



INVEST in Lviv

The time is right!



Lviv city
council

A portrait of Andriy Sadovyy, the Mayor of Lviv, standing in front of a background featuring the city's architecture, including the Lviv City Hall tower. The image is overlaid with a teal and white geometric design.

“

We invite partners to join us in the transformation of Lviv to even more successful and prosperous place. And I assure you that your business will develop together with Lviv.

Lviv is open to the world. Lviv is open to you. Invest in Lviv. The time is now.

Andriy Sadovyy
Lviv City Mayor

LVIV IS AN EXCELLENT, SMARTLY-LOCATED, AWARD-WINNING CITY WITH A PROMISING BUSINESS CLIMATE.

The local community and business ecosystem are very advanced and dynamic, where development is backed by a pro-active local government.

WESTERN UKRAINE'S LARGEST CITY WAS NAMED:



1

2020 Emerging City at the Global Business Services Awards in Central and Eastern Europe (CEE) Warsaw



CEE Shared
Services And
Outsourcing
Awards



EBRD Sustainability Awards 2020



European Bank
for Reconstruction and Development



1

2019 Most Transparent City in Ukraine for investment



TRANSPARENCY
INTERNATIONAL
the global coalition against corruption



6

Business-Friendly Cities Perception 2020 Ranking
2020 Emerging Europe Awards.



EMERGING
EUROPE



10

Ranked in the Financial Times fDi Intelligence Global Top 10 "Smart Locations of the Future" for cost-effectiveness

Smart Locations of the
Future 2019/20
Winners



fDi Intelligence

UKRAINE: KEY FACTS



POPULATION

44.6 million (70% urban-based)
20 million diaspora worldwide



TIME ZONE

GMT +2 in winter
GMT +3 in summer



LANGUAGE

Ukrainian



CURRENCY

Ukrainian hryvnia
1€ = UAH 34.3
1\$ = 28.3
(January 2021)



#64

**EASE OF DOING
BUSINESS 2020**



#20

**DEALING WITH
CONSTRUCTION PERMITS**



#45

**GLOBAL INNOVATION
INDEX 2020 (BOIB)**



#5

**INNOVATION
EFFICIENCY**



#3

**LOWER-MIDDLE
INCOME**



BIG MAC INDEX

\$ 2,17



CLIMATE

Average temperature
in July +24°C | in February -3°C



#43

**FINTECH COUNTRY
RANKINGS INDEX 2020**





INFORMATION TECHNOLOGY

- **#1** IT engineering force in Central and Eastern Europe (CEE)
- IT services are **40%** of all exports to US - **#1** trade category
- **100+** global companies operate software R&D labs in Ukraine
- **130,000** engineering graduate annually



AGRIBUSINESS

- **33%** of world's black-soil ("chornozem") is in Ukraine, considered the most fertile and productive agricultural land
- Over **70%** of Ukraine is agricultural land estimated at > **\$100** billion In the global food market*
- **#1** Sunflower oil, sunflower meal
- **#2** Rapeseed
- **#3** Nuts
- **#4** Corn, Barley, Rye Honey, Sorghum
- **#5** Wheat

*MY2018/19, the place in the world export by volume



INFRASTRUCTURE

- Railways – **23,000** km (**#14** globally)
- **#7** world's largest freight transporter
- Roadways – **170,000** km (**#29** globally)
- Airports – **19** international airports
- Sea ports – **13** along main coastline of Ukraine
- River ports – **16**
- **4** out of **10** principal transport corridors run through Ukraine
- Pipelines: Gas **37,000** km, Oil **4,800** km, Refined product **4,400** km



NATURAL RESOURCES

- **#1** black soil concentration globally
- **#2** manganese ores and graphite deposits globally
- **Top-3** iron ore deposits globally
- Local gas production covers **50%+** of domestic needs
- **#9** magnese ores...
- **#7** iron ore

Paying Taxes in Ukraine and comparator economies

COUNTRY COMPARISON FOR CORPORATE TAXATION

1	2	3
Competitive Labor Costs	Skilled Human Capital	Workforce Availability
Average Salary*, USD (as of Dec 2019)	Top European Countries by number of engineering graduates, thousand people	Unemployment Rate, % (as of Dec 2019)
Ukraine 520	Ukraine 130	Serbia 9.6
Serbia 570	France 105	Ukraine 8.7
Bulgaria 755	Germany 93	Bulgaria 5.9
Romania 1230	Turkey 75	Poland 5.2
Hungary 1295	UK 71	Slovakia 4.9
Slovakia 1315	Poland 66	Romania 4.0
Poland 1315	Spain 56	Hungary 3.3
Czech Republic 1460	Italy 48	Czech Republic 2.9
	Romania 99	

*salary includes employee social security tax, personal income tax and/or other employee taxes, if any

Source: World Mining Data 2020 report, published by the International organizing committee of World Mining Congresses (data reported as of 2018)

<https://ukraineinvest.gov.ua/>

EFFECTIVE TAX RATES, %

VAT	20%
Corporate income tax	18%
Corporate tax on salary	22%
Personal income tax (temporary military tax)	18% + 1.5%
Industrial property tax (for large companies)	0%
Land tax	1%



€ 400
gross average salary



#65 UKRAINE 2020 PAYING TAXES SCORE

(out of 190 countries in the World's Bank Doing Business Report)

5% work tax for private entrepreneurs in Ukraine

Regulatory framework

ONE-STOP-SHOP – OPEN A BUSINESS IN 2-3 DAYS

Starting a business in Ukraine is easy. There is a One-Stop-Shop for corporate registration. Local councils, local state administrations and notaries, can all set up a business for you, for as little as EUR18.



A Limited Liability Company (LLC) can be registered in 2-3 business days (including registration with fiscal, statistics and social security authorities, and setting up a bank account). There is no minimum share capital requirement for an LLC. Founders of an LLC should contribute 100% of the declared share capital within one year of the date of incorporation.

An LLC can be entirely owned by foreign investors (there are limited restrictions for companies engaged in the media and agricultural sectors).

