

Promprylad.Renovation



PROMPRYLAD
RENOVATION

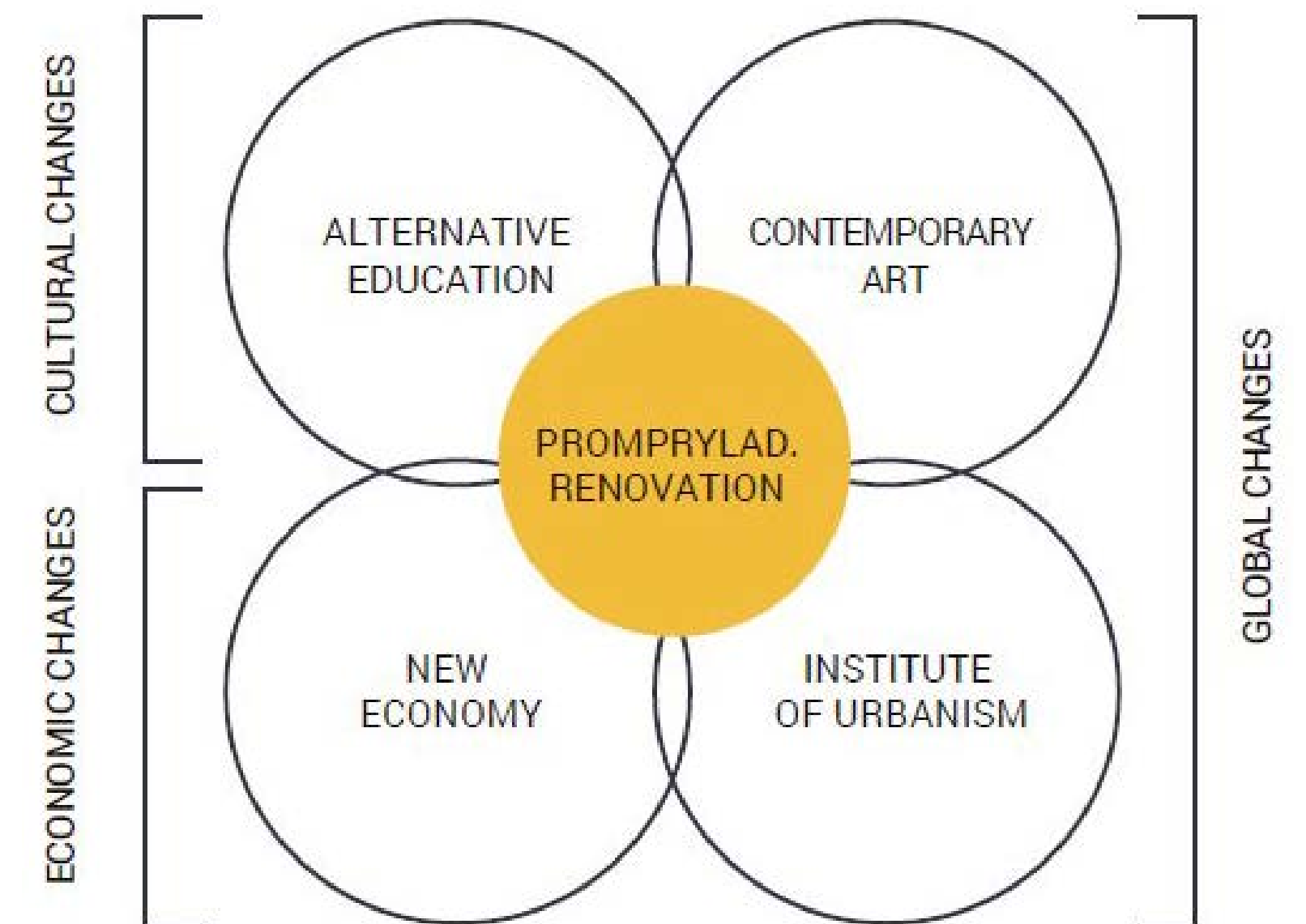
Investment Presentation

www.promprylad.ua



Promprylad.Renovation is an innovation center on revitalized premises of «Promprylad» plant in Ivano-Frankivsk.

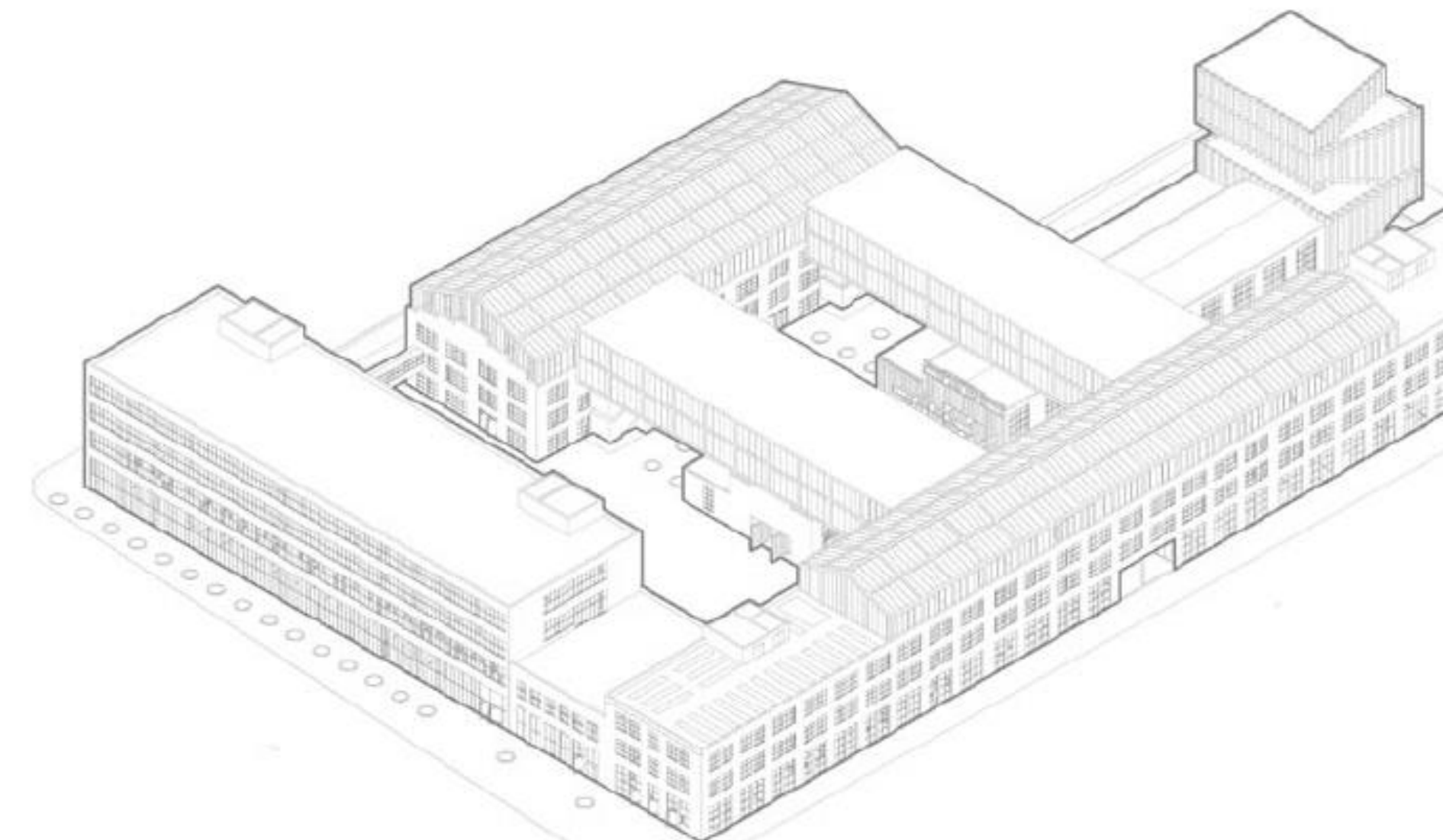
The project of **over 38.000 m²** will create conditions for business and social initiatives focused on the development of **new economy, urban planning, contemporary art, and informal education** in the region.





