

# Pervomaisk City Territorial Community

**Investment Atlas**

**The People, Places, and Support  
to Launch Your Project**



Ministry of Foreign Affairs of the  
Netherlands

This product was developed within the framework of the project “Support to recovery, rehabilitation and reconstruction of local governments and communities in Ukraine: Phase II”, which is part of the “Sustainable Development through improved Local Governance” (SDLG) programme and is implemented by the International Cooperation Agency of the Association of Netherlands Municipalities (VNG International) in partnership with the Association of Ukrainian Cities and funded by the Ministry of Foreign Affairs of the Kingdom of the Netherlands.

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### We are open to cooperation! 35



# Investment Atlas of Pervomaisk City Territorial Community

Welcome to the comprehensive investment guide for the Pervomaisk City Territorial Community. This atlas provides essential information for potential investors interested in our region's economic opportunities and development potential for 2025.

Pervomaisk offers a strategic location in northwestern Mykolaiv region with excellent transportation infrastructure, available land resources, and a supportive business environment. Our community combines historical heritage with modern development opportunities.



## ***Strategic Location***

Northwestern  
Mykolaiv region with  
excellent connectivity



## ***Transportation***

Developed infrastructure  
for logistics and business  
operations



## ***Investment Potential***

Available resources  
and supportive  
business environment

# Section 1. General Information About the Territorial Community

## Area and Population

- Area: 282 km<sup>2</sup>;
- Population: 70,000 people;
- 7 settlements;
- Administrative center: Pervomaisk;

## Industry & Environment

- Historical industry specialization - manufacturing, machine building;
- Climate: moderate continental with precipitation levels typical of a warm, moderately dry zone;
- Terrain: undulating plains, dissected by valleys and ravines into separate watershed plateaus;
- Administrative body: Pervomaisk City Council.

## Key Distances

- 3168 km to Mykolaiv (regional center)
- ~320 km to Kyiv (capital and international airport)
- ~230 km to Odesa (seaport).

## 1.1 Strategy

The Pervomaisk city territorial community is a historical gem in the northwestern part of the Mykolaiv region, a comfortable, environmentally friendly, safe place that is well suited for living, doing business, developing the economy, playing sports, and traveling.

The Pervomaisk city territorial community was established on June 12, 2020.



### Strategic objective 1

Improving the quality of life



### Strategic objective 2

Creating a competitive economy



### Strategic objective 3

Developing tourism, environmental protection, and energy efficiency



## 1.2 Socio-Economic Profile

### Land Fund Structure



#### **Residential & Farm: 43.9%**

1,103.0 hectares for residential buildings and household plots



#### **Institutional (Public) Use: 9.8%**

245.2 hectares for establishments, institutions, organizations



#### **Industrial: 3.4%**

85.0 hectares for industrial and other enterprises



#### **Transport & Communications: 4.1%**

102.8 hectares for transport and communications enterprises



#### **Entrepreneurial: 0.8%**

20.5 hectares for non-agricultural business activities



#### **Reserve Land: 9.6%**

Unallocated land not granted for use

Total area of Pervomaisk: 2,513.6 hectares



### Transportation Infrastructure



#### **Road Network**

- National road H-24 "Blahovishchenske - Mykolaiv"
- Regional roads R-75 and R-06
- E584 (19 km from city center)
- 448.93 km of municipal roads
- 13.3 km of national roads in community



#### **Railway Stations**

- Holta : 6 tracks, 2 platforms, Code 407605. Intermediate railway station of the Odesa Directorate of the Odesa Railway on the Poberezhzhia-Pidhorodna line
- Kinetopil : 8 tracks, 2 platforms, Code 407501. Intermediate railway station of the Odesa Directorate of the Odesa Railway on the electrified Poberezhzhia-Pidhorodna line
- Pidhorodna : 6 tracks, 2 platforms, Code 412302. A junction freight and passenger railway station of the Odesa Directorate of the Odesa Railway on the Poberezhzhia3Pidhorodna branch line



#### **Connectivity**

- 8 bridges on public national and local roads
- 1 railway bridge and overpass
- 1 pontoon bridge
- 2 bus stations: "Pervomaisk" and "Holta"

## 1.3 Economic profile

### Key indicators of economic development in 2024 (preliminary data)

- 1,515.86 million UAH 3 volume of industrial products, works, and services sold at operating prices (excluding VAT and excise tax)
- 1,360 people 3 average number of full-time employees in industry
- 9,293.31 UAH 3 salary of 1 full-time employee

### Industrial Overview

- 12 large enterprises in the processing and food industry (1 dairy product manufacturer, 2 oil producers, 5 bread and bakery product manufacturers, and 4 pastry manufacturers)
- 30 farms. The main focus of crop production is on grain crops (wheat, barley, corn) and industrial crops (sunflower, rapeseed, and soybeans)

### Business infrastructure

- 838 operating retail outlets (454 non-food, 292 food stores, 92 restaurants, 47 pharmacies, 24 gas stations, 36 service stations and tire repair shops, 11 car washes)
- 123 consumer services facilities
- 3 markets, 3 shopping centers, and 6 facilities with retail space. There are 4,735 retail outlets in the marketplaces

### Registered enterprises, institutions, and entrepreneurs

- 4065 registered entrepreneurs
- 1317 operating enterprises and institutions

[Click here](#) for more information about operating enterprises and entrepreneurs in the territorial community



Or scan the QR code

### Information about the main production enterprises

PJSC "The Pervomaisk milk canning plant"	One of the largest milk processing enterprises in Ukraine. The company has been successfully operating on the Ukrainian and foreign markets for several decades, specializing in the production of canned milk products: hard and soft cheeses, cheese products, condensed milk, premium butter, and milk. PJSC Pervomaisky MCP is one of the top five largest canned milk producers.
ALC "Pervomaisk Diesel Machine Building Plant"	A specialized machine-building enterprise in Ukraine for the production of medium-speed engines, engine-generators, and co-generation units in the range of electrical power from 315 to 750 kW, with additional production of up to 1065 kW/h of thermal energy in co-generation mode. One of the company's activities is the production of agricultural products, such as: harrows, field rollers of various types and modifications, which increase soil fertility and increase crop yields by up to 30%.
PJSC "Santa Ukraine"	The company produces women's clothing for leading European companies and well-known brands such as SWING, NEXT, MEXX, Marks & Spenser, LauraAshley, Mamas&Papas, Bonita, C&A, S. Oliver, Mariposa, Marc Jacobs, Oui, Antonelle, PLANET, PRECISPETITE, TaraJarmon, GERARDDAREL, Jakes, etc.
PJSC 'Fregat' plant	One of the country's largest manufacturers of equipment for agriculture, food and processing industries, shipbuilding and hydraulics, equipment for basic industries, and consumer goods.
ALC "Bryh"	Manufacturer of energy-saving equipment for grain drying, as well as equipment for its processing and cleaning. The company is one of Ukraine's leading operators on the market for grain drying and processing equipment.



