

“Energoproduct 2” company  
“Comersant” company

The concept of an investment  
project for an industrial park.

Agro–industrial hub:  
"Small Liman Adzhaliksky"







# Agro-industrial hub

Industrial park – agro-industrial hub for innovative deep agricultural processing of raw food materials.

## Advantages of the project:

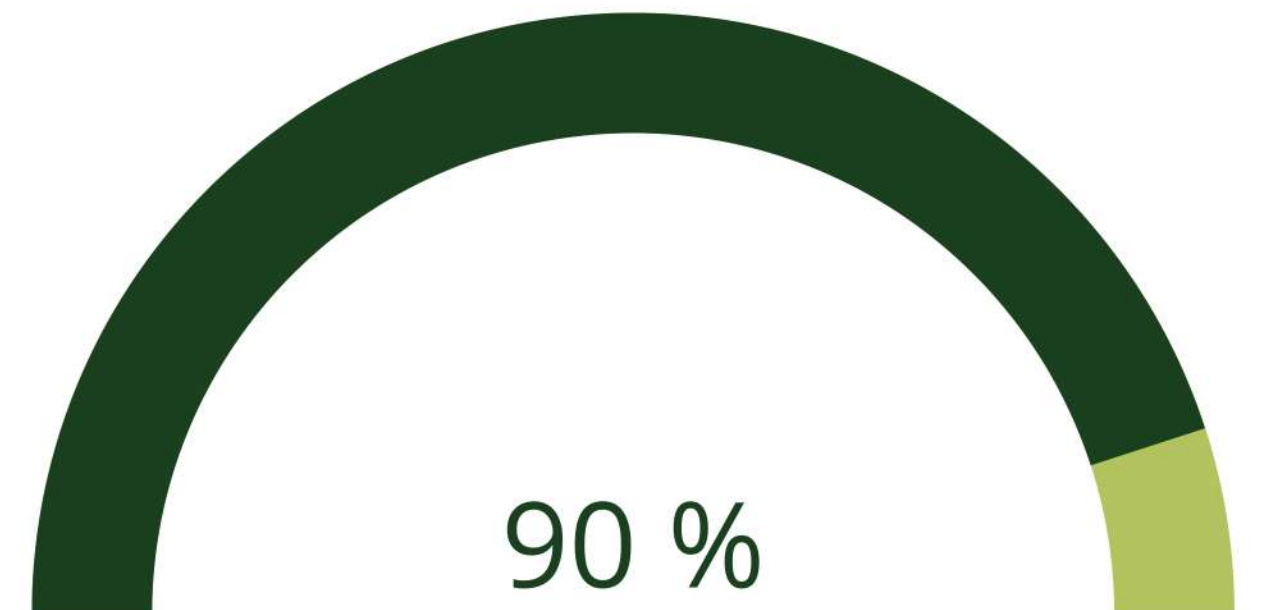
The port-industrial complex does not require long logistics chains.

According to the legislation of Ukraine, the profit from activities within the industrial park is exempted from taxes for 10 years.

There is also an exemption from VAT on imported equipment. Tax incentives for land may also be possible.

90% of the raw materials are located in the port-industrial complex of "Small Liman Adzhaliksky"

It is possible to construct 2 piers with direct access to the sea. The depth of the berthing line is 15 meters.





# Relevance of the project for Ukraine.

## Raw material economy.

Ukraine possesses abundant natural resources, particularly in agriculture. It is one of the world's largest producers of grains, rapeseed, sunflower, milk, and other agricultural products. Establishing agro-industrial hubs enables more efficient processing and value addition to agricultural products on-site, rather than exporting raw materials.

## Underdevelopment of production.

Despite the abundance of agricultural resources, production and processing of products in Ukraine do not always match their potential. Often, agricultural products are exported in raw form, which reduces added value and economic benefits. The development of agro-industrial hubs contributes to increasing the level of processing and creating highly processed products locally.

## Geographical location

Ukraine is strategically located at the intersection of important transportation routes between Europe and Asia. Its geographical position facilitates convenient export and import of agricultural products and finished goods through seaports and railway networks.