During 2019-2023 the project is going to raise **\$30 millions from private investors, organizations and long-term loan from International financial institutions to gradually launch six buildings and a park.**

New territory will host a lot of facilities - offices, laboratories, shops, exhibition and entertainment centers, hotel and hostel, farmers' market, restaurants and many more.

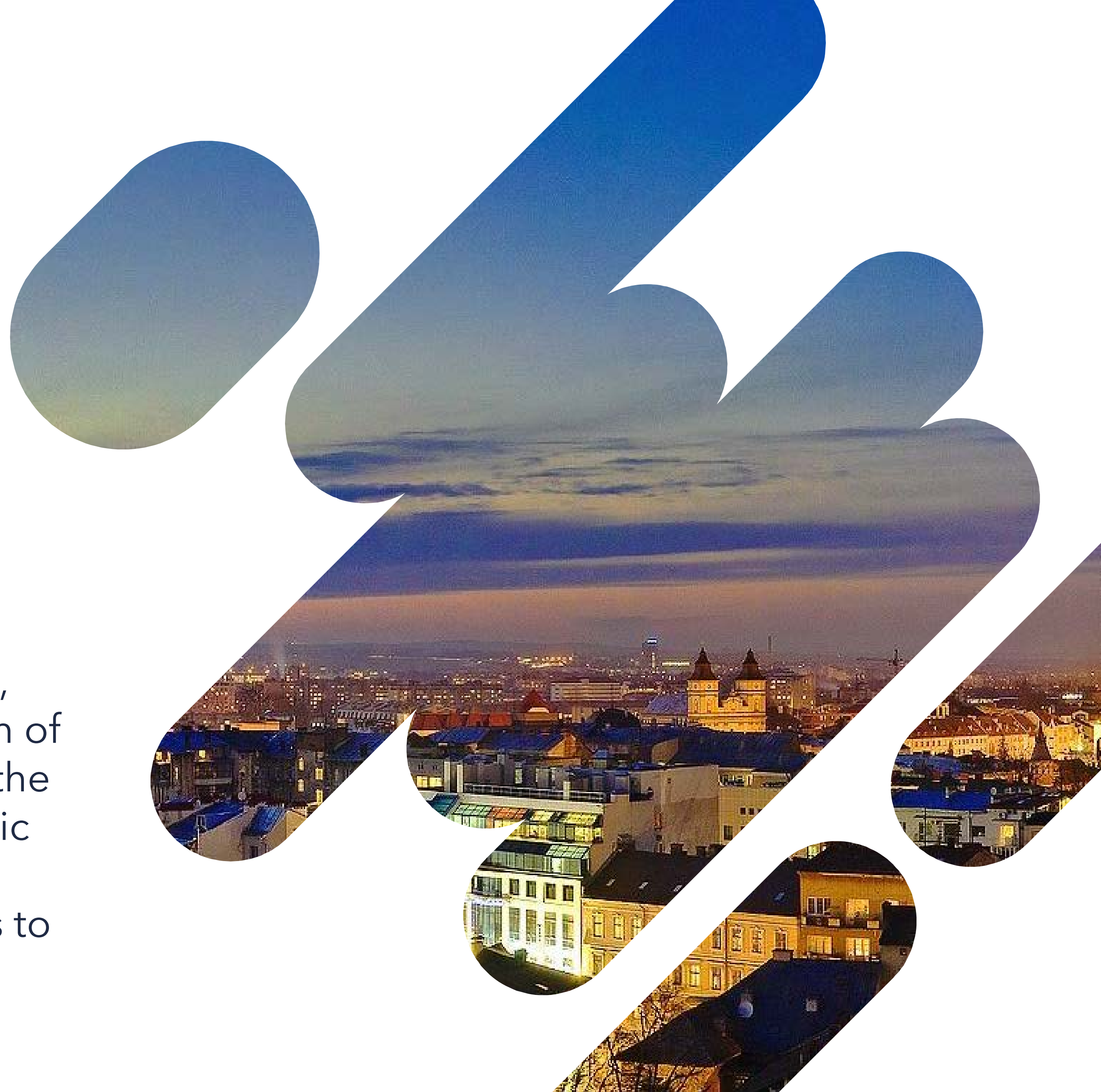


Background



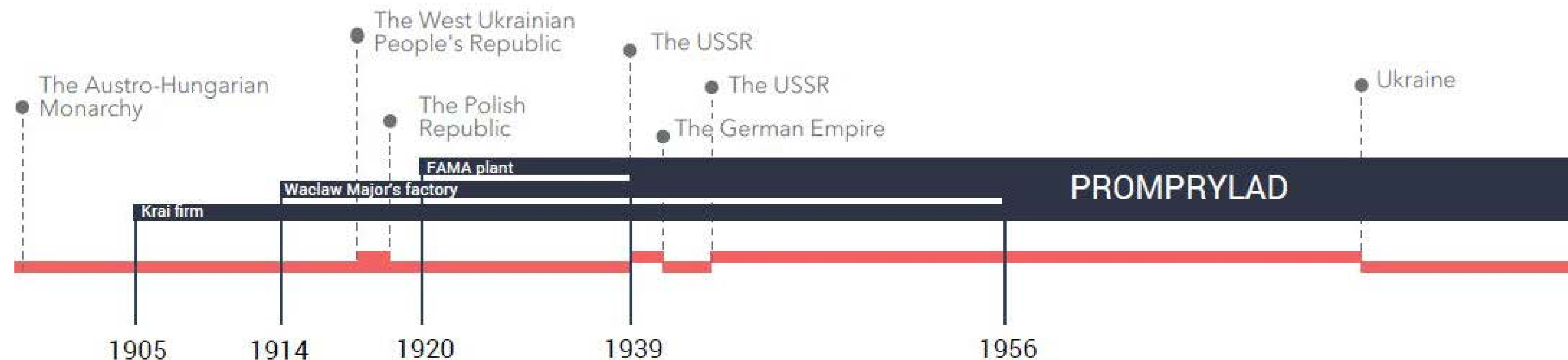
Ivano-Frankivsk is a city located in Western Ukraine, an administrative center of Subcarpathian region with population of 281,6 thousand people.

Extensive business activity and cheap workforce, high quality HoReCa services, regular flights to the capital, over 100 km of planned cycle tracks, close proximity to the Carpathians, and combination of dynamic atmosphere and historic charm attract entrepreneurs, tourists and downshiftners to the city.





Promprylad is one of the largest industrial facilities in Ivano-Frankivsk originating from the 18th century, when blacksmith's and a locksmith's workshops were founded here. The plant reached its maximum size by the mid-80s when it was named 'Promprylad'.



In the Soviet times, the plant specialized in instrument engineering and consumer goods, produced automatic equipment and commercial rotary gas meters. Small batches are still being produced. However, most of the plant area is no longer used and needs repairing.



Renovation





The plan allows for building up of economic and educational environment at the territory of the former plant to promote development of important business areas and create value for the city residents.



26.440
m²

10.000
m²

The plan provides for renovation of **26.44 thsd m²** of areas in the existing buildings and construction of two new ones covering **10 thsd m²**.