## 1.4 Demographic Profile



### **Population**

64,000 residents and 5,500 registered internally displaced persons



### **Gender**

55% are women, 45% are men



### **Age**

- 37,000 are of working age
- 14% are children under working age
- 29% are of retirement age



### **Population density**

228 people per square kilometer



### **Urban population**

>90% of residents live in Pervomaisk city

## 1.5 Natural Resource Profile

### **Natural resource potential**

- Soils: typical medium- and low-humus black soils (northern part) and ordinary medium-humus black soils (northern part)
- Rivers: Southern Bug, Syniukha, Kodyma
- The average January temperature is  $-4^{\circ}\text{C}$ ; July –  $+20.6^{\circ}\text{C}$ . Annual precipitation ranges from 450 mm to 400 mm
- Fossil resources: granite, clay, quartzite, gneiss

### **Nature Conservation Areas**

- Buzkyi Hard National Park

# Section 2. Investment Niche & Proposals

## 2.1 Perspective projects and programmes of the territorial community



### ***Production of electricity and heat from solid household waste and agricultural waste (cogeneration)***

- significant amount of solid waste
- availability of raw materials for biofuel production from local agricultural and processing enterprises
- there is an enterprise in the territorial community that manufactures equipment for electricity generation



### ***Tourism and recreation***

- a large number of tourist attractions, such as cultural and architectural monuments and popular natural locations.
- favorable climate conditions and availability of sites for the construction of recreation facilities



### ***Processing of agricultural products***

- strong traditions of food production enterprises in the territorial community
- availability of raw materials
- a large local market comprising about 100,000 residents of Pervomaisk and neighboring territorial communities
- powerful engineering networks.



### ***Production of building materials using local mineral deposits; availability of raw materials (minerals), water, and electricity in sufficient quantities***

- good logistics links (roads; railways)
- high demand for building materials in Ukraine due to destruction caused by military actions



### ***Service sector (opening of a restaurant in the city center)***

- high and stable demand in the country for well-known restaurant chains
- available suitable location for the construction and arrangement of a restaurant



### ***Business and educational services (printing house, school of new technologies)***

- lack of relevant businesses in the territorial community

***Scan to discover more details about our priority infrastructure projects***



## 2.2 Proposals for cooperation

### Project 1. Opening a well-known fast food franchise

Opening a modern McDonald's (or any fast-food chain with drive-in/through) restaurant with summer terraces and a drive-through lane, providing service to customers both in the dining area and in their cars. The project aims to meet the demand for good-quality fast food and create new jobs in Pervomaisk city.

#### Key information:

Property specifications	total area of the facility 3 450-550 m <sup>2</sup> (including dining room, kitchen, technical rooms), 1 service lane for cars, summer terrace with an area of 100-150 m <sup>2</sup>
Estimated investment volume	EUR 1 million (renovation/repair of premises, equipment for the kitchen and dining room, engineering networks, IT, video surveillance, drive-through lane, summer terrace, landscaping, parking, other expenses, document flow).
Estimated payback period	6 years
Implementation period	over 9 months
Terms of cooperation	sale of premises to the investor
Possible sources of financing	private investment

#### Additional information

- 650 visitors per day
- Working hours 7:00 a.m. 3 11:00 p.m. (16 hours/day), 365 days/year
- Water consumption and drainage (according to SBS V. 2.5-74:2013, sanitary and epidemiological requirements, McDonald's network experience): 14 m<sup>3</sup>/day (5,100 m<sup>3</sup>/year) Water drainage: 4,800-4,900 m<sup>3</sup>/year
- Water drainage: 4,800-4,900 m<sup>3</sup>/year
- Electricity consumption (McDonald's franchise documents, EnergyStar, EU benchmarks): 128 MWh/year. Connection capacity: 100-120 kW.
- Land area: 0.7578 ha



#### Strategic Location

- Large area (1,518 m<sup>2</sup>) allows for the full implementation of the McDonald's restaurant format with McDrive, summer terrace, children's area, warehouse, technical rooms, and many parking spots.
- Bohopilska Street is one of the city's main transportation arteries. It has high car traffic and convenient access from the highway.
- The surrounding mixed-use development (residential, commercial, administrative) guarantees a steady flow of customers.

#### Project Support Factors



#### Minimal additional infrastructure costs

- There's already a building that can be renovated (instead of building a new one), which significantly lowers the cost of starting the project (20-30% savings).
- Electricity, water, and sewer connections are already available—no need to start from scratch.



#### ***Economic feasibility***

- High demand among young people, families, office workers, and drivers, especially in view of the limited number of modern facilities of such a level.
- The Pervomaisk territorial community has about 70,000 residents and 7,000 registered IDPs. Taking into account neighboring territorial communities, this amounts to over 90,000 potential customers.
- Two regional highways run alongside the potential location; the functioning European transport corridor E584 runs alongside Pervomaisk city.



#### ***Favorable investment climate***

- Relatively low cost of reconstruction in the region, lower labor costs compared to large cities.
- Stable safety situation during planning stage (distance from active combat zone).
- The region is receiving international donor support; potential location is more than 200 km away from the contact line.

## Project 2. Construction of a waste processing plant

Creation of a modern complex for the collection, storage, and sorting of municipal solid waste (MSW), with subsequent processing into secondary raw materials and refuse derived fuel (RDF), and the production of electricity and heat using a cogeneration plant.