## Natural resources

Ukraine has a moderate climate and fertile soils, which creates favorable conditions for agriculture. Abundant water resources also support diverse agricultural production and provide potential for the development of agro-industrial hubs.







# Land ownership rights

- Total land area: 118 hectares
- Owned by the company: 69 hectares
- Long-term lease (50 years): 49 hectares

Geographical location of the industrial park.

The plot borders with a highway leading to the port "Yuzhny," with the "Pivdennyi" oil terminal, and at the rear side of the plot, it adjoins the railway tracks of the "Yuzhny" port.



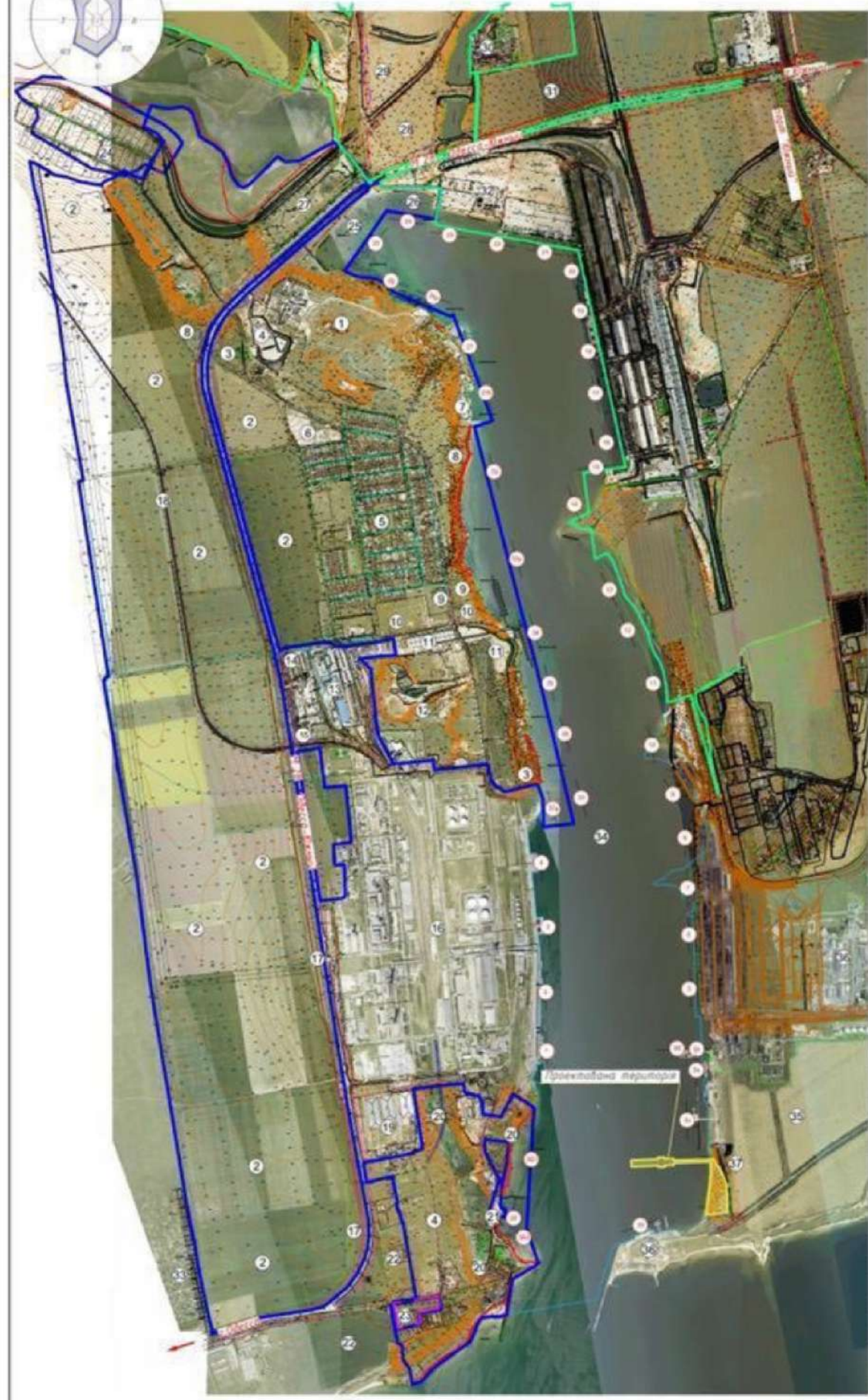
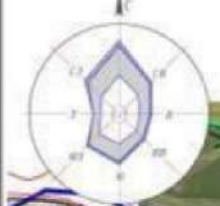