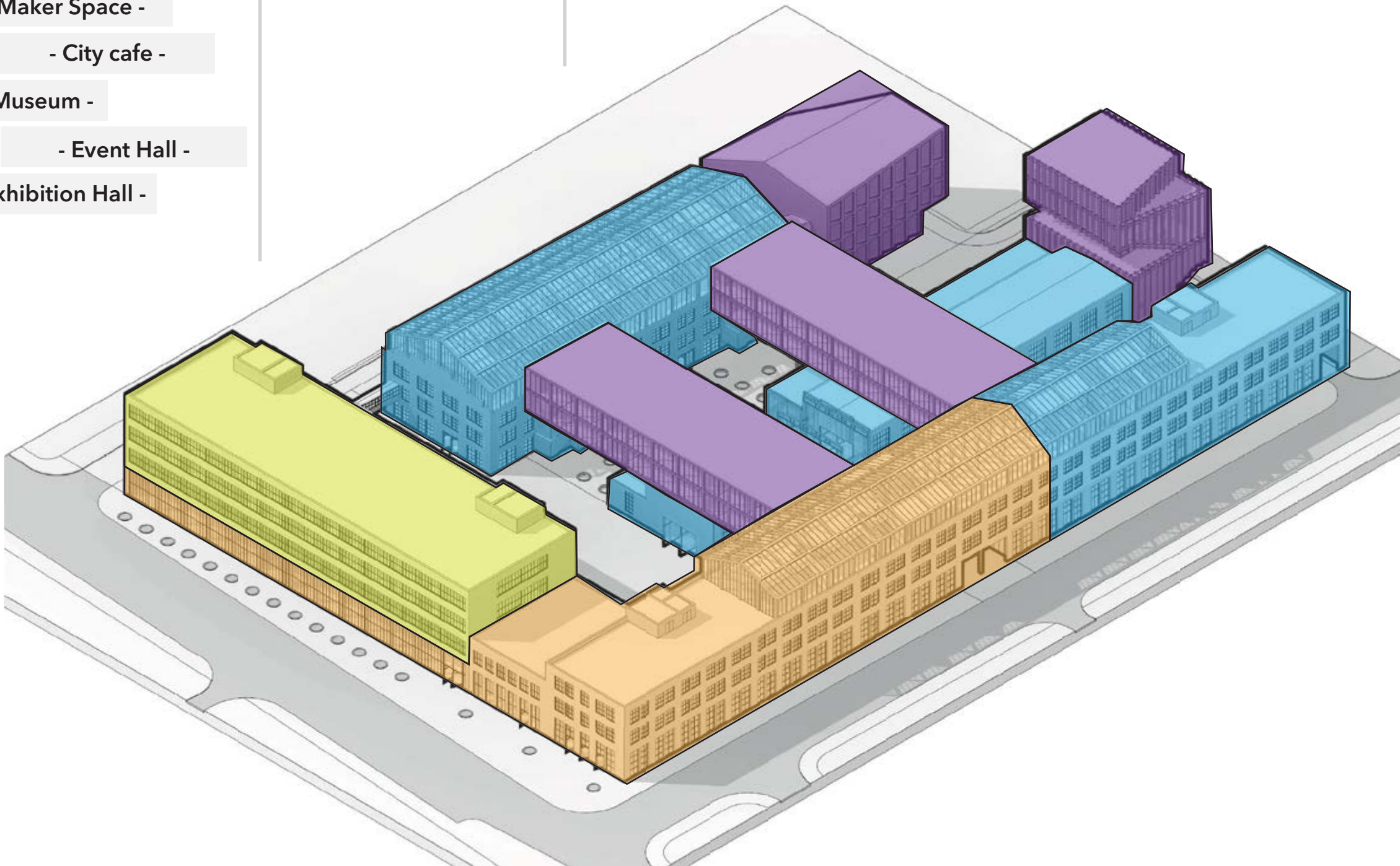


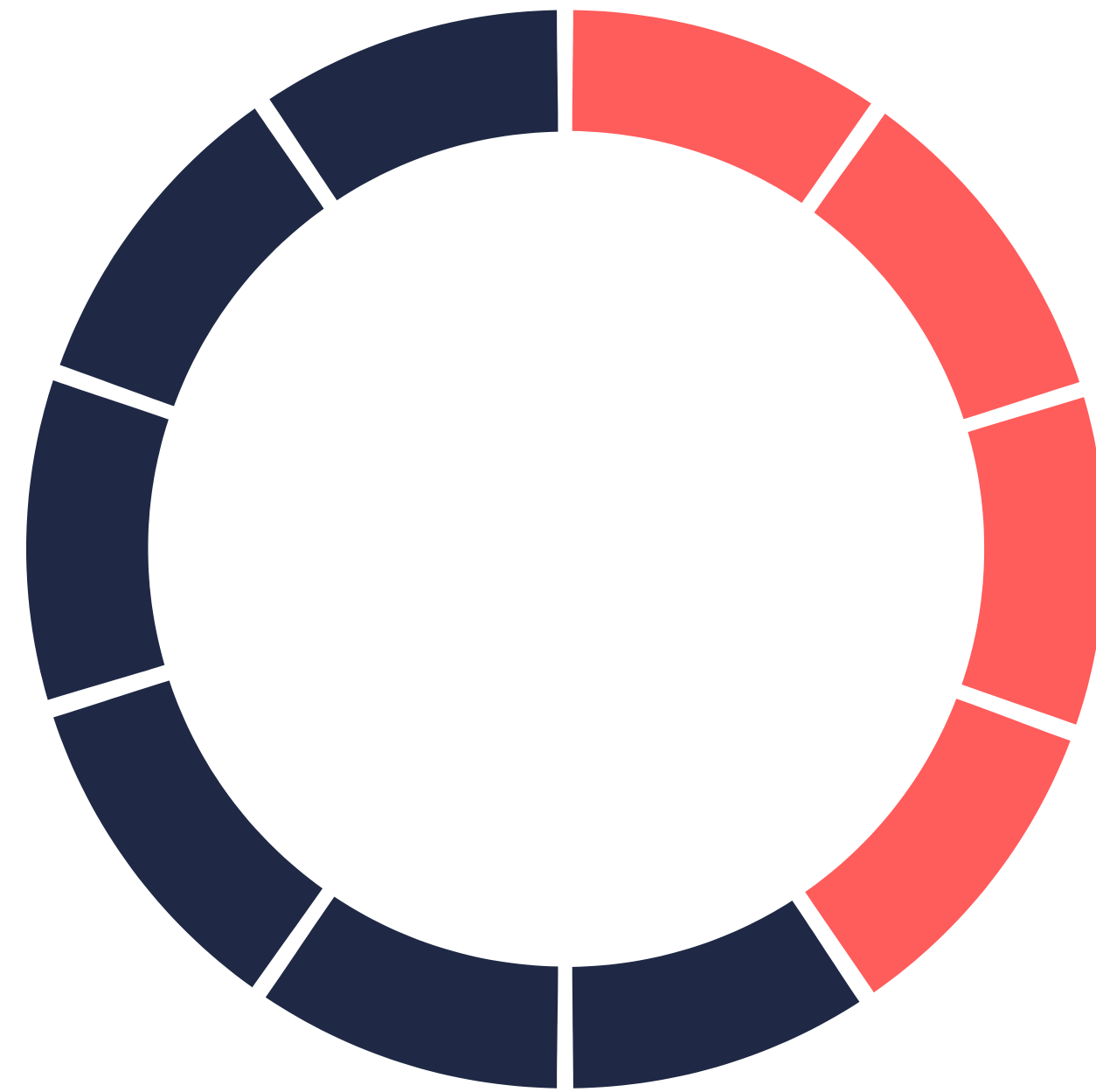
Reconstructions is planned gradually accordingly to investment attraction*

Reconstructions time schedule

	2021	2022	2023	2024	2025
	stage I (pilot)	stage II	stage III	stage IV	
	<div>- Conference Hall -</div> <div>- Coworking -</div> <div>- PromFood -</div> <div>- PromBar -</div> <div>- Offices -</div> <div>- Dance School -</div>	<div>- Offices-</div> <div>- Food market -</div> <div>- Wine Shop -</div> <div>- Retail -</div> <div>- Gallery -</div> <div>- Food-Hub -</div> <div>- Gym -</div> <div>- Brewery -</div>	<div>- Business Restaurant -</div> <div>- Hotel -</div> <div>- Hostel -</div> <div>- Retail -</div> <div>- Maker Space -</div> <div>- City cafe -</div> <div>- Museum -</div> <div>- Event Hall -</div> <div>- Exhibition Hall -</div>	<div>- Cinema Center -</div> <div>- Offices class A -</div> <div>- Parking -</div>	

- Stage I (implemented)
- Stage II
- Stage III
- Stage IV





Up to 40% of the area will be occupied by office space

The rest will be given to workshops, educational and child centers, hotels, restaurants, non-governmental initiatives and many more.



















Pilot Project





Reconstruction of the third floor of the building on Sakharov Street began in **June 2017** as a pilot project to test the hypotheses and work out the reconstruction process.

The first event within the pilot floor took place in **September 2017**.



Pilot floor has proved project assumptions

Child center, office spaces and a co-working area, dancing school, bar, conference hall, robot club, craft workshop, barber academy, multimedia lab, urban center, showroom and Investment Policy Department of the City Council - this set of functional areas proves the importance of cooperation between community, business and authorities.



