

**KALUSH
PRODUCTION**

INDUSTRIAL PARK

INVESTMENT PROPOSAL 2026

Kalush, Ivano-Frankivsk Region · Khimzavod Kalush LLC

23.87 ha

Total Area

2,100

New Jobs

50 yrs

Park Lifespan

WHY KALUSH PRODUCTION?



Strategic location — E40/E50/E85 highways, railway and customs post within the industrial zone

Площа:

23,8684 га



Unique chemical sewage system — the only one in Ukraine within 1 km: an edge for chemical production



Electricity up to 165 MW + own gas field beneath the site — energy independence



0% customs duty and VAT on equipment, 10-year profit tax exemption — maximum state support



Site is clear, construction permits for 7,000 m² in place — minimal time to production launch



Flexible entry terms: lease / lease-to-own / purchase. Team of 72 professionals

PROJECT IN FIGURES

Key parameters of the Kalush Production Industrial Park

23.87

ha

Total Area

2,100

people

New Jobs

50

years

Park Lifespan

7,000

m²

Build Permits

5

sectors

Target Industries

0%

Duty + VAT

On new production equipment

10

years

Profit Tax Exemption

ADVANTAGES FOR INVESTORS

Three pillars of competitiveness

LOCATION & LOGISTICS

E40/E50/E85 · 8.6 km to Lviv highway
Railway + Kalush customs post
I-F Airport — 45 min

ENGINEERING INFRASTRUCTURE

10 MW electricity (up to 165 MW) · Gas · Water
Unique chemical sewage system
Own gas field beneath the site

STATE INCENTIVES

0% customs duty and VAT on new equipment
10-year profit tax exemption
Reduced land tax rate 1.5–2%



23.87 ha of private land, no encumbrances



Construction permits for 7,000 m²



Flexible terms: lease / purchase



Management team of 72 professionals

LOCATION & LOGISTICS

Kalush, Ivano-Frankivsk Region — transport hub of Western Ukraine

8.6 km to Kalush–Lviv highway (T1419)

12.3 km to national highway H-10 (Ivano-Frankivsk)

E40/E50/E85 Venice–Kyiv / Baltic–Black Sea

Railway through the site + Kalush customs post

45 min to Ivano-Frankivsk Airport

3.1 km to 220/110 kV substation «Kalush»



RAILWAY ON SITE

Railway branch through the site → freight station → Kalush customs post.
Opportunity for a multimodal logistics hub: truck + rail + customs in one location.

LAND PLOT

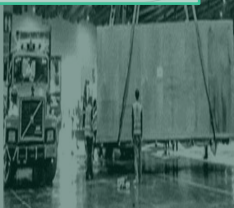
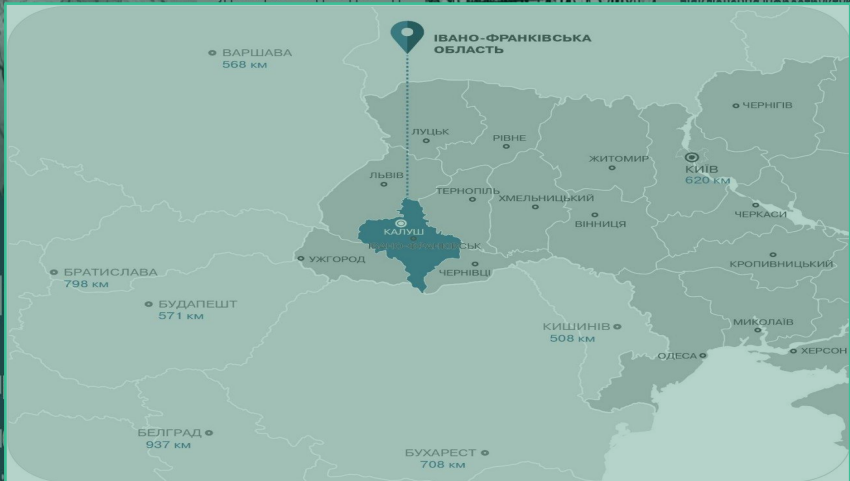
ПРОЕКТУВАННЯ

Наша команда проєктантів та інженерів у тісному спілкуванні із замовником розробляє проєкт об'єкту та графіки будівництва відповідно до

Characteristics and legal status

ІНСТАЛЯЦІЯ

Співпраця з резидентами Індустріального парку для встановлення виробничого та додаткового обладнання, підключення інфраструктури.



Area

23.8684 ha

Cadastral No.

2610400000:02:001:0060

Ownership

Private — Khimzavod Kalush LLC

Category

Industrial land

Status

Clear of buildings (demolished 2020)

Permits

Construction / reconstruction 7,000 m²

Encumbrances

None

COOPERATION FORMATS



LEASE



LEASE-TO-OWN



PURCHASE

UTILITIES & INFRASTRUCTURE

Ready engineering base for production launch

ELECTRICITY

10 MW

up to 165 MW

- Technical specs confirmed by Ukrenergo
- 220/110 kV substation «Kalush» — 3.1 km
- Own 35/10 kV substation (planned)
- Own gas-based generation (planned)

GAS

4,914.9

thous. m³/year

- Gas pipeline 3,085 m
- Kadobnianske gas field beneath the site
- Autonomous production project

WATER

314,558

m³/year

- Water supply and sewage
- Unique chemical sewage system
- The only one in Ukraine — 1 km from the site

SECURITY

24/7

protection

- Fire suppression system (sprinklers)
- Boiler room + GRP
- CCTV surveillance

STATE INCENTIVES FOR RESIDENTS

Law of Ukraine «On Industrial Parks» — maximum level of state support

TAX INCENTIVES

- 1** Profit tax exemption for up to 10 years upon reinvestment
- 2** Land tax rate 1.5–2% of normative valuation
- 3** Interest compensation on investment loans
- 4** Priority connection to utility networks
- 5** Rates set by the local council

CUSTOMS INCENTIVES

- 1** 0% customs duty on imported new production equipment
- 2** 0% VAT on imported equipment within the IP
- 3** Reduced CAPEX when launching production
- 4** Kalush customs post directly within the industrial zone
- 5** Railway branch → freight station → customs

TARGET INDUSTRIES & OPPORTUNITIES

5 priority sectors for resident placement



Chemical Industry

Chemicals, additives, materials. Synergy with the region's chemical complex.