FAVOURABLE TAX RATES FOR BUSINESS



Corporate Income Tax **(18%)**

Value Added Tax **(20 %)**

Personal Income Tax **(19,5 % including a temporary 1.5% military tax)**

Unified Social Security Contribution **(22%)** capped at the level of 15 minimum wages **(UAH 90,000)**

TRANSFER PRICING POLICIES SIMILAR TO OECD COUNTRIES



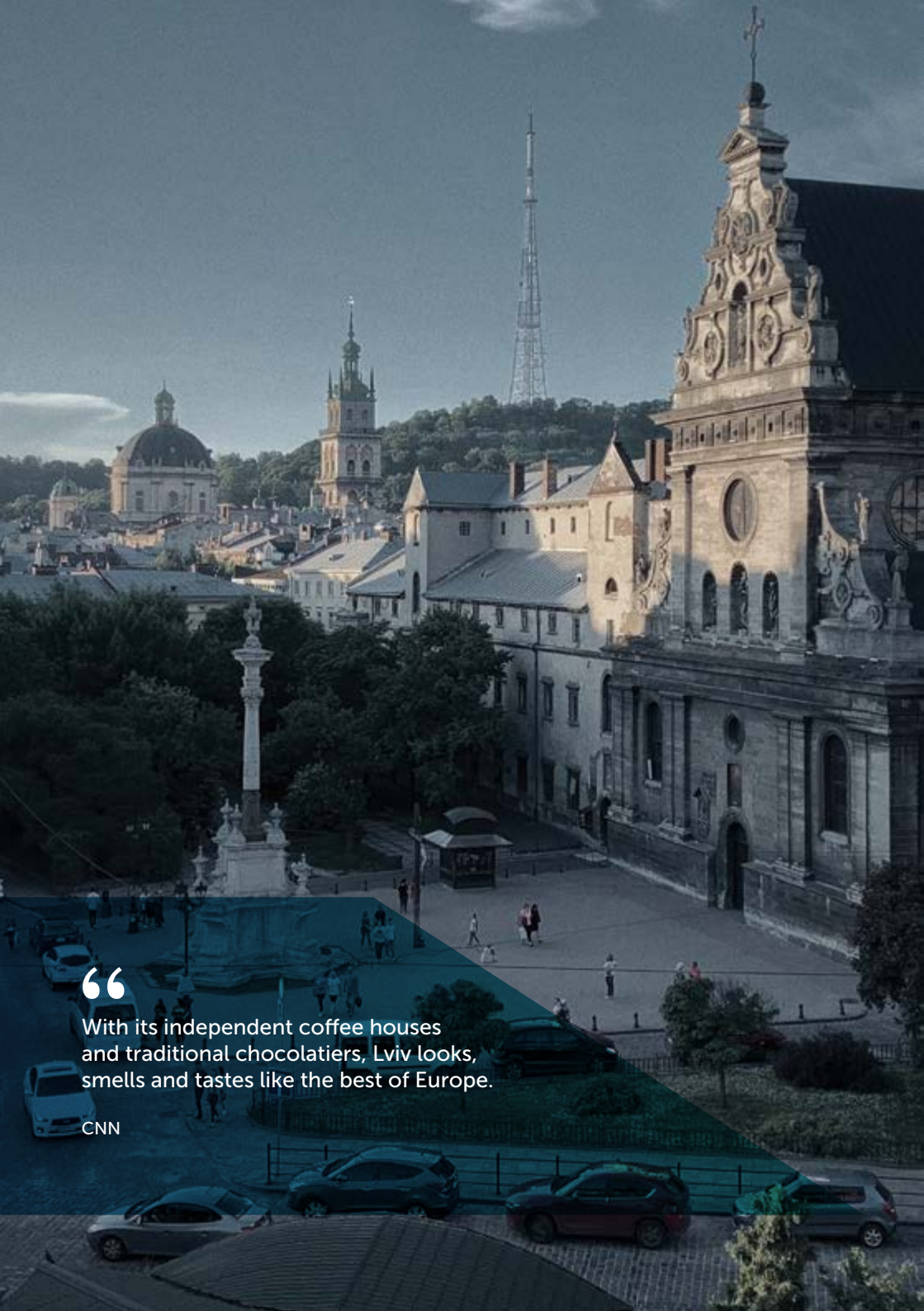
Transactions with non-resident related parties are deemed to be controlled from a transfer pricing perspective if the annual income of a taxpayer from any activities exceeds UAH 150 million in a reporting year.

EMPLOYMENT REGULATION



Whilst protecting workers' rights, the Ukrainian Labour Code is flexible and allows investors and employers to reorganise their business in the event of changes to the business environment or exit from the Ukrainian market. The length of the working week should not exceed 40 hours and employees are entitled to annual leave of at least 24 calendar days. The minimum monthly salary is UAH 6000 as of 01.01.2021 (about USD 212).

*Source: Ukraine: your new Shared Service Centre destination, KPMG



“

With its independent coffee houses
and traditional chocolatiers, Lviv looks,
smells and tastes like the best of Europe.

CNN

LVIV: KEY FACTS



FOUNDED

1256



AREA

182 km²

Lviv city

315.6 km²

Lviv hromada



POPULATION

721,5 K Lviv city

783 K Lviv hromada

1M Lviv (agglom.)

2.5M Lviv Region

MEMBERSHIP IN INTERNATIONAL ORGANIZATIONS



Creative Cities
Network



+350.org

SISTER CITIES

Chengdu, China **2017**

2016 Plovdiv, Bulgaria

Vilnius, Lithuania **2014**

2013 Tbilisi, Georgia

Przemysl, Poland /
Novi Sad, Serbia **2005**

2004 Banja Luka,
Bosnia and Herzegovina /
Lublin, Poland

Lodz, Poland **2003**

2002 Wroclaw, Poland /
Kutaisi, Georgia

Krakow, Poland **1995**

1993 Budapest, Hungary

Rzeszow, Poland **1993**

1992 Rochdale, UK

Freiburg im Breisgau, Germany **1989**

1973 Winnipeg, Canada



60 KM TO EU

A4 / E40 main road

9 customs border checkpoints



INTERNATIONAL AIRPORT

51 destination

21 airlines

9 departure gates

3000 pax / hour

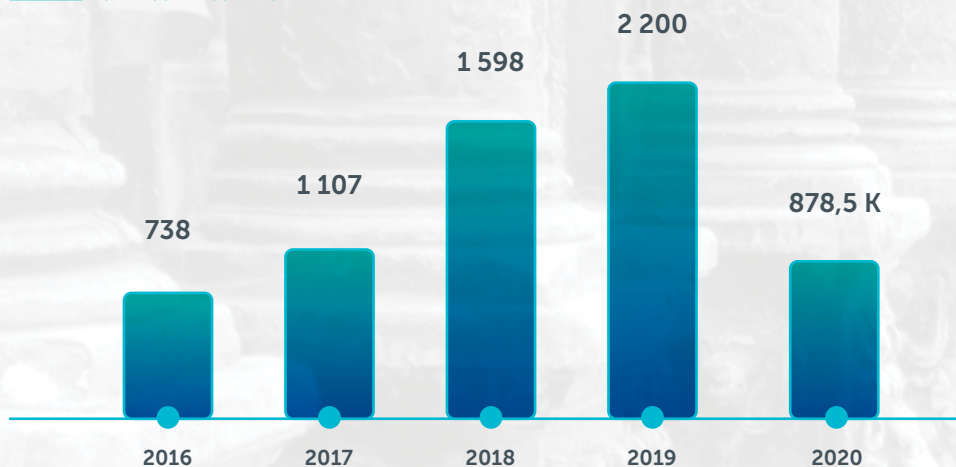
7 km / 15 min to city center



Source: Danylo Halytskyi International Airport "Lviv", 2020

DANYLO HALYTSKYI INTERNATIONAL AIRPORT • LVIV •

PASSENGER TRAFFIC, '000 pax



AIRLINES OPERATING IN LVIV INTERNATIONAL AIRPORT:

airBaltic

atlasglobal

Austrian



AZERBAIJAN
AIRLINES

azurair
Ukraine

Belavia



BRAVO AIRWAYS

Ellinair
MOUZENDIS GROUP

AirSERBIA

POLISH AIRLINES
LOT



Lufthansa



PEGASUS
AIRLINES

SkyUp



TURKISH AIRLINES

UUA

WINDROSE



WIZZ

YANAIR

RYANAIR

Source: Danylo Halytskyi International Airport "Lviv", 2020



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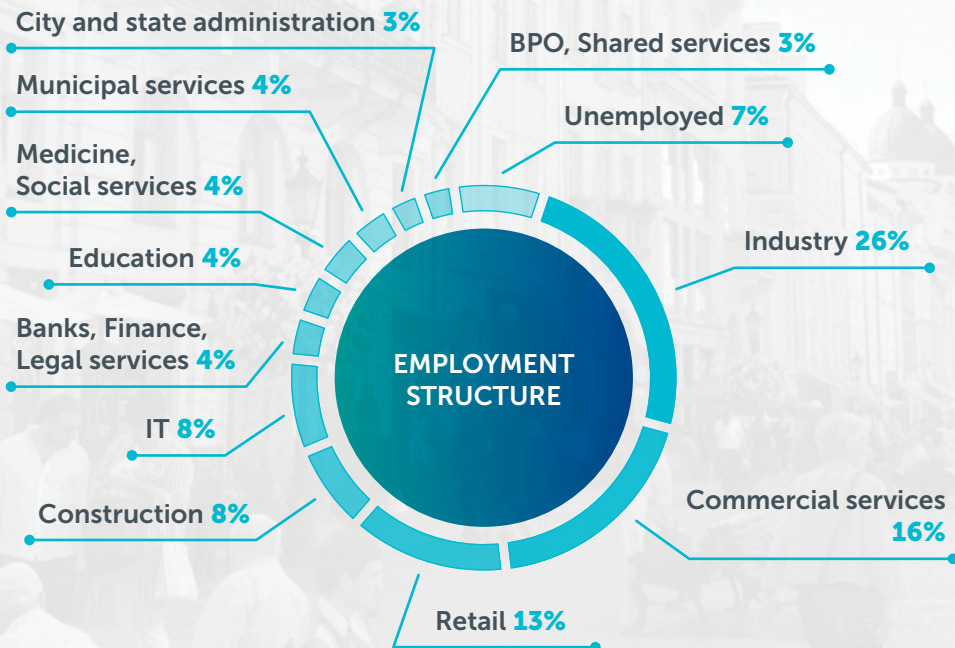
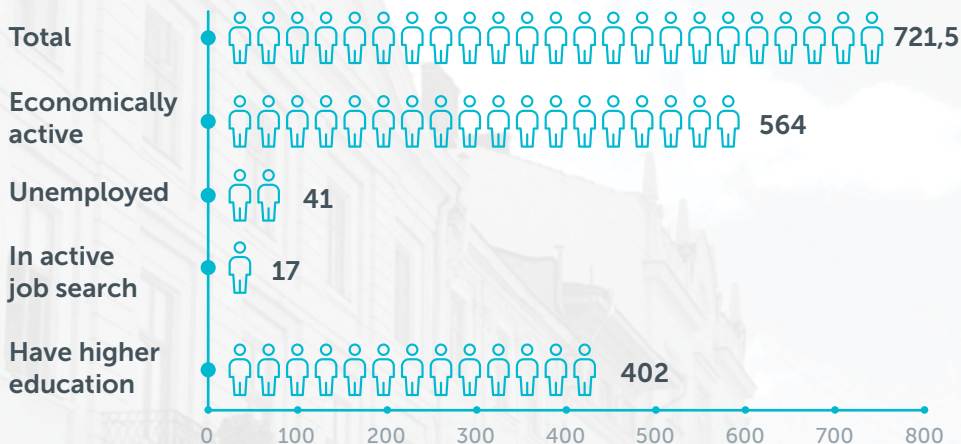
Back in 2011 Nestle decided another important investment in Lviv - opening the NESTLE Business Service Center. This BSC grew over the years. Now we employ around 1200 people. It is very important to know that our first production site was established in Lviv. Here we have our Svitoch factory which produces chocolate. Another important asset we have in Lviv is our distribution center. This is the state-of-the-art distribution center which is servicing international and local purposes. I believe that we will continue to invest in Lviv.