12 TENANTS

were the first to use the renovated space of the 3rd floor of one of the plant buildings



1,800 m²

were renovated in the course of pilot project renovation



155 PEOPLE

work on the floor in administrative office and functional areas



USD 1.3 M

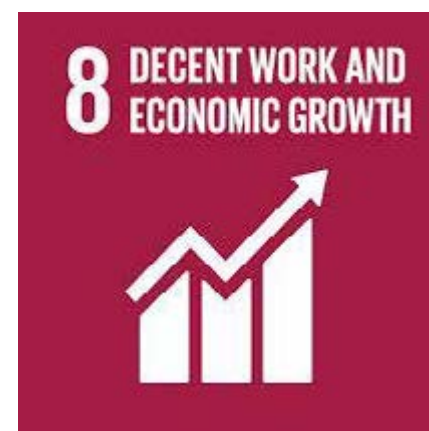
were invested by partners and investors for research and launch of the pilot project



During the first two years of operation, the pilot floor held **1400 events** visited by **60,000 people**. The space also held **30 exhibitions** at the contemporary art gallery, **75 big conferences**, over **500 lectures** and educational events, several concerts and hackathons.



Promprylad.Renovation is meant to implement the following Sustainable Development Goals*



The 17 Sustainable Development Goals (SDG's) are the world's best plan to build a better world for people and our planet by 2030 adopted by all United Nations Member States in 2015.

\$1 = \$5

An important part of the investment project is its social contribution to the development of the city and the community.

Every dollar invested into the project will make 5 dollars worth of social impact. According to SROI calculations by PACT Ukraine.

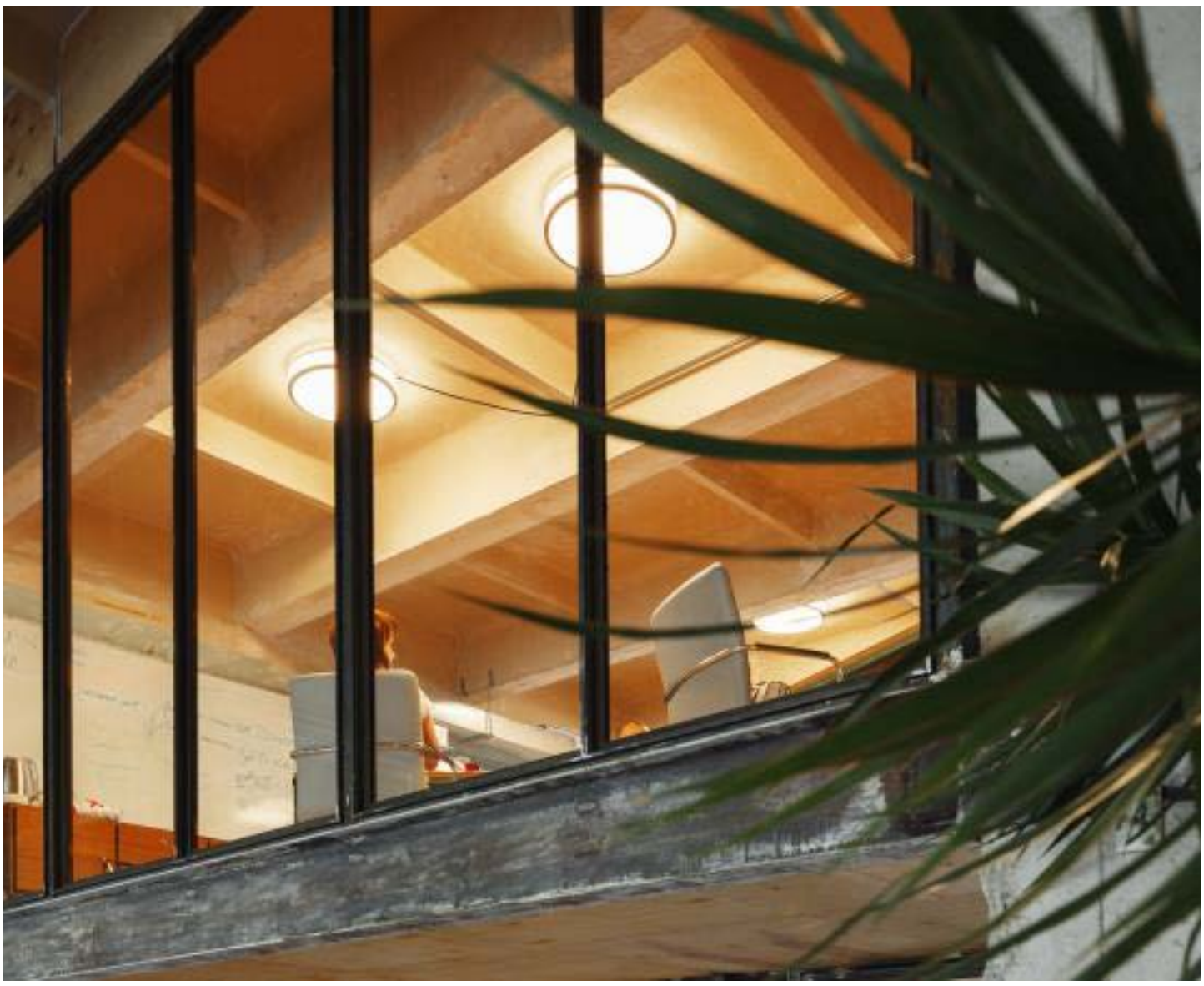
Measurable impact

The project will employ Social return of investment (SROI), a method of measuring social impact.

Advantages for community

Part of the profits of the innovation center will fund projects focused on four areas of regional development;

Up to 30% of the area will be rented out at a reduced rate to art, educational, and urban studies initiatives.







multimedia lab





Business



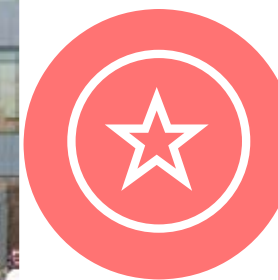
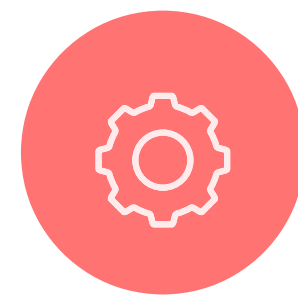


As a business, Promprylad.Renovation is a multifunctional commercial property aimed to generate income from operational activities.

Promprylad.Renovation is an impact investment project aiming to provide compulsory payback and return on investments alongside with generating a measurable, beneficial social impact and value for the community.