### Key information

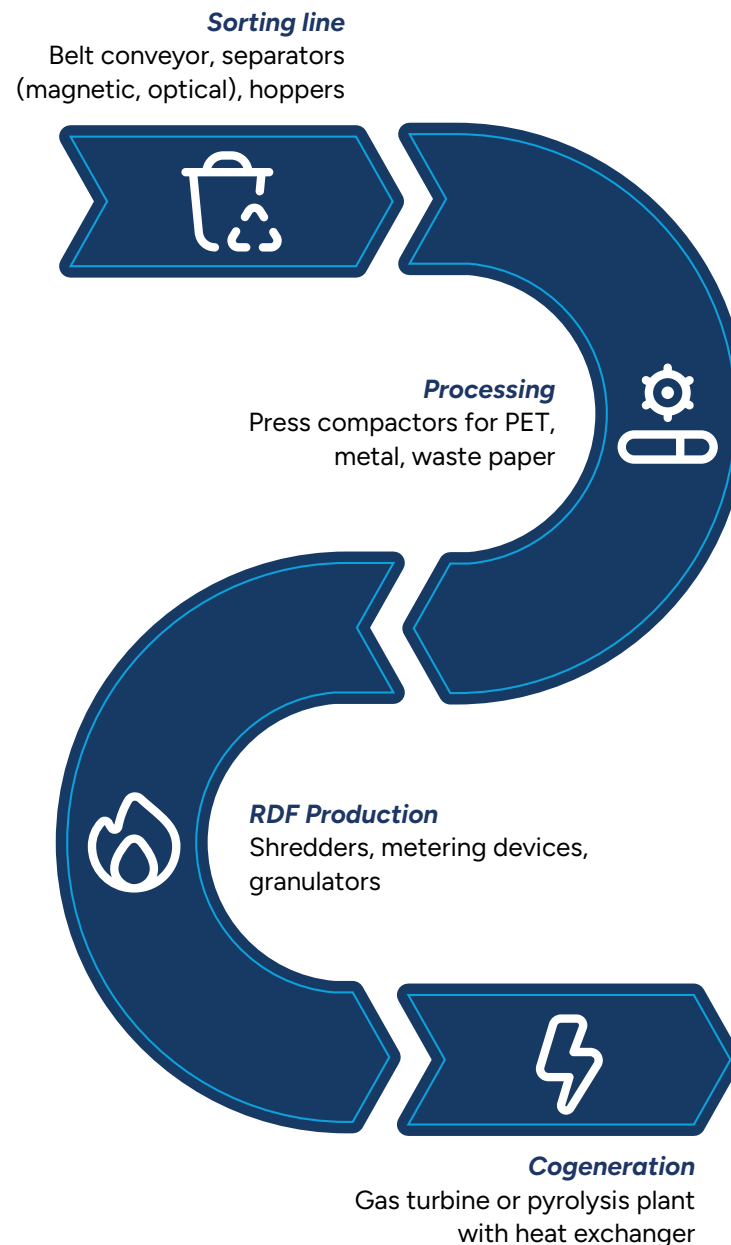
Estimated project cost:	€2.1 million
Estimated payback period:	up to 8 years
Estimated implementation period:	1.5-2 years.
Estimated site area:	2ha.
Approximate building area:	3,000 m <sup>2</sup>

### Additional information

- Intended use: industrial (for the location and operation of basic, ancillary and auxiliary buildings of processing enterprises).
- Engineering infrastructure: Gas (methane) – on site (solid waste landfill), electricity and water supply – 750 m from the site.

### Operating Indicators

- Sorting capacity: up to 10 tons/day
- RDF fuel
- Electricity production: up to 500 kW
- Recyclable materials: 40% of input flow
- Number of employees: 30–35 people



## Project support factors



### **Legislative Support**

Compliance with State Waste Management Strategy, simplified licensing procedures



### **Raw Materials Access**

Constant flow of household waste, reduced logistics costs



### **International Support**

Finland-Ukraine Investment Fund, EU programmes, grant opportunities



### **Economic Benefits**

Multi-channel income, ESG rating opportunity, waste reduction



### **Energy Efficiency**

"Green tariff" electricity sales, heat energy supply options



### Project 3. The 'Southern Cluster' agro-industrial park in the Pervomaisk territorial community

Creation of a high-tech industrial park covering an area of 33.4 hectares, aimed at processing agricultural products, logistics, storage, production of related equipment and training, with the integration of modern energy-efficient technologies. The project aims to develop the agricultural sector in the Mykolaiv region, increase the added value of products, and create workplaces.

#### Key information:

Estimated investment:	€30 million
Estimated implementation period:	2.5-3 years (including registration)
Estimated payback period:	3.5-4.5 years



#### Additional information

##### Land & Infrastructure

- Land area: 33.4 ha
- High-pressure gas – available
- Water supply and sewerage – available
- Electricity supply – available
- Railway line – in need of repair

##### Capacity

- 400–700 new jobs
- 20–25 residents
- Up to 100,000 tons of agricultural products processed per year

##### Functions

- Agricultural product processing: Approx. 10–12 ha – workshops for processing dairy products, meat, vegetables, fruits, grains, cereal production, and feed production.
- Innovation and technology: 2 ha – R&D center, laboratories, digital technology implementation center.
- Product storage: 6–8 ha – cold storage, dry storage, grain storage, and silos
- Equipment production: 4–5 ha – packaging, agricultural machinery, containers
- Logistics and distribution: 4–5 ha – car ramps, railway terminals, warehouse logistics centers, reception/dispatch point.
- Educational cluster: 1–2 ha – training center, demonstration site, conference rooms.

##### Target Group

small and medium-sized agricultural enterprises, logistics operators, processing companies, investors and developers, agricultural educational institutions.

## Project support factors



### ***Existing infrastructure***

- Available land plot (33.4 ha) designated for industrial activities.
- Engineering networks available on site: electricity, water, gas supply, sewerage.
- Railway line (creates conditions for multimodal logistics).



### ***State support***

- Compensation for the cost of connecting to networks;
- Exemption from import VAT on equipment;
- Partial reimbursement of capital expenditures;
- Access to state and international financing programs



### ***Economic feasibility***

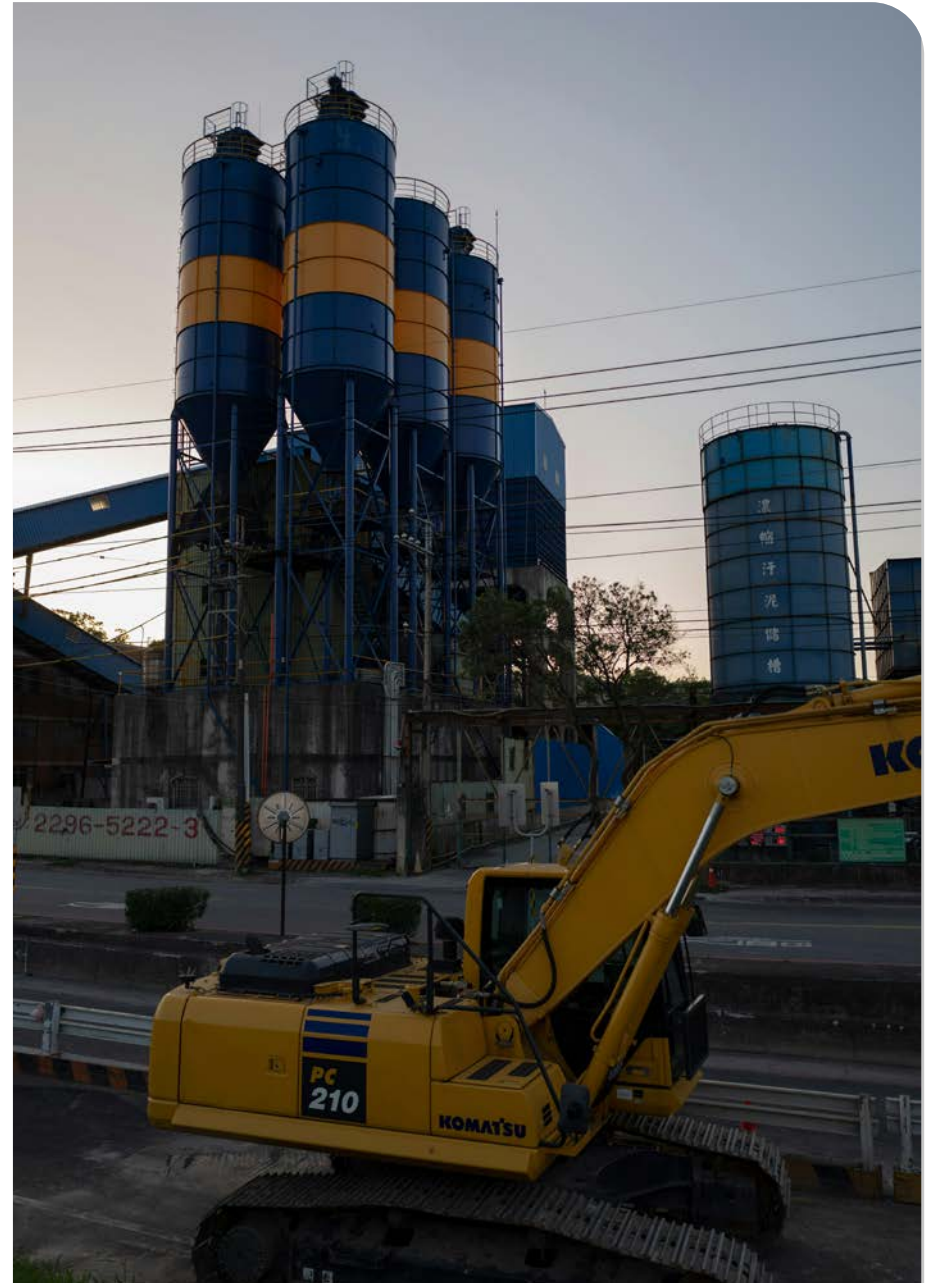
- High potential for processing agricultural products from southern Ukraine.
- Formation of value chains (from raw materials to export)
- High level of localization – possibility to involve local entrepreneurs and cooperatives.



