryspil, gives an opportunity to attract qualified and experienced blue and white collar employees.