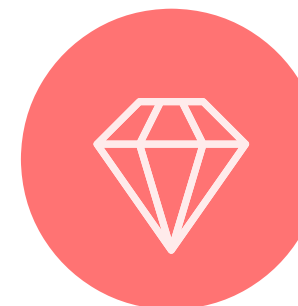
Main sources of income:

Income from renting out
office spaces and special
purpose areas



sale of tickets to events, short-term
renting out of exhibition and
conference complexes

hotel complex operation



income from other operational
activities of the project



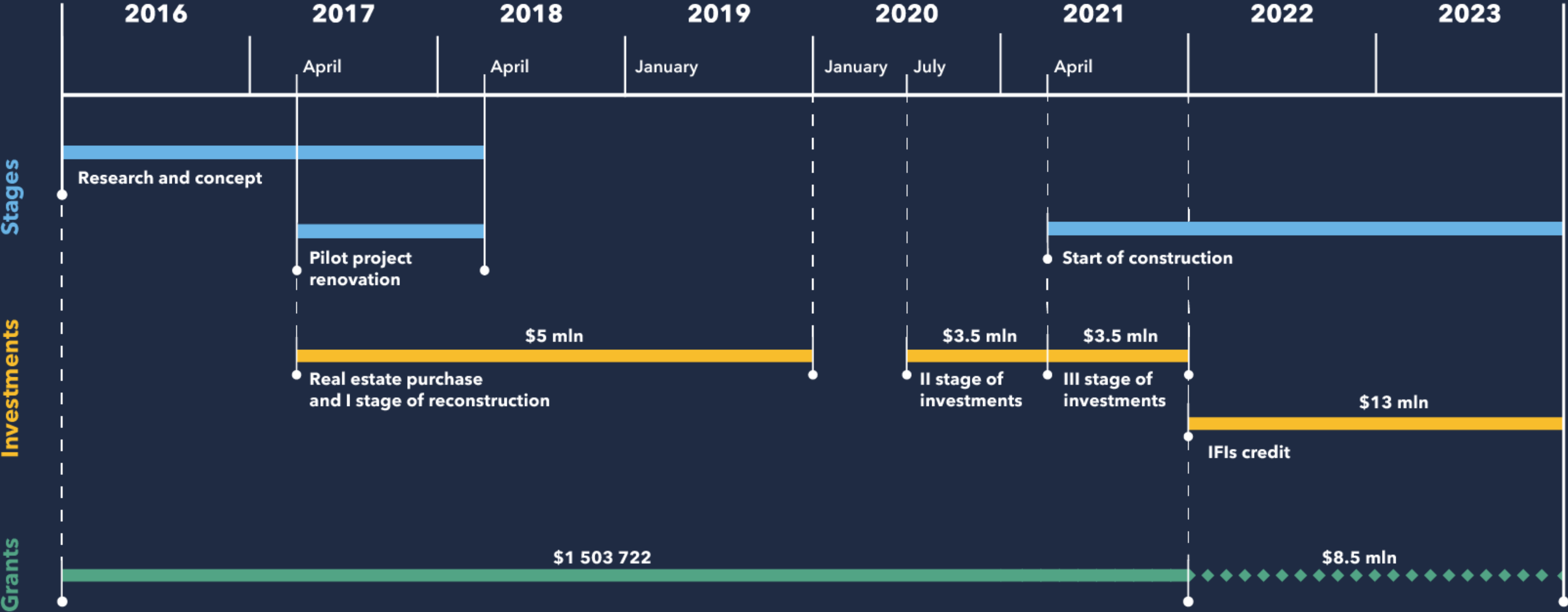
Up to 1/3 of the area will be rented out at a reduced rate to non-governmental, cultural and social initiatives, whose profile coincides with the visions of the project.