Alessandro Zanelli,
CEO Nestle Ukraine and Moldova

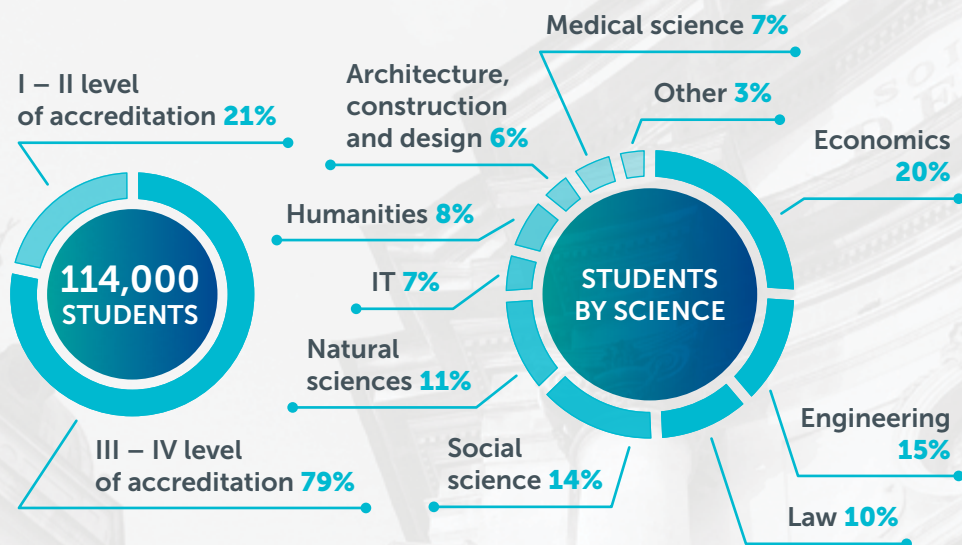


PEOPLE

POPULATION, '000 people



Source City Institute, 2019



UNIVERSITIES (III-IV LEVEL OF ACCREDITATION), students

Lviv Polytechnic National University	26,0
Ivan Franko National University of Lviv	20,0
Danylo Halytsky Lviv National Medical University	6,14
Lviv National Agrarian University	4,20
Lviv State University of Internal Affairs	4,70
Lviv National University of Veterinary Medicine and Biotechnologies	3,40
Ukrainian National Forestry University	3,10
Hetman Petro Sahaidachnyy National Army Academy	2,10
Lviv University of Trade and Economics	2,78
Lviv State University of Physical Culture	2,90
Ukrainian Academy of Printing	2,33
Lviv State Financial Academy	2,50
Lviv State University of Life Safety	2,21
Ukrainian Catholic University	1,73
Lviv National Academy of Arts	1,10
10 other small universities	63,0

Total

114,0

Source: City Institute, 2019

LVIV CONFERENCE FACILITIES

41

hotels with conference facilities
Sonata Hotel 450 *

9

academic venues
Lviv Polytechnic National University – 800*

10

unique venues
Lviv Opera and Ballet Theatre – 1, 000*

12

conference halls
Arena Lviv Stadium – 1, 200*

*Biggest capacity, theatre seating

TOTAL DELEGATES IN 2019

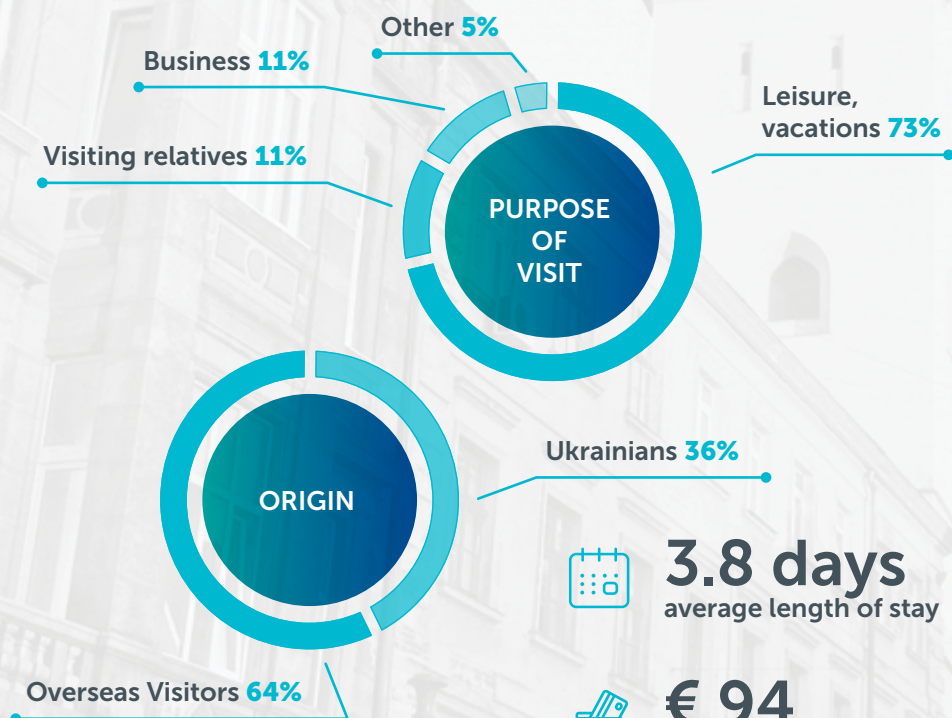
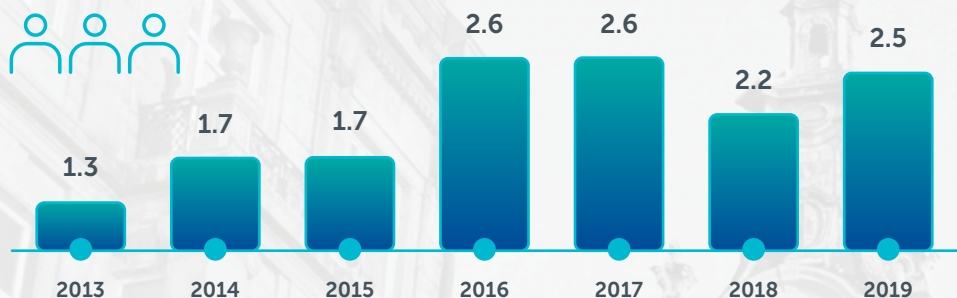
291, 144

HOTELS

Hotels	
with Conference Facilities	41
Other hotels	81
Total no. of rooms	3, 866
No. of beds	7, 824