# Existing railway tracks

- Southern Station
- Black Sea Station
- Coastal Station
- Industrial Station



Схема розміщення ділянки в планувальній структурі району.  
М 1 : 10000



Деталізація

№	Назва
1	Ділянка №1
2	Ділянка №2
3	Ділянка №3
4	Ділянка №4
5	Ділянка №5
6	Ділянка №6
7	Ділянка №7
8	Ділянка №8
9	Ділянка №9
10	Ділянка №10
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30	Ділянка №30
31	Ділянка №31

Легенда

Символ	Назва
[Blue line]	Границя району
[Orange line]	Границя ділянки
[Green line]	Границя парку
[Red line]	Границя вулиці

Примітка:  
1. Схема розміщення ділянки дієва в межах діючої міської території з загальною дієвою територією в м. Львів.

№	Дата	Вид	Відомості
1	2017.07.10	Схематична	Схема розміщення ділянки
2	2017.07.10	Схематична	Схема розміщення ділянки
3	2017.07.10	Схематична	Схема розміщення ділянки





# Advantages of the Odessa region:

1. Strategic location: The Odessa region is situated on the coast of the Black Sea, providing convenient transportation links to other regions and countries, facilitating easy export and import of goods.
2. Seaport: The Adzhalyk Liman serves as a seaport with well-developed infrastructure, making trade easier and providing access to global markets.
3. Logistics advantages: The Odessa region has well-established logistics infrastructure, enabling efficient movement of goods and ensuring easy access to neighboring countries and regions.
4. Economic potential: The Odessa region is one of the major economic centers of Ukraine, offering opportunities for business development and attracting investments in the agricultural sector.



# Innovative technologies

Innovations in processing technologies

Innovations in resource management

Innovations in data processing and analytics

Innovations in product quality and safety





1. Innovations in processing technologies:

Implementation of new and more efficient processing technologies for agricultural products, automation of production processes, utilization of robotics, and artificial intelligence for production optimization.

2. Innovations in resource management:

Application of smart resource management systems to more effective use of water, energy, and other resources, reducing costs and minimizing negative impacts on the environment.

3. Innovations in data processing and analytics:

Adoption of data analysis systems, big data, and machine learning for optimizing production processes, forecasting demand, enhancing logistics, and managing supply chains.

4. Innovations in product quality and safety:

Introduction of new quality control methods for products, utilization of traceability technologies to track origin and condition of products, as well as improving safety conditions for employees.



5. Innovations in packaging and logistics:

Implementation of new types of packaging that extend the shelf life and reduce product losses, as well as optimization of logistics networks for more efficient product delivery to consumers.

6. Innovations in waste utilization:

Development of methods for processing and utilizing agricultural waste, for example, for biogas or compost production, which contributes to reducing environmental impact and increasing the sustainability of the hub.

7. Innovations in marketing and sales:

Application of digital marketing, e-commerce, creation of platforms for direct communication with consumers, and the implementation of loyalty systems to attract and retain customers.