Woodworking & Furniture

Furniture production, wood processing. Region is well-supplied with raw materials.



Metalworking & Engineering

Metal structures, equipment, spare parts. Proximity of industrial zone.



Building Materials & Packaging

Building materials and packaging products. Recovery market demand.



Waste Recycling

Industrial waste recycling. Unique chemical sewage system.

MASTER PLAN & VISUALIZATION

3D modelling of the future industrial park

DEVELOPMENT CONCEPT

- ✓ 3D model: multiple building configurations
- ✓ Zoning: workshops, warehouses, admin block, parking
- ✓ Multimodal hub: truck docks + rail ramp
- ✓ Analysis of Ukrainian state building standards
- ✓ Optimal parameters for various industries
- ✓ Plot sizes for residents from 0.5 to 5 ha



External Concept



Building 1

| | |
|---|--|
| | Q _{max} —розмір (га) x середнє питоме споживання в м³/год |
| Площа, га | 23,8684 |
| Середнє очікуване споживання м³/год, га | 90 |
| Коефіцієнт корекції гнучкості | 1,1 |
| Середнє очікуване споживання м³/год | |
| Кількість робочих годин | |
| Кількість робочих днів | |

Проектна очікувана потреба у газі тис.м³/рік
Production Zone



Building 2

FINANCIAL INDICATORS

Annual contributions to state and local budgets

ANNUAL BUDGET CONTRIBUTIONS — CATEGORIES



VAT



SSC (Social Security Contribution)



Corporate Income Tax



Land Tax



Personal Income Tax



Military Levy

Total annual resident contribution to all-level budgets — 6 revenue categories

ENGINEERING INFRASTRUCTURE PLAN 2026

Priority works within the industrial park support programme

1 Overhead power line + grid connection

2 10 MW capacity connection fee

3 110 kV → 10 kV, 10 MW transformer

4 Site landscaping and planning

5 Major repair of access road (1 km)

6 Water supply and sewage networks

7 Site electrical network

8 Fire pumping station

9 Boiler unit

10 Gas pipeline and connection

11 Protective shelter (restoration)

CONSTRUCTION PLAN — PHASE 2 (7,000 m²)

Construction works 2027–2028

1 Foundations and concrete works

2 Frame (concrete)

3 Wall sandwich panels (100 mm)

4 Roof (corrugated sheet + PVC membrane)

5 Industrial floor 4 t/m²

6 Ventilation (3× air exchange)

7 Heating (internal system)

8 Electrical (power section)

9 Fire suppression (sprinklers)

10 Video surveillance (CCTV)

MANAGEMENT COMPANY SERVICES

Full support package from site selection to production launch



PLANNING

Business cases, forecasts, feasibility studies, local planning integration



DESIGN

Engineering team, project tailored to client requirements



SITE SEARCH

Site survey according to resident requirements



LAND ACQUISITION

Acquisition, social and environmental assessment



CONSTRUCTION

General contracting within budget and environmental standards



PERMITS

Support in obtaining operating permits



INSTALLATION

Installation of production and auxiliary equipment



DIGITAL PARK

Web platform + mobile app — 24/7 management

RESIDENT SERVICES

Full production activity support cycle



SECURITY

24/7 security, CCTV, access control, trade secret protection



HR

Recruitment, outstaffing, payroll administration, language courses



CLEANING

Industrial zone, office cleaning, landscaping, waste removal



ELECTRICIAN

Maintenance, on-call electrician, cable inspection, repairs



LOGISTICS

Unloading, forklifts, internal movement



CATERING

Canteen, break rooms, vending machines, corporate cards

TEAM & PARK MANAGEMENT

Staffing — 72 people, three functional blocks

| MANAGEMENT COMPANY | |
|------------------------------|---|
| Development & Research Dept. | 2 |
| Marketing Service | 4 |
| Project Dept. | 1 |
| Legal Dept. | 1 |
| HR Service | 1 |
| Accounting | 1 |
| Total: 10 | |

| ADMINISTRATION | |
|-------------------------|----|
| HR Dept. | 2 |
| Legal Dept. | 2 |
| Accounting | 2 |
| IT Dept. | 2 |
| Occupational Safety | 4 |
| Security | 16 |
| Cleaning Service | 10 |
| Waste Removal | 2 |
| Total: 40 | |
| TOTAL: 72 PEOPLE | |

| TECHNICAL SUPPORT | |
|-------------------------|---|
| Technical Director | 1 |
| Electrical Service | 5 |
| Mechanical Service | 5 |
| Boiler Room / Utilities | 5 |
| Transport & Logistics | 6 |
| Total: 22 | |

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NEXT STEPS

01

Site visit and consultation with the IP management team

02

Defining plot area and parameters to meet resident's needs

03

Signing NDA and starting negotiations on cooperation terms

04

Preparation of a feasibility study (FS)

05

Signing a lease / purchase-sale agreement

We welcome partnership and look forward to your inquiry!

CONTACT



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