NUMBER OF TOURISTS, million people



3.8 days
average length of stay



€ 94
1 tourist spends per day

Source: Lviv Tourism Office, 2019

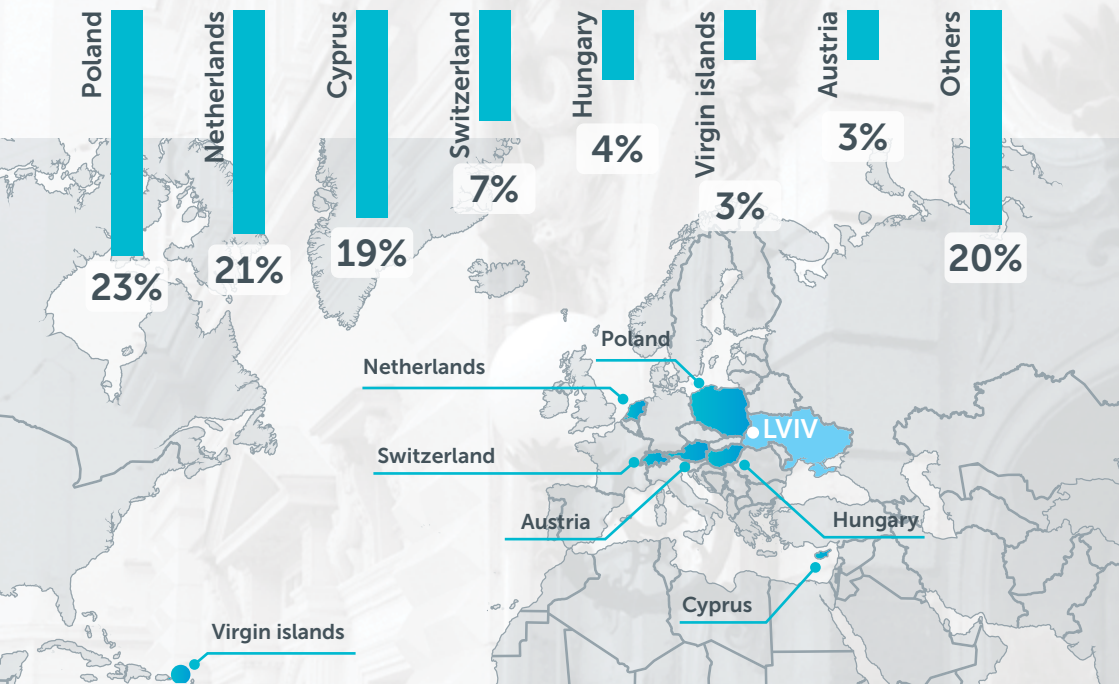


“

Lviv and Lviv region by itself with qualified human capital, favourable location and well developed infrastructure have a big potential to grow. This is the place where foreign investors will get full support of the authorities to establish and built new companies.

Jorge Garcia, Corporate Vice President,
Fujikura Automotive Europe

STRUCTURE OF FOREIGN DIRECT INVESTMENTS BY COUNTRIES
(equity capital) IN THE ECONOMY OF LVIV ON 31.12.2018, %



PERCENTAGE OF FOREIGN DIRECT INVESTMENT BY COUNTRY (equity)
INTO THE ECONOMY OF LVIV AS AT 31.12.2019, %

Industry	56%
Real estate operations	10%
Finance and insurance activities	8%
Administrative and support service activities	8%
Wholesale and retail trade	4%
Professional, scientific and technical activities	4%
Agriculture, forestry and fish industry	3%
Other services	6%

“

We can recommend Lviv as a solid base to start when aiming to invest in Ukraine. A long breathe, patience, relationships, accessibility to (debt) financing as well as the capacity to amend plans are though key ingredients for anyone aiming to operate in Ukraine.

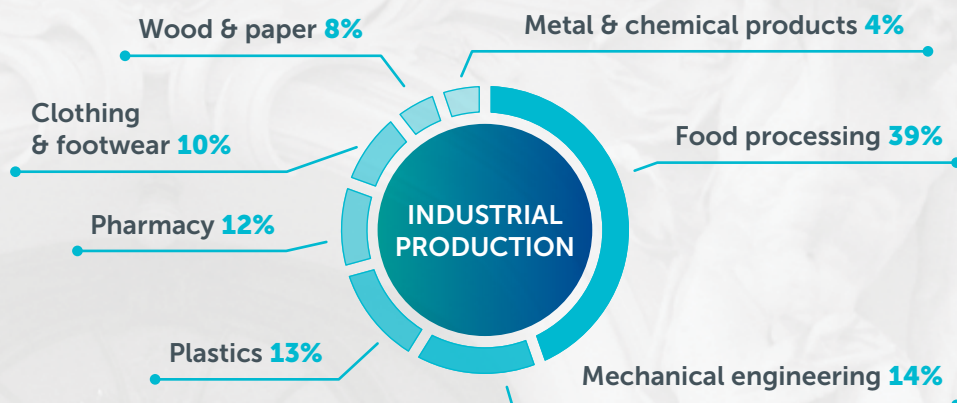
Gawein Minks,
Director, Multi Ukraine



COST-EFFECTIVE LOCATION

UTILITIES COST FOR INDUSTRIAL CONSUMERS (on January 2021)

Electricity	€ 107,66/MW-h
Natural gas	€ 0.25/m ³
Water & sewerage	€ 0.44/m ³ / € 0.22/m ³



INTERNATIONAL PRESENCE (industrial production & manufacturing)



FINANCIAL INSTITUTIONS INTERNATIONAL PRESENCE:



Source: Lviv Investment Office, 2020

RING UKRAINE POWERED BY AMAZON

ring Ukraine



492+	IT companies in Lviv
\$ 1,255	billion economic effect of the IT sector in Lviv in 2019
20%	of city GRP - \$3,9 Billion GRP of Lviv
26.500	IT specialists
56%	software engineers
99.6%	speak English
4 500	IT specialists graduate annually
20%	predicted annual growth of IT industry
4000+	participants in IT Arena annual event

Source: Lviv IT Cluster, 2020

COMPANIES FROM THE GLOBAL OUTSOURCING 100 PRESENT IN LVIV:

softserve*

eleks*



<epam>

infopulse

intellias

N-iX



*HQ in Lviv



info@itcluster.lviv.ua
0 800 300 331
www.itcluster.lviv.ua






www.relocatetolviv.com



≈2500 EMPLOYEES

- legal services
 - accounting sales
 - finance
 - HR
- procurement
 - consulting
 - audit
 - advisory
- call centers
 - data analysis
 - technical support
 - project management

	VACANCY	AVG. NET SALARIES
	Call center employee	\$ 588
	Customer relations specialist	\$ 490
	Accountant	\$ 385
	Financial analyst	\$ 470
	IT Administrator	\$ 1000
	QA	\$ 1350
	IT Developer	\$ 2000

Source: Deloitte, 2019

INTERNATIONAL PRESENCE:



PPP project

Mixed type complex adjacent to the Main train stations





PUBLIC-PRIVATE PARTNERSHIP (PPP) PROJECTS

List of Public-Private Partnership projects in Lviv*:

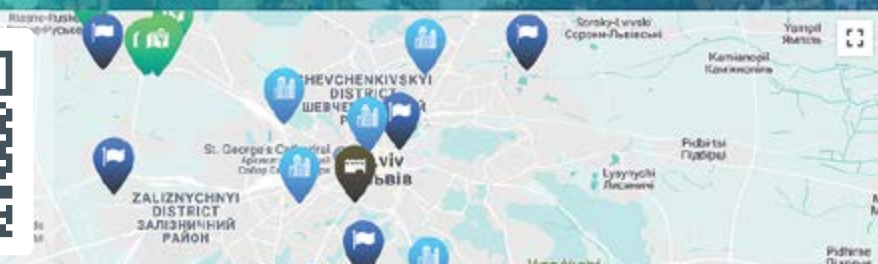
1. Construction of the mixed type complex on the territory adjacent to the main and suburban train stations in Lviv.
2. Construction of the exhibition facility of multiple use, including also for exhibiting modern art pieces.
3. Creating a multifunctional medical facility on the basis of the Lviv Clinical Emergency Care Hospital.
4. Construction of a multifunctional sports facility for wrestling and other types of martial arts, with the wrestling and other martial arts gym, a hotel for athletes and visiting competition participants, and open-air sports grounds at Linkolna-Lypynskoho Streets in Lviv
5. Creating an Educational Cultural Entertaining Cinema Space in Lviv (on the basis of the former Khmelnytskyi Cinema).
6. Construction of underground parkings, including an underground parking on Petrushevycha Sq.
7. Construction of intercity bus stations on the territory of Lviv.
8. Modernization of the street lighting system in Lviv.
9. Modernization of Lifting Mechanisms System in Lviv.
10. Modernization of the City's Utilities Infrastructure: Water Supply and Water Disposal.
11. Modernization of the City's Municipal Infrastructure: Gas Reciprocating Units for Electricity and Thermal Energy Generation at the Lvivteploenergo Lviv City Utilities Company.

*Lviv - first Ukrainian city which approved the List of local PPP's projects.

In 2020 was signed Memorandum of Cooperation between Lviv City Council and state organization – PPP Support Agency.

Detailed information about investment and PPP city projects on our website by qr-code:

Investment Opportunities



PUBLIC-PRIVATE PARTNERSHIP (PPP) PROJECTS

Underground parking on PETRUSHEVYCHA SQ.

- long-term concession project
- public partner: Lviv City Council
- Pre-Feasibility study has been elaborated
- 0.8 ha land plot
- 2 floors; 350 parking spaces
- total cost - 10M USD
- Sources of income: collection of parking fees, commercial activities (services for charging electric car batteries).
- City Council will close nearby streets for car parking
- Includes public square renovation.



Mixed type complex adjacent to the Main train stations

- long-term concession project
- Pre-Feasibility study is elaborating (with IFC support).
- Potential public partners: Lviv City Council (initiator), Ministry of Infrastructure of Ukraine, National Railway Company Ukrzaliznytsia JSC.
- revitalization of the territory near to Lviv main train station for its effective use;
- relocation of Lviv suburban train stations, etc. other train buildings and combining them with the main train station;
- construction of new commercial quarter in this area;
- 18 ha land plot
- 137,8 thous. m² designed office and hotel apartments
- designed shopping (41 thous. m²) and multifunctional (14,4 thous. m²) centres.

Multifunctional medical facility

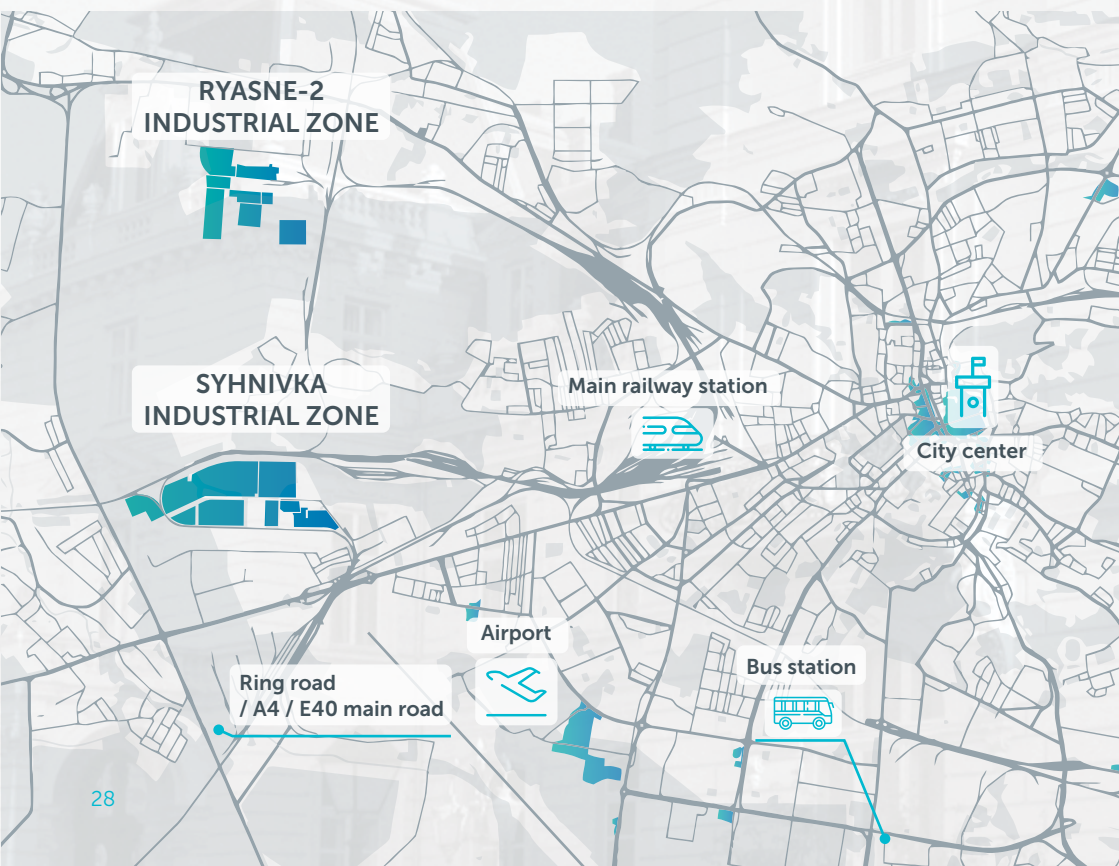
- included in list of priority investment projects of the State until 2023 by Government Decree
- public partner: Lviv City Council
- consult support: IFC
- project on the basis of the Lviv Clinical Emergency Care Hospital
- stage: preparation for elaborating pre-feasibility study.