### ***Market access***

- Geographical proximity to Black Sea ports (Mykolaiv, Yuzhnyi, Odesa).
- Well-developed road network – links to the domestic market and export corridors.





## Project 4. Construction of a plant for building materials in the Pervomaisk territorial community Construction of a plant for building materials in the Pervomaisk territorial community

Establishment of a full-scale plant for building materials at a site of up to 4 hectares with access to natural resources (clay, sand) for the production of energy-efficient blocks (aerated concrete, foam blocks), building mixtures (solutions, dry mixtures – external, internal, thermal insulation), concrete products (paving slabs, curbs), various types of bricks (ceramic, facing), processing of construction waste (crushing of large concrete blocks and reuse in production).

### Key information

Total building area:	up to 12,000 m <sup>2</sup>
Estimated implementation period:	up to 24 months.
Estimated investment:	€3 million.
Estimated payback period:	6 years.

### Additional information

- Production capacity:
- Gas blocks: 50,000 m<sup>3</sup>/year
- Bricks: 20 million units/year
- Dry mixes: 15,000 tons/year
- Paving slabs: 100,000 m<sup>2</sup>/year
- Waste processing: 10–15 tons/day

### Engineering networks

- Electricity supply: 500–700 kW (high-voltage substation)
- Water supply: up to 15 m<sup>3</sup>/day
- Water disposal: up to 10 m<sup>3</sup>/day
- Gas (optional): for brick drying (alternative – electric drying)
- Distance to connection points – 750 m: requires construction of a network and connection (approximately 5 million UAH).
- Staff: 60–80 people (working in two shifts)

### Project support factors



#### **Local resources**

Clay and sand quarries nearby, reduced logistics costs.



#### **High demand**

In the context of the reconstruction of destroyed infrastructure and a shortage of high-quality building materials.



#### **Infrastructure**

Roads and proximity to power grids.



#### **Environmental feasibility**

Recycling of construction waste, reduction of the workload on landfills.



#### **Funding opportunities**

Possibility of attracting grants for green technologies, waste recycling, and SME support.



#### **Workforce**

Availability of workers and relatively low labor costs in the territorial community (compared to regional centers).



#### **Strategic fit**

Industrial profile of the territorial community: in line with the development of the industrial park.

## Project 5. Printing house with a 3D printing workshop

Upgrading the material and technical base of a municipal enterprise and creating a modern printing and 3D printing center for local businesses, educational institutions, industrial enterprises, and medical facilities.

### Key information

Estimated investment:	€227,300
Implementation period:	up to 1 year
Estimated payback period:	12 years (social project)

### Additional Information

- Printing volume: Up to 1 million pages/year
- 3D production: over 3,000 products/year
- Workplaces: up to 15 employees

### Functions

- Printing house (offset and digital printing of advertising materials (leaflets, flyers, booklets; production of business printing, printing of books, magazines, methodological literature)
- 3D printing workshop (production of prototypes and spare parts for mechanical engineering; architectural models and design projects; medical models (anatomy, dentistry, prosthetics); educational models for schools and universities; personalized souvenirs (key chains, trophies, gifts)
- Service area (graphic design, painting, model finishing; product delivery and support)

### Customers

Entrepreneurs, schools, hospitals, municipalities.

### Engineering network requirements

- Power supply: 50–80 kW
- Internet: stable connection >50 Mbit/s
- Ventilation and exhaust (especially for SLA/SLS printing)
- Minimum water supply (for everyday needs)

### Project support factors



#### **Ready-made premises**

reduces start-up costs



#### **High demand**

High demand for 3D services in education, medicine, and repair



#### **International Support**

Possibility of attracting support from international and/or national programs, organizations, foundations, etc.