# Types of production

1st Type: Factories for primary processing of products 33.3%

Oil extraction plant

Mill

Vegetable and fruit processing plant

2nd Type: Factories for processing livestock products 16.7%

Dairy plant

Baby food production plant

Meat processing plant

3rd Type: Factories for secondary processing of products 16.7%

Starch plant

Feed mill

Pasta factory

4th Type: Factories for food industry production 16.7%

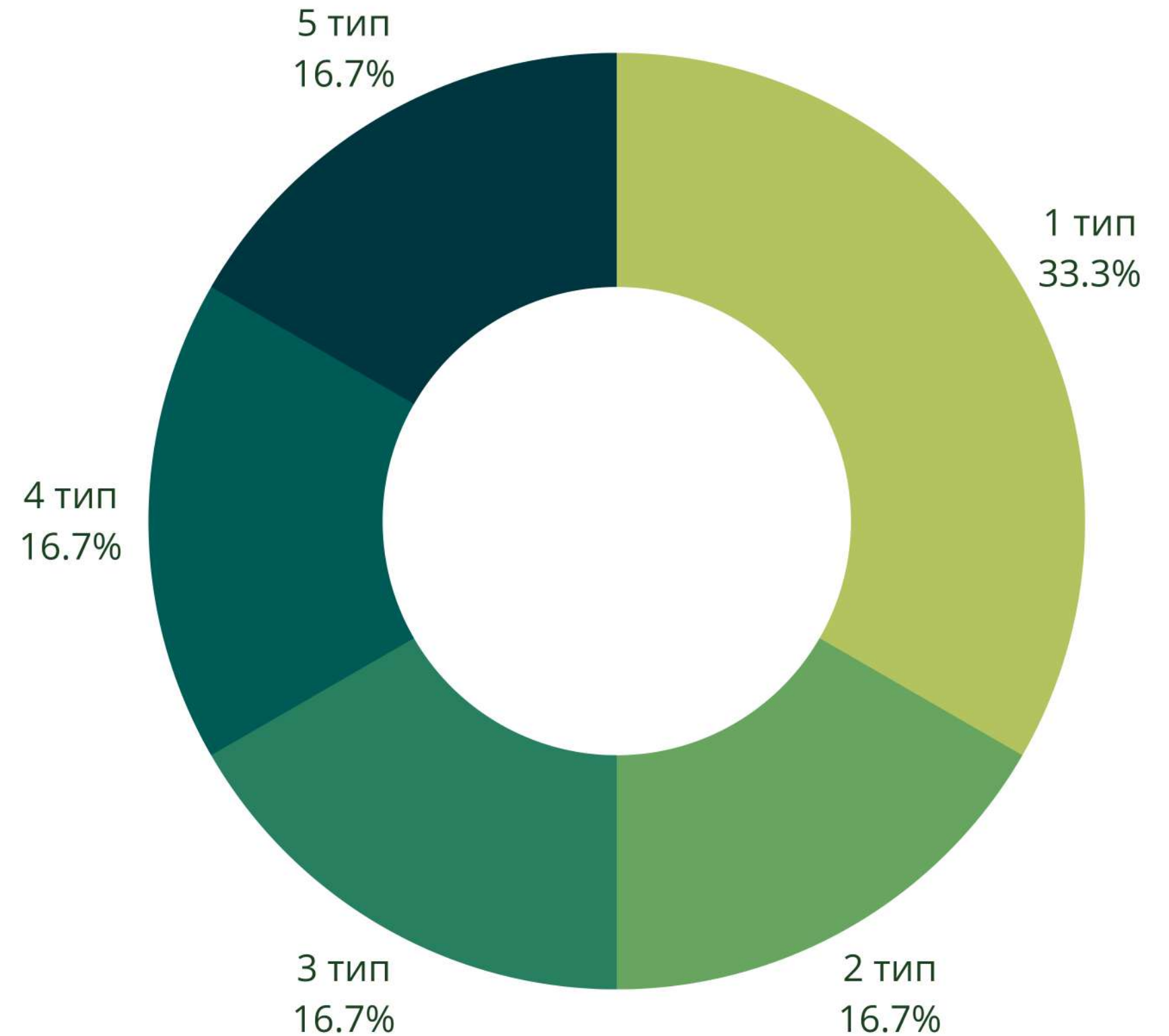
Canning plant

5th Type: General-purpose factories and infrastructure 16.7%

Administrative and public buildings

Warehouses and logistics

Zone for the sea port





# Plan of agrohub on a 118–hectare land plot.

Sector 1 (10 hectares) – Oil Extraction Plant      Sector 2 (10 hectares) – Milling Plant      Sector 3 (10 hectares) – Canning Factory      Sector 4 (10 hectares) – Dairy Plant

- Area for storing oilseed crops (rapeseed, sunflower, soybean, etc.).
- Production facilities for oil extraction.
- Storage areas for storing finished products.

- Area for grain storage (wheat, barley, oats, etc.).
- Mill facilities for grain processing into flour.
- Storage areas for storing flour and other products.
- Pasta factory.
- Bakery.