**The Project profitability
after the completion of
reconstruction is
9% yearly***

***For the inverstors of III stage**

Project timeline



Total funds raised as of **December 2021**

Organizations and funds



17 investors

\$1 503 722

Private investors

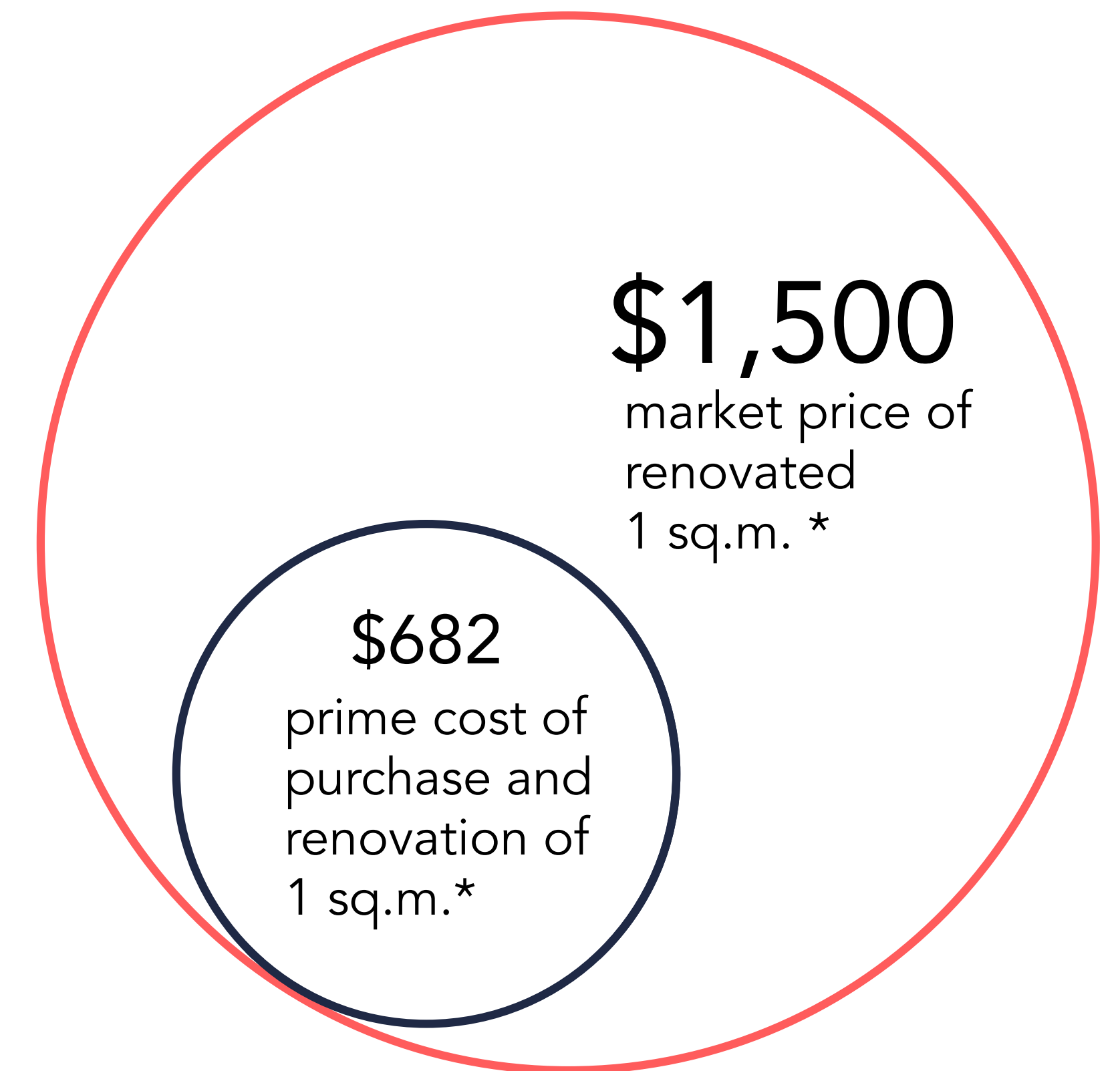
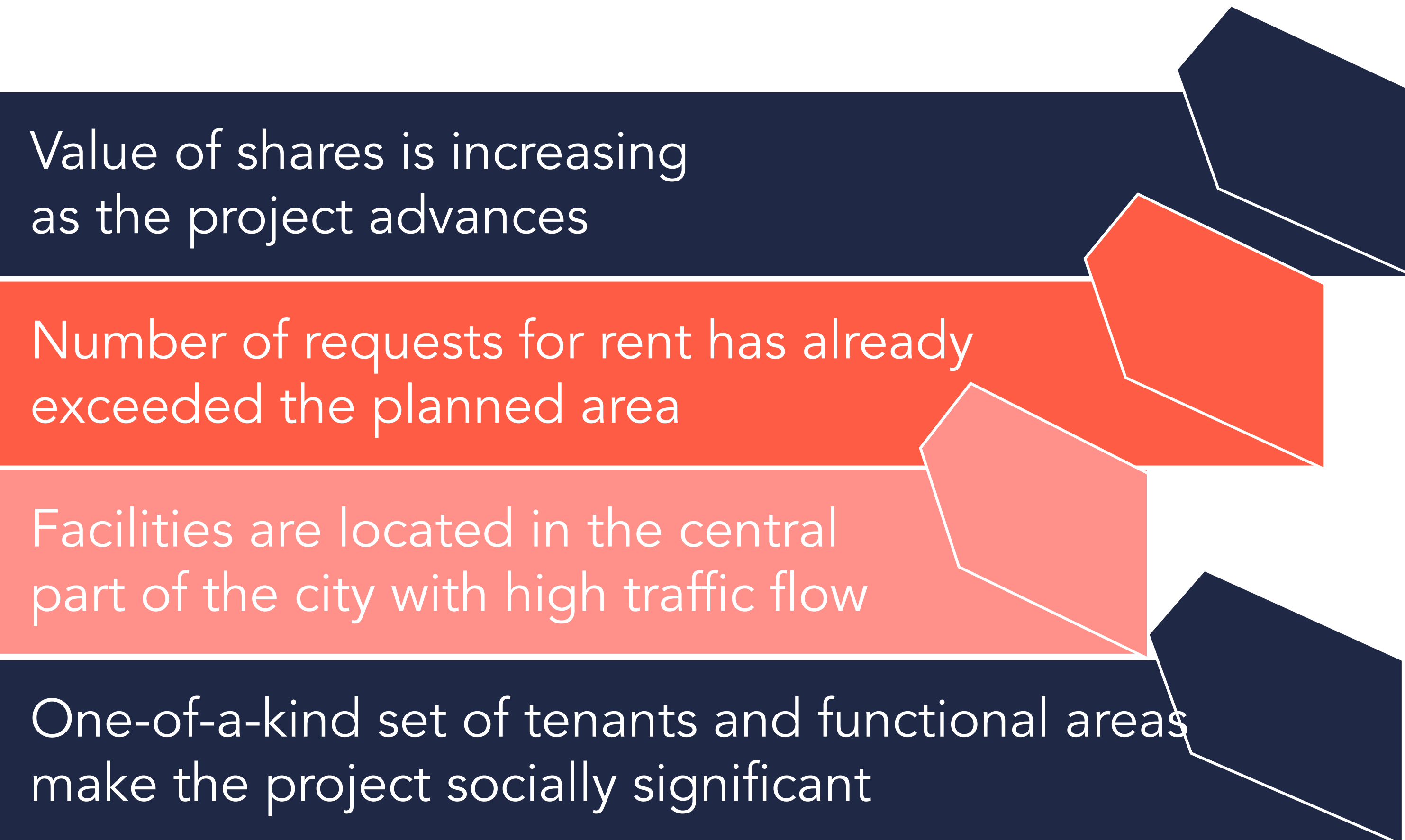