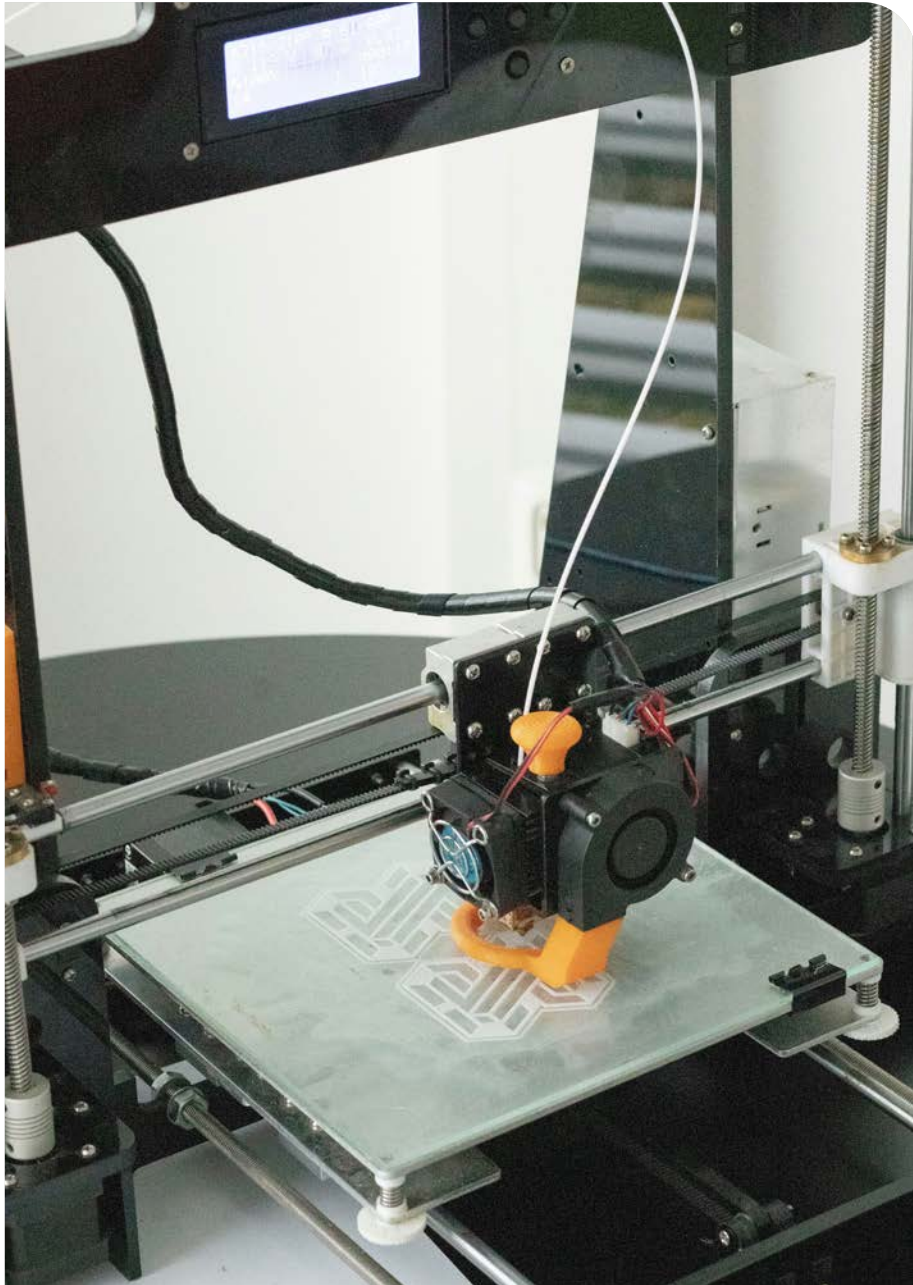
#### **Innovation**

Enhancing the territorial community's image through innovation



#### **Online potential**

Entry into the online services market (orders from other regions)



## Project 6. Pharmaceutical Plant in Pervomaisk

A pharmaceutical production facility for tablets, capsules, and ointments is planned in the Pervomaisk community of Mykolaiv region, based on the 1,000 m<sup>2</sup> warehouse premises of the existing TDV "Dyzelmash" plant.

### Key Information

Total building area:	up to 1,000 m <sup>2</sup>
Estimated implementation period:	up to 16 months
Estimated investment:	€3.0 million
Estimated payback period:	2–2.5 years

### Additional Information

#### **Estimated Investment:**

Renovation and facility adaptation	400,000 EUR
Pharmaceutical production equipment	1,800,000 EUR
Laboratory equipment & certification (GMP)	250,000 EUR
Air & water purification systems (GMP-compliant)	150,000 EUR
Utility infrastructure (electricity, water, HVAC, IT, sewage)	250,000 EUR
Launch & working capital reserve	150,000 EUR

### Operational Parameters

- Annual Production Capacity: up to 25 million units (tablets, capsules, ointments)
- Personnel: approx. 60 employees
- Unit Cost: €0.08–0.15
- Wholesale Price: €0.25–0.45
- Annual Revenue (forecast): ~€6.5 million
- Annual Expenses (OPEX): ~€4.2 million
- Annual Operating Profit: ~€2.3 million

### Implementation Timeline

- Design & reconstruction: 6–8 months
- Equipment installation & commissioning: 4 months
- Licensing & GMP certification: 4–6 months
- Full operational launch: within 12–16 months
- Payback Period: Estimated at 2 to 2.5 years from launch

### Utility Requirements

- Electricity: ≥ 250 kW
- Sewage: domestic + technological wastewater systems
- Internet/IT: fiber-optic network
- Water Supply: ≥ 10 m<sup>3</sup>/day
- Ventilation / HVAC: GMP-compliant cleanrooms
- Purification systems: air and water filters (HEPA, reverse osmosis)

## Project Support Factors



### ***Infrastructure***

Availability of industrial infrastructure (existing plant site with logistics access)



### ***International Support***

Potential eligibility for state incentives, donor grants, or EU funding



### ***Support Local Authorities***

Support from local authorities for investment and employment projects



### ***Logistics location***

Favorable logistics location (railway and road connections to ports and distribution hubs)