INDUSTRIAL ZONES

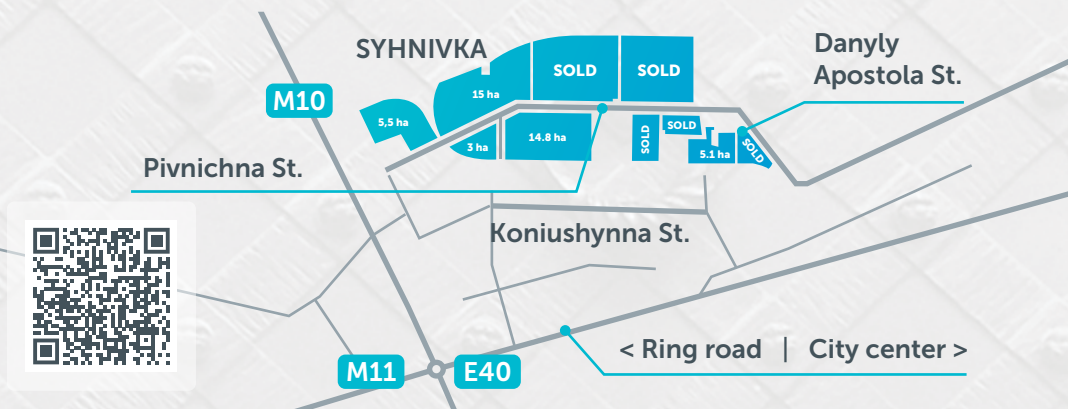
INCENTIVES

TAXES AND FEES	STANDARD TAXATION	AFTER INDUSTRIAL ZONE TAX RELIEF
Property tax for industrial buildings	€ 0.89 – € 1.46 / m ²	ZERO
Investment contribution for infrastructure development	Up to 10% of estimated cost of construction	ZERO
Land lease fee	3% of normative monetary valuation	60% reduction



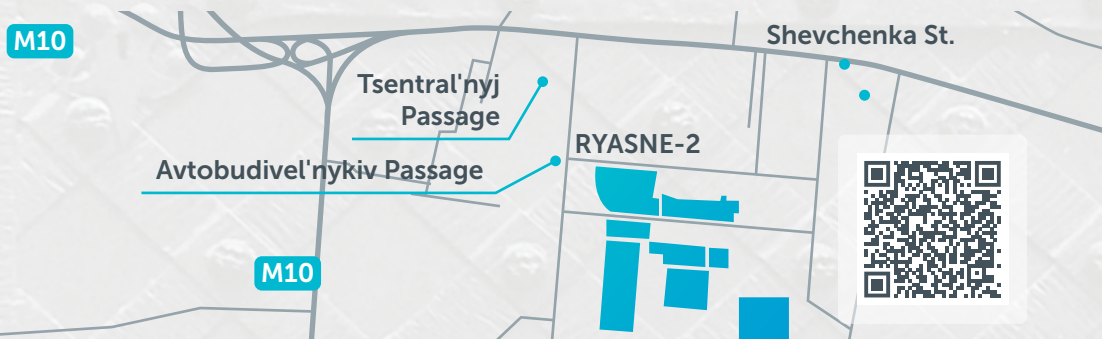
SYHNIIVKA INDUSTRIAL ZONE – 92 HA

- Main industrial city zone.
- 49.1 ha of available industrial greenfields.
- 15 ha reserved for industrial park (special status)
- Located on the western outskirts of Lviv from 5 km to Main ring road / E40 (A4) main road in EU direction (Shehyni checkpoint).
- Available utilities: electricity, gas, water.
- Possibility to build a railway track (20 - 500 m to existing railway)
- Development strategy and local territory plan are developed.
- 4 industrial investors were involved.
- Privatization via land auction



RYASNE-2 INDUSTRIAL ZONE – 37 HA

- 37 ha of available industrial greenfields
- Located on the A4 Highway on the Northwest outskirts of Lviv in EU direction (Krakivets checkpoint), next to CTP industrial park
- Available utilities: electricity, gas, water, sewerage



INDUSTRIAL PARKS

SPARROW PARK LVIV

- Logistics park with A-Class facilities
- Located in Syhnyivka industrial zone
- Built-to-suit (BTS) lease model
- Specialization – light industry and retail
- 18,8 ha land plot
- 113 000 m³ total building area
- First project stage – 11 000 m³ facilities (available in first half of 2021)
- All utilities are available
- Designed railway terminal with its own tracks



LVIV INDUSTRIAL PARK "RYASNE-2"

- Industrial park status
- A-Class manufacturing and logistics facilities
- Located on the Northwest outskirts of Lviv near to M10/A4 Highway in EU direction (Krakivets checkpoint).
- 24 ha land plot
- 140,000+ m² Gross Leasable Area
- First project stage – 13 650 m³ dry warehouse facilities on 2.7 ha land plot (construction starts in 2021).
- All utilities are available



MAJOR INFRASTRUCTURE PROJECTS

SOLID WASTE MANAGEMENT PROJECT



- Construction of MBT Plant
- **€ 100M+** investment from EBRD, EIB and Lviv Municipality



Project Manager:
Lviv Municipal Company
•**GREEN CITY**•
+380 322 97 55 70
zelene.misto@lvivcity.gov.ua



URBAN PUBLIC TRANSPORT PROJECTS

Implemented:

- 7 new and 35 used trams (EBRD funding)
- Construction of new tramline (EBRD funding)
- 150 new buses in 2018 (leasing financing)

In progress:

- Automatic fare collection system (EBRD funding)
- 50 new trolleybuses (EBRD funding)
- 10 new trams (EIB funding)
- 100 new buses (EIB funding)
- 100 trolley buses with autonomous motion (IFC funding)



IMPLEMENTED

Project	IFO	Amount Financed, € M	Total, € M
Tram rolling stock Modernization	EBRD	13,9	16.4
	Lviv City Council	2,5	
Street reconstruction with tram lines (trams 2 and 6)	EBRD	27,1	33
	Lviv City Council	5,9	
Tramline to Sykhiv district	EBRD	12	25.9
	BMU	6,2	
	Lviv City Council	7,7	
TOTAL FUNDS			75.3



Lviv city
council



European Bank
for Reconstruction and Development



E5P



European
Investment
Bank
The EU bank

FitchRatings



Bundesministerium
für Umwelt, Naturschutz
und nukleare Sicherheit

PARTNERSHIP WITH IFOs

PROJECTS IN PROGRESS

Project	IFO	Amount Financed, € M	Total, € M
Wastewater treatment & biogas production	EBRD	15	31.5
	E5P	7,5	
	NEFCO	5	
	Lviv City Council	4	
Heating modernization	EBRD	20	33
	E5P	10	
	Lviv City Council	3	
E-ticket	EBRD	10	11.2
	Lviv City Council	1,2	
Waste management	EBRD	25	41.75
	E5P	10	
	Lviv City Council	6.75	
Trolleybuses and infrastructure	EBRD	17.5	22
	Lviv City Council	4,5	
Urban Public Transport	EIB	40	40
Road Safety	EIB	37,8	37,8
Trolleybuses with autonomous motion	IFC	32	32
TOTAL FUNDS			249,25

Credit rating B/ Stable



INNOVATION DISTRICT IT PARK

The project occupies the land plot of nearly 10 ha, and represents one of the largest and most important urban developments in the city in the next 5 to 10 years.