1075 investors

\$9 970 786

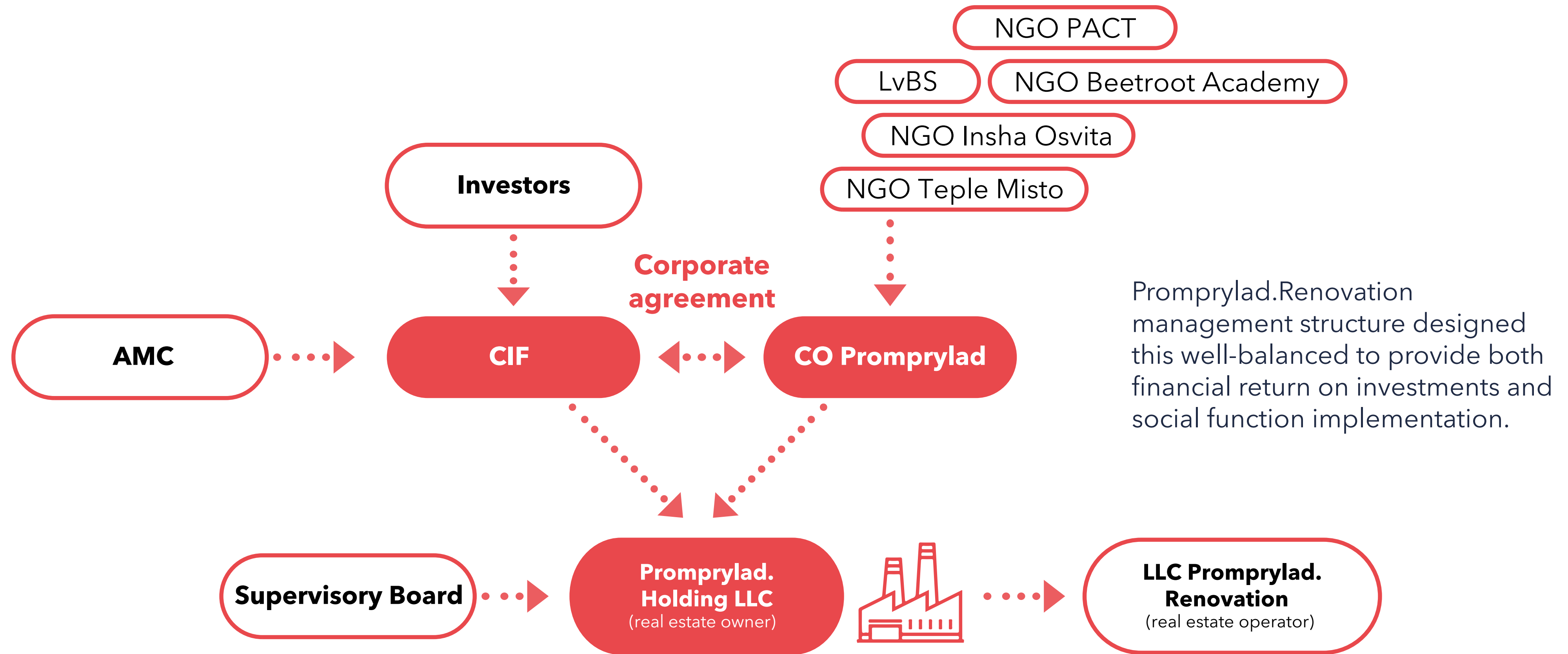
Total \$11 474 508

Why is it smart to invest in the project?

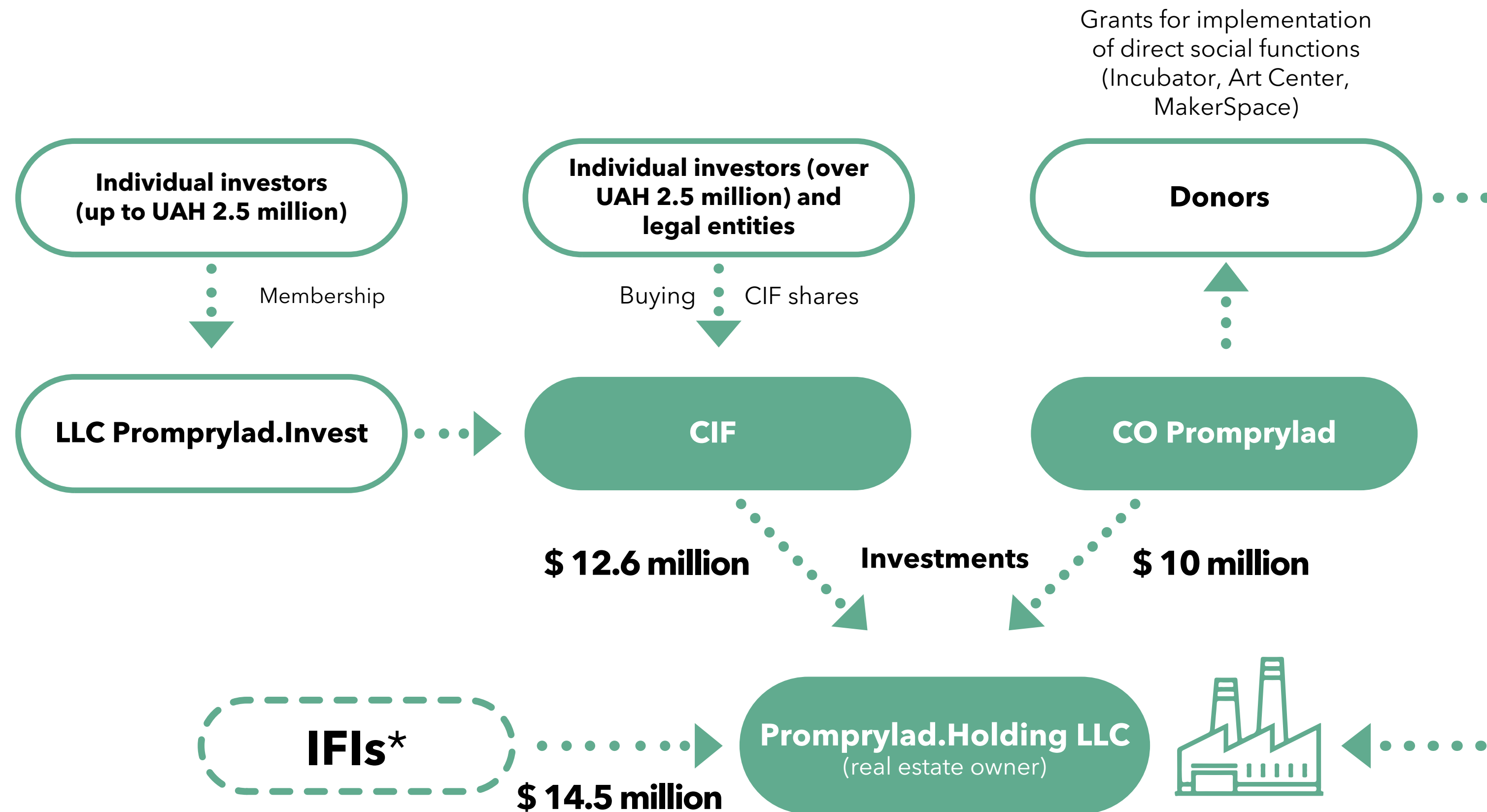


* Approximate average figures for comparison

Management structure