### ***Inclusion in strategic plans***

Inclusion in regional recovery and economic development plans



### ***Skilled workforce***

Access to skilled workforce from the local technical colleges and health sector



# Section 3. Land Plots

## Additional information:

Economic Department of the Executive Committee of the City Council

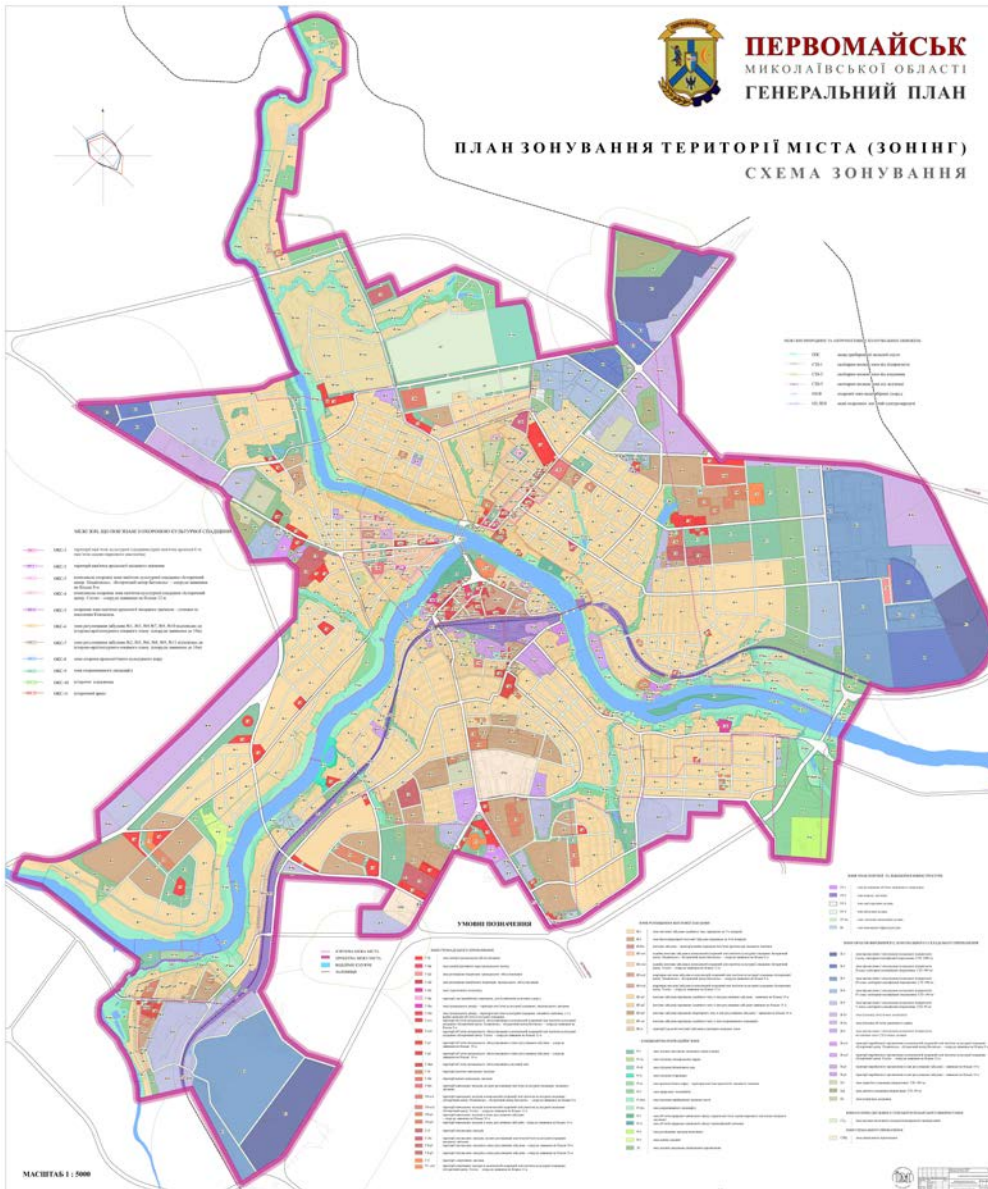
- General questions regarding possible cooperation, obtaining information about potential partners, attracting and supporting investments
- investperv@ukr.net
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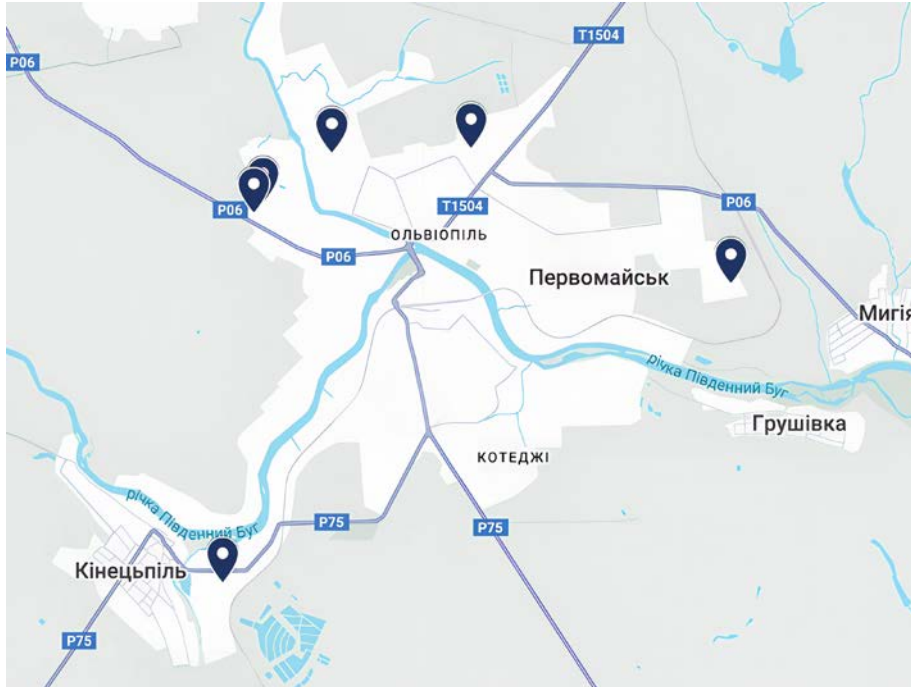
## Land plot 1. For installation of cogeneration units

- Area: up to 2 ha
- Ownership: municipal
- Distance to networks:
  - electricity – 750 m,
  - water supply – 750 m,
  - methane gas is available on site
- Distance to the H-24 highway: 300 m
- Possibility of public-private partnership
- Location coordinates: 48°03'16.2"N 30°48'44.1"E

## Land plot 2. For the construction of an industrial park

- Area: up to 4 ha
- Ownership: private
- Distance to networks:
  - electricity supply on site (distance to substation 35 kV 3 2 km);
  - water supply and sewerage on site,
  - high-pressure gas distribution network 3 1 km
- Distance to highway H-24: 2 km
- Lease, sale, or public-private partnership
- Location coordinates: 48°02'38.7"N 30°55'02.5"E





#### Land plot 3. For the construction of an industrial park

- Area: up to 33.4 ha
- Ownership: private
- Distance to utility networks:
  - high-pressure gas distribution network, water
  - supply and sewerage on the site;
  - electricity supply 3 10 kV transformer station on the site (the 35 kV transformer station is 1 km away);
- Distance to the H-24 highway 3 2 km. There is a railway branch, though it is in need of repair.
- Rent, sale, or public-private partnership
- Location coordinates: 48°00'00.3"N 30°48'18.7"E

#### Land plot 4. For the construction of a building materials plant

- Area: up to 4 ha
- Ownership: municipal
- Distance to networks:
  - electricity supply 3 750 m
  - water supply 3 750 m
- Distance to the H-24 highway: 300 m.
- There are clay and sand quarries nearby.
- Rental, sale, or public-private partnership.
- Location coordinates: 48°03'22.1"N 30°48'50.7"E

#### Land plot 5. Greenfield

- Area: up to 1,285 ha
- Ownership: municipal
- Distance to utility networks:
  - electricity supply 3 50 m
  - water supply 3 140 m
- Distance to the H-24 highway: 500 m.
- Rent, sale
- Location coordinates: 48°03'50.8"N 30°51'35.2"E
- Cadastral number: 4810400000:02:070:0060

#### Land plot 6. Greenfield

- Area: up to 0.595 ha
- Ownership: municipal
- Distance to utility networks:
  - electricity 3 50 m
  - water drainage 3 50 m
- Distance to the H-24 highway: 3 km.
- Rent, sale
- Location coordinates: 48°03'48.6"N 30°49'45.6"E
- Cadastral number: 4810400000:01:021:0015