Stage 1

	Six blocks of 8-storey office buildings A, B, C	72 000 sq m GLA space
	office tower D	28 000 sq m GLA space
	Technological laboratories F	2 000 sq m
	Mall with supermarket, food court, fitness area, entertainment zone, supporting services F Conference facilities	10 000 sq m GBA
	Internal and external parking	2000 + parking lots
	Open green areas for sports and leisure	20 000 sq m

58 000 sq m office premises signed!

Construction period for Stage 1: 24 months

softserve


 Perfectial
EMPOWER YOUR IDEAS

GlobalLogic®

intellias

N-iX

Stage 2 and Stage 3

	Set of office buildings different high with retail on the ground floors	Up to 150000 sq m GLA space
--	--	--------------------------------

DEVELOPER - GALEREJA CENTRE LTD.
www.galereja.com.ua

OFFICE PROPERTY MARKET



254,000 m²
total stock
(GLA)



\$ 12 - 19 rent
(excluding
VAT and utilities)



1,8 %
vacancy rate

Source: Deloitte, 2019

320 000 m² OF A-CLASS OFFICES TO BE COMMISSIONED BEFORE 2022

LVIV.TECH.CITY

- Three class-A office buildings and a multi-family residential complex positioned in a business class with diversified amenity facilities.
- The Project's site – **4.7 ha**
- Total area (GBA) **55 000 sq. m**
- Lease area (GLA) **27 000 sq. m**
- Number of working stations – **3500**
- Underground parking. For **350** cars
- Fitness centre,
- Modern Café with a catering function

Developer – UDP www.udp.ua





IT CLUSTER

50+ companies
6 Universities



PUBLISHING
AND PRINTING
CLUSTER

PUBLISHING AND PRINTING CLUSTER

13 publishing enterprises
1 University



LVIV CLUSTER OF EDUCATION DEVELOPMENT AND CREATIVITY

10 founders
10 members of Advisory Board
11 cluster members



LVIV MEDICAL TOURISM CLUSTER

10 private clinics



BIOTECH&PHARMA
cluster

BIOTECH&PHARMA CLUSTER

18 cluster members



WUFIC

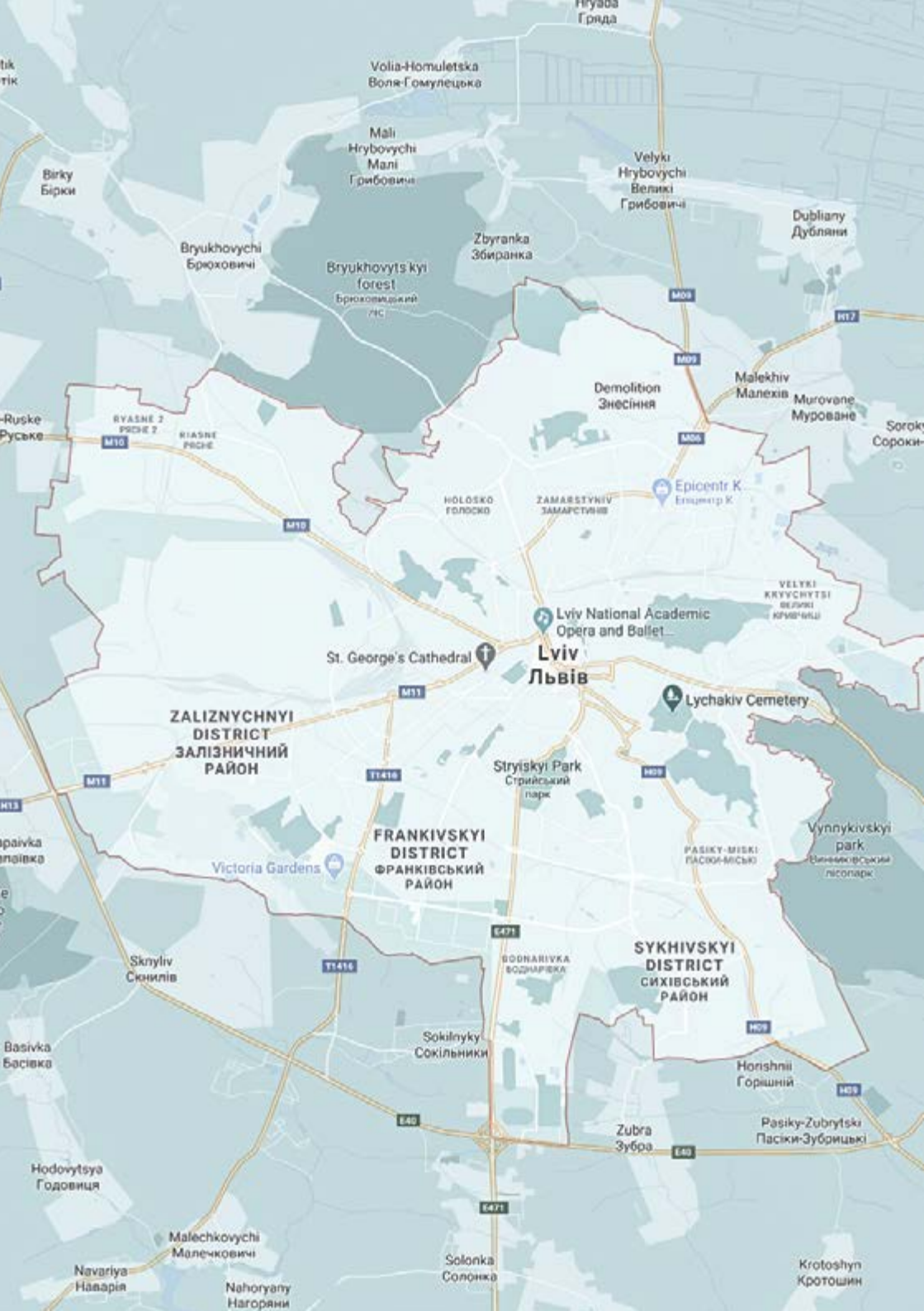
West Ukrainian
Fashion Industry
Cluster



WEST UKRAINIAN FASHION INDUSTRY CLUSTER

32 light industry enterprises
2 educational institutions
1 school of innovative
tailoring skills "List"





SUPPORTS

- investment activities locally and clears any investment process bottlenecks

SEARCHES

- investment targets

PROVIDES

- information on business climate, investment opportunities, human capital availability, local costs and taxes structure

IDENTIFIES

- potential investment projects and investment opportunities on demand

ARRANGES

- bilateral business meetings and study visits

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NOTES





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[investinlviv
youtube](https://www.youtube.com/investinlviv)

Invest in Lviv