- Area for storing fresh fruits and vegetables.
- Freezer rooms for storing fresh and frozen fish, meat, vegetables, and fruits.
- Production areas for canning and packaging products.
- Packaging lines for finished products.
- Storage facilities for storing finished canned goods.

- Area for milking and housing dairy cattle.
- Production facilities for milk processing and dairy product manufacturing.
- Warehouses for storing dairy products.



# Plan of agrohubs on a 118–hectare land plot.

Sector 5 (10 hectares) Meat processing	Sector 6 (10 hectares) – Starch processing plant.	Sector 7 (10 hectares) – Feed mill.	Sector 8 (10 hectares) – Vegetable and Fruit Processing Area.
<ul style="list-style-type: none"><li>• Area for livestock keeping and slaughtering.</li><li>• Production facilities for meat processing and meat product manufacturing.</li><li>• Warehouses for storing meat products.</li></ul>	<ul style="list-style-type: none"><li>• Production facilities for processing agricultural crops and obtaining starch.</li><li>• Warehouses for storing starch and its processed products.</li></ul>	<ul style="list-style-type: none"><li>• Area for storing various feed ingredients.</li><li>• Production facilities for mixing and manufacturing animal feed.</li><li>• Warehouses for storing animal feed.</li></ul>	<ul style="list-style-type: none"><li>• Production facilities for juice, puree, and drying of vegetables and fruits.</li><li>• Warehouses for storing products.</li></ul>



# Plan of agrohubs on a 118–hectare land plot.

## Sector 9 (5 hectares) Administrative and Public Buildings Area

1. Area for Livestock Holding and Slaughtering.
2. Production facilities for meat processing and manufacturing of meat products.
3. Warehouses for storing meat products.

## Sector 10 (10 hectares) Warehousing and Logistics Area

1. Warehouses for temporary storage of raw materials and finished products.
2. Area for maneuvering and parking of vehicles.

## Sector 11 (3.5 hectares) Seaport area

1. Production and warehouse facilities associated with the export and import of goods through the seaport.
2. Infrastructure for loading and unloading cargo ships.

## Sector 12 (20 hectares) Reserved for Related Industries

Reserved for "Related Industries" – this is a zone or area that is kept vacant or designated for potential expansion or development of additional industries that can complement the core production. This reserve can be utilized in the future if there is a demand for new products or services that logically supplement the primary product or company's activities.



# Assessment of construction and equipment costs for all zones: \$100M – \$250M.

Oil extraction plant sector (10 hectares):  
Estimated construction cost: \$5 million – \$15 million USD.

Mill sector (10 hectares):  
Estimated construction cost: \$5 million – \$10 million USD.

Canning plant sector (10 hectares):  
Estimated construction cost: \$5 million – \$15 million USD.

Sector for the seaport (10 hectares):  
Estimated construction cost: \$10 million – \$30 million USD.

Dairy processing plant sector (10 hectares):  
Estimated construction cost: \$10 million – \$20 million USD.

Meat processing plant sector (10 hectares):  
Estimated construction cost: \$10 million – \$20 million USD.

Starch processing plant sector (10 hectares):  
Estimated construction cost: \$3 million – \$8 million USD.

Feed mill sector (5 hectares):  
Estimated construction cost: \$3 million – \$8 million USD.

Sector for vegetable and fruit processing (10 hectares):  
Estimated construction cost: \$3 million – \$8 million USD.

Starch processing plant sector (10 hectares):  
Estimated construction cost: \$3 million – \$8 million USD.



# Potential investors

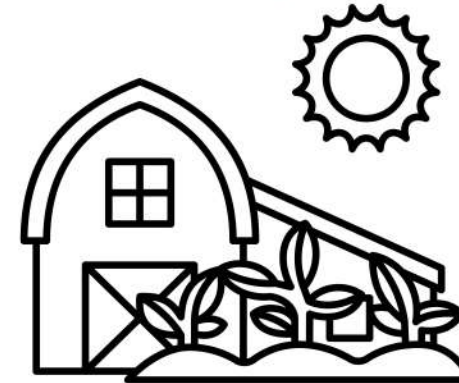
Financial institutions and banks



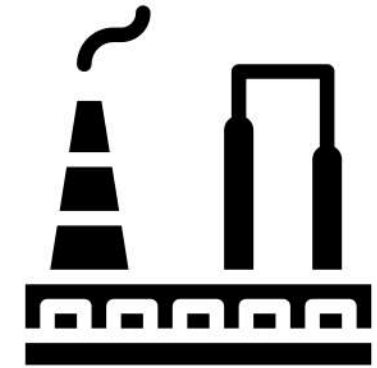
Investment funds and venture capital investments