# Section 4. Annexes

## 4.1 Partnerships

### 4.1.1 International Partnerships

- Memorandum of Understanding between the International Cooperation Agency of the Association of Netherlands Municipalities VNG International, the All-Ukrainian Association of Local Self-Government Bodies "Association of Ukrainian Cities" and the Pervomaisk City Council.
- Memorandum of Cooperation between the Pervomaisk City Council and the International Organization for Migration (IOM).
- Trilateral Memorandum of Understanding between GIZ, NGO "School of Energy Efficiency", and the Pervomaisk City Council.
- Grant agreement between the Nordic Environment Finance Corporation (NEFCO) and the Pervomaisk City Council under the project "Reconstruction of the water supply system in Pervomaisk city, Mykolaiv region"
- Memorandum on the development of a feasibility study "Construction of a wastewater treatment plant in Pervomaisk city" between the Pervomaisk city territorial community and the Czech company KONEKO

### 4.1.2 City Partnerships

- Friendship and Cooperation Agreement with Dobrich city (Bulgaria)
- Declaration of Friendship with the Berlin district of Berlin-Neukölln (Germany)
- Draft Partnership Agreement with Augsburg city (Federal Republic of Germany)
- Memorandum of Understanding on organizing recreation for Ukrainian children with the Association of the Department of Francasdu Finistere and the Belgian organization "Libraries Without Borders ."
- Letter of Intent with DAI Global LLC on the USAID Project "Improving the Performance and Accountability of Local Self-

Government Bodies" ("HOVERLA ")

- Memorandum of Cooperation on the Implementation of the USAID International Technical Assistance Project "Economic Support to Ukraine" between the Pervomaisk City Territorial Community and Dai Global LLC

### 4.1.3 Results of cooperation

UNDP	<ul style="list-style-type: none"> <li>• A "Social Adaptation Space" has been established at 20 Korabelna Street.</li> <li>• A Recovery and Development Office has been established at 3 Mykhaila Hrushevskoho Street.</li> <li>• Development Strategy has been developed</li> </ul>
NDICI-GlobalEurope, NEFCO	<ul style="list-style-type: none"> <li>• Project "Reconstruction of the water supply system in Pervomaisk city, Mykolaiv region". The project is planned to be implemented in 2025.</li> </ul>
EU4Recovery	<ul style="list-style-type: none"> <li>• A mobile Administrative Service Center has been obtained</li> </ul>

## 4.2 Taxes & fees

### 4.2.1 National Taxes & Fees

Name	Baseline rate	Payers	Taxable objects
Corporate income tax	18%	Legal entities and entrepreneurs under the general taxation system	Profit originating in Ukraine and abroad
Value added tax	20%	Registered VAT payers, importers, recipients of services from non-residents in Ukraine	Income from the supply of goods and services
Excise tax	3.2%, 5% or fixed (in euros for certain goods)	Persons engaged in the production or sale of excisable goods	Transactions involving excisable goods
Personal income tax	18%	Tax agents or income recipients (for certain types of income)	Salaries, dividends, income from bank deposits, other income of individuals, including land owners or renters
Military tax	5%	Tax agents or income recipients (for certain types of income)	Salaries, dividends, income from bank deposits, other income of individuals, including land owners or lessees
	1%	Entrepreneurs – single tax payers of the third group	Income
Environmental tax	Starting at UAH 96.99 per ton of pollutants	Entities that generate emissions	Tons or units of relevant products or materials.

## 4.2.2 Local Taxes & Fees

### 4.2.2.1 Single Tax

Rate	Rate in the TC	Legislative restrictions and tax base
Group I	10%	not more than 10% of the living wage
Group II	15%	not more than 20% of the minimum wage
Group III	5% of income (or 3% if value added tax is paid in accordance with the Tax Code of Ukraine)	
Group IV (paid by agricultural producers)	0.95% of the standard monetary value of 1 hectare of agricultural land – for arable land, hayfields 0.57% of the standard monetary value of 1 hectare of agricultural land – for perennial plantations 6.33% of the standard monetary value of 1 hectare of agricultural land – for agricultural land under closed soil conditions. 2.43% – of the standard monetary value of 1 hectare of agricultural land – for land in the water fund.	

### 4.2.2.2 Tourist Tax

Rate	Rate in the TC	Legislative restrictions and tax base
For domestic tourism	0,1%	not more than 0.5% of the minimum wage for one person per day of temporary stay
For inbound tourism	0,5%	not more than 5% of the minimum wage for one person per day of temporary stay

### 4.2.2.3 Land Tax

% of the normative monetary valuation of a land plot according to its designated purpose	
Agricultural land	1-5%
Residential land	0,15-3%
Public land	0,1-3%
Nature reserve land	1-3%
Other nature conservation land	1-3%
Health resort land (land with natural healing properties that is used or can be used for health purposes)	1-3%
Recreational land	1-3%
Historical and cultural land	0,1%
Land for forestry	1-3%
Land of the water fund	3%
Land for industry	1-3%
Land for transport	1-3%
Land for communications	1-3%
Land for energy	1-3%
Land for reserve fund	1-3%

#### 4.2.2.4 Real Estate tax

Real estate tax	Tax rate per 1 m <sup>2</sup>	
	Legal entities	Natural persons
Residential real estate, dormitories	1%	0,3%
Hotels, restaurants, and similar establishments	0,5%	0,5%
Office buildings, commercial real estate, transport and communications buildings, industrial buildings, public buildings, other real estate	0,1-1,5%	0,1-1,5%
Agricultural buildings	0,1%	0,1%

Scan for the decision on the establishment of local taxes and fees



### 4.3 Engineering Infrastructure



#### Water supply and sewerage

- The total length of the water supply network in the settlements of the Pervomaisk city territorial community is 401.85 km, including: main water pipes – 87.6 km, intra-quarter pipes – 314.25 km.
- Sewage is managed via 23 pumping stations. The length of the sewage network is 194.3 km. Wastewater is treated at treatment facilities with a daily capacity of 30,000 m<sup>3</sup>. The average annual volume of wastewater treatment is 2,000,000 m<sup>3</sup>.
- Municipal enterprise "Pervomaisk Water Supply and Sewerage Management"



#### Electricity supply

- Operator – LLC "OPERATOR ENERGY" and LLC "Mykolaiv Electric Power Company" JSC "Mykolaivoblenergo"
- Industrial power substations (PS 150/35/10kV)
- >100 000 MWh – annual electricity consumption in the TC.



#### Gas supply

- Operator – Mykolaiv branch of LLC Gas Distribution Networks of Ukraine
- The total length of gas networks in Pervomaisk city is 342.67 km, including: high pressure – 12.14 km, medium pressure – 168.85 km, low pressure – 161.68 km.
- Approximately 13 200 m<sup>3</sup> – annual natural gas consumption in the TC.



#### Internet and communications

- Cellular communications and mobile Internet – Vodafone, Lifecell, Kyivstar.
- Wired Internet – Kyivstar, Fobos, Vsesvit, Netmix, Golta, X-city, Megaprostir, FobosTelecom.

Scan for more information on municipal enterprises



## 4.4 Budget capacity and specifics of activities



### **681,8 million UAH – planned budget revenues, including:**

- 219,1 million UAH – personal income tax;
- 68,3 million UAH – excise tax;
- 68,0 million UAH – tax on land and other property;
- 83,7 million UAH – single tax;
- 31,1 million UAH – non-tax revenues.
- 208,5 million UAH – incoming transfers (including for the maintenance of shared infrastructure and the exercise of delegated powers).



### **708,7 million UAH – planned budget expenditures, including:**

- 399,9 million UAH – wages and accruals;
  - 186,3 million UAH – purchase of goods and services;
  - 74,0 million UAH – subsidies to subordinate enterprises and transfers to state bodies;
  - 31,3 million UAH – capital expenditures.
- 
- 40.7 million UAH – remaining funds in budget accounts as of April 1, 2025.
  - 59% – share of education expenditures in the planned expenditures of the 2025 budget;
  - 38.6 million UAH – expenditures on economic activities, housing and communal services from the local budget in 2024;
  - The territorial community has no budget restrictions, including on receiving subsidies and funds from international financial and credit institutions through relevant transfers for security reasons.

Scan for the details of  
our budget



## 4.5 Business and investment support infrastructure

**Office for the Recovery and Development** of the Pervomaisk City Council.  
Economic Department of the Executive Committee of the Pervomaisk City Council.

**10** **Notaries**





**6** **Banking institutions**  
(8 branches in total)


**6** **Insurance companies**  
Representative offices

**54** **Postal service points**  
Includes Nova Poshta and Ukrposhta

**7** **Transport and logistics companies**  
Delivere, Autolux, KSD, In-Time, SAT, Night Express, Meest

## 4.6 Specialized and higher education

Name	Number of students	Main Majors	Contact
Pervomaisk Educational and Scientific Institute of Admiral Makarov National University of Shipbuilding	666	<ul style="list-style-type: none"> <li>• Economics</li> <li>• Accounting and taxation</li> <li>• Entrepreneurship and trade</li> <li>• Entrepreneurship, trade, and stock exchange activities</li> <li>• Applied mechanics</li> <li>• Power engineering</li> <li>• Thermal power engineering</li> </ul>	PEaSi@nuos.edu.ua 
Pervomaisk Medical Vocational College	521	<ul style="list-style-type: none"> <li>• Nursing</li> </ul>	pervmk@i.ua 
Pervomaisk branch of Lviv Medical Applied College "Monada"	138	<ul style="list-style-type: none"> <li>• Dentistry</li> <li>• Pharmacy, industrial pharmacy</li> </ul>	+380(51)-617-30-90 
Pervomaisk Vocational College of Admiral Makarov National University of Shipbuilding	1 730	<ul style="list-style-type: none"> <li>• Economics</li> <li>• Accounting and taxation</li> <li>• Finance, banking, insurance and stock market</li> <li>• Law</li> <li>• Computer engineering</li> <li>• Industrial engineering</li> <li>• Automotive transport</li> </ul>	admin@pk-nuk.com.ua 

Name	Number of students	Main Majors	Contact
Vocational (vocational and technical) education institution "Pervomaisk professional college"	566	<ul style="list-style-type: none"> <li>• Food salesperson</li> <li>• Bartender</li> <li>• Non-food salesperson</li> <li>• Construction Finisher</li> <li>• Electric gas welder</li> <li>• Wheeled vehicle repair mechanic</li> <li>• Manual electric welder</li> <li>• Electrician for repair and maintenance of electrical equipment</li> <li>• Confectioner, Cook</li> <li>• Carpenter</li> <li>• Tailor</li> <li>• General machine operator, CNC machine operator</li> </ul>	nik.pervompppl@ukr.net 

## 4.7 Public infrastructure



### **Educational facilities**

- 18 schools, 20 kindergartens, 5 vocational education institutions
- 3 specialized schools (music, art, and art schools)



### **Cultural facilities**

- 10 libraries (including branches), 5 clubs
- 3 culture and recreation parks



### **Healthcare**

- 3 healthcare facilities



### **Administrative services**

- The Administrative Services Center provides services such as registration of individual entrepreneurs, architectural and urban planning services, land registration services, and land issues
- Network of municipal enterprises



**Administrative Services Center  
of the Pervomaisk City Council**

**Unified Education Center  
(educational institutions in the TC)**



## 4.8 Investment support factors



The second largest city in the Mykolaiv region in terms of population and economy, with developed engineering networks, a training system, industrial and logistics infrastructure.



Relative remoteness from the zone of active hostilities – the distance in a straight line exceeds 200 km (as of April 2025).



Available engineering networks, land plots and premises of municipal ownership.



Transparent decision-making system at the municipal level, provision of support for investors by specialists of the Pervomaisk City Council.



The cost of land and real estate in the TC is on average 30% lower than in regional centers and settlements in western Ukraine (according to the monitoring system of the State Geocadastre and public resources).



Lower cost of labor, land, and commercial real estate compared to regional centers.



The Pervomaisk Customs Post of the Mykolaiv Customs Office of the State Fiscal Service operates in the TC.



There are private warehouses and office premises available for rent for business purposes.



The Program for the Development of Small and Medium-Sized Enterprises in the Pervomaisk Territorial Community for 2024-2026 has been adopted.





## 4.9 Reference Information

### 4.9.1 Pervomaisk Territorial Community (Documents & Restrictions)



Development strategy of the Pervomaisk city territorial community



Economic and social development programme for 2025



Municipal energy plan of the Pervomaisk city territorial community for 2025-2030



General Plan

### 4.9.2 Engineering Networks



Calculation of the fee for standard connection to the gas network



Calculator for determining the cost of standard connection of the Principal's electrical installation



Connection to gas networks (to the gas distribution system)



Connection to electrical networks

### 4.9.3 Land Relations And Construction In Ukraine



Portal of the Unified State Electronic System in the Construction Sector



Open data of the State Land Cadastre



Electronic services of the Land Cadastre

#### 4.9.4 Transport & Infrastructure



Map of roads in Ukraine



Reference book of railway stations and freight tariffs



Reference book of airports in Ukraine



Reference book of border crossing points

#### 4.9.5 Natural Resources of Ukraine



Map of mineral resources of Ukraine



Wind atlas



Map of solar insolation



State geological portal



Interactive map of soils of Ukraine



Interactive topographic map of Ukraine

#### 4.9.6 State Regulation of Investments & Entrepreneurship



UkraineInvest



Information and reference resource of the State Tax Service

#### 4.9.7 Supporting Infrastructure for Business



Educational institutions in the Dnipropetrovsk region



Unified register of notaries



Register of natural monopolies operating in the energy sector



Register of natural monopolies in the areas of heat supply, centralized water supply and centralized water disposal





# We are open to cooperation!



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