Producers and Agricultural Enterprises



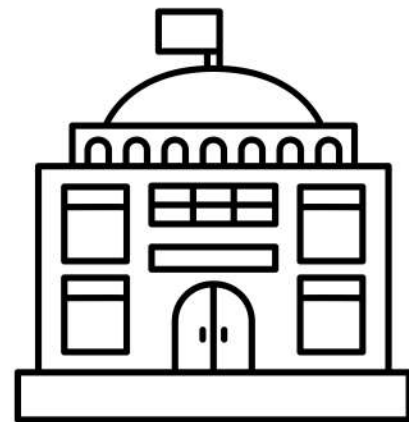
Food and Processing Industry Producers



Technological companies



Government organizations and funds



Private investors and businessmen



Foreign investors and companies





# The stages of project development

01/  
Planning and  
Project  
Preparation

02/  
Infrastructure  
Construction and  
Equipment

03/  
Launch and  
Production  
Commissioning

04/  
Development  
and Expansion  
(Continuous  
Process)





# The stages of project development

(после регистрации индустриального парка в КМУ)

## Stage 1 Pre-project activities and research (6 months)

1. Conducting Marketing Research:  
1. Market Analysis of Agricultural Products: Identifying potential consumers, analyzing market conditions, competitive advantages, and potential risks.
2. Land Plot Research: Selecting optimal locations for various elements of the agro-industrial hub, considering proximity to seaports, infrastructure, and natural conditions.
3. Business Plan Development: Creating a detailed project plan, including cost estimation, expected profitability, implementation timelines, and other aspects.
4. Investment Attraction: Seeking investors and partners, signing preliminary agreements for cooperation and financing.

## Stage 2 Infrastructure construction and equipment installation (1.5–2 years)

1. Land and Construction Works: Preparation of the selected site, construction of roads, and utilities (electricity, water, sewage).
2. Building Construction: Establishment of factories, production and warehouse facilities, administrative and public buildings.
3. Procurement and Installation of Equipment: Acquisition of necessary equipment for the processing of agricultural products.
4. Seaport Infrastructure Development: Construction of a dock, installation of equipment for loading and unloading cargo ships.

## Stage 3 Production launch and commissioning (6–12 months)

1. Conducting Test Launches: Testing the functionality and efficiency of equipment, analyzing production processes.
2. Production Debugging: Addressing identified issues and optimizing production processes.
3. Staff Recruitment and Training: Hiring and training employees to work in the factories and other divisions of the hub.
4. Commencement of Production Activities: Gradually increasing production volumes and initiating product deliveries to the market.

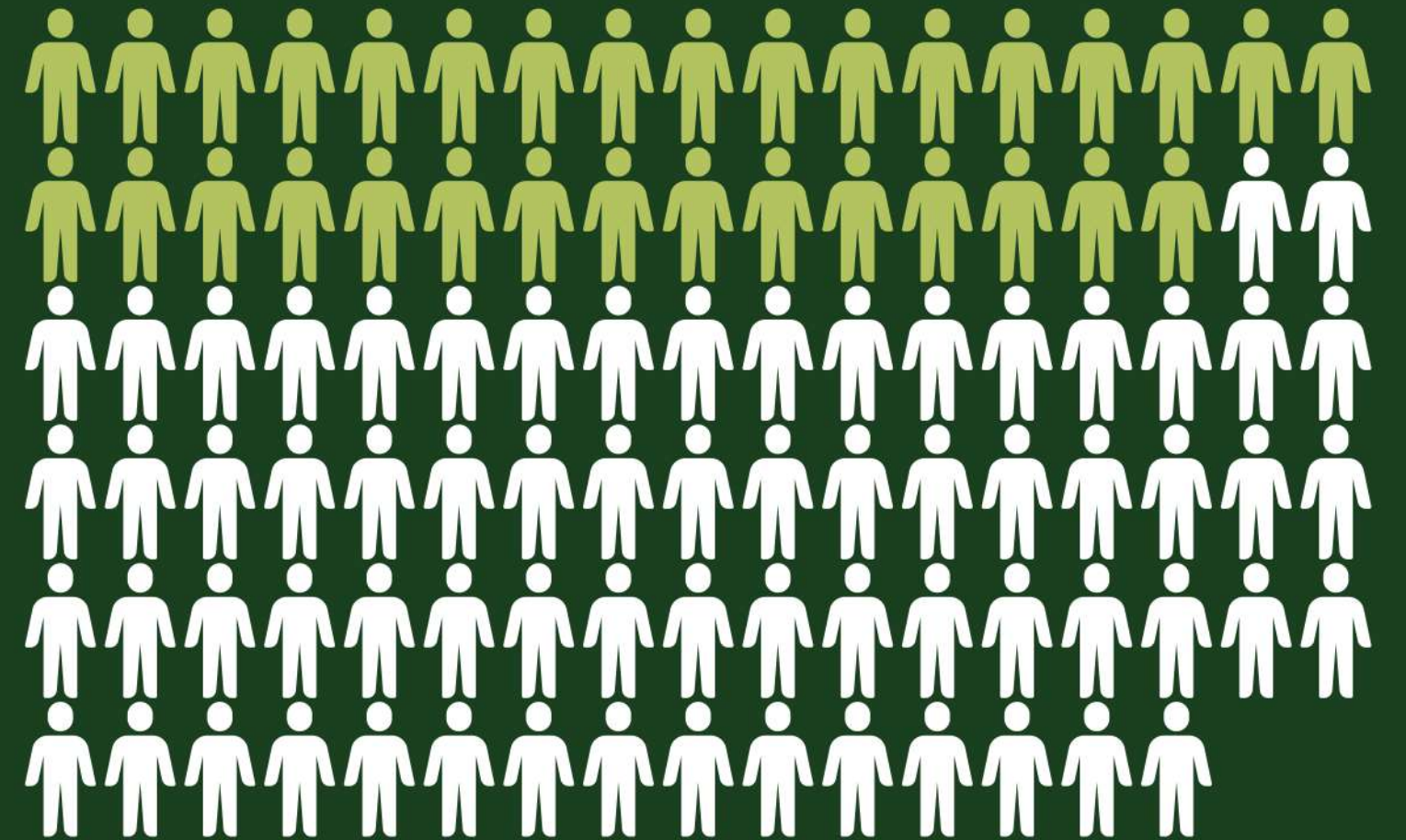
## Stage 4: Development and Expansion (ongoing process)

1. Increasing Production Capacities: Gradually increasing production volumes, implementing new technologies, and enhancing operational efficiency.
2. Expanding Product Range: Introducing new products and developing new production lines in response to market demands and consumer requirements.
3. Implementing Innovations: Continuously researching the market, technologies, and innovative approaches to improve production processes and product quality.
4. Capturing New Markets: Expanding product distribution to international markets and establishing long-term partnerships.



# Job Positions/Workplaces

The total number of jobs in all zones can range from approximately 1500 to 3000 jobs, depending on the specific parameters of each sector. It's important to note that these figures are approximate, and the actual number of jobs may vary during the development and expansion of the agro-industrial hub.





Company "Comersant"  
Company "Energoproduct 2"

Thank you for your  
attention

VALERIY LOKAYCHUK

President of the company "Comersant"  
Founder of the company "Energoproduct 2"  
Office mail: [office@comersant.com.ua](mailto:office@comersant.com.ua)  
Website: [www.comersant.com.ua](http://www.comersant.com.ua)  
Personal Phone: +380677670002  
Personal email: [v.f.lokaychuk@gmail.com](mailto:v.f.lokaychuk@gmail.com)

Executor: Elena Lokaychuk  
email: [helen.lokaychuk@gmail.com](mailto:helen.lokaychuk@gmail.com)  
+380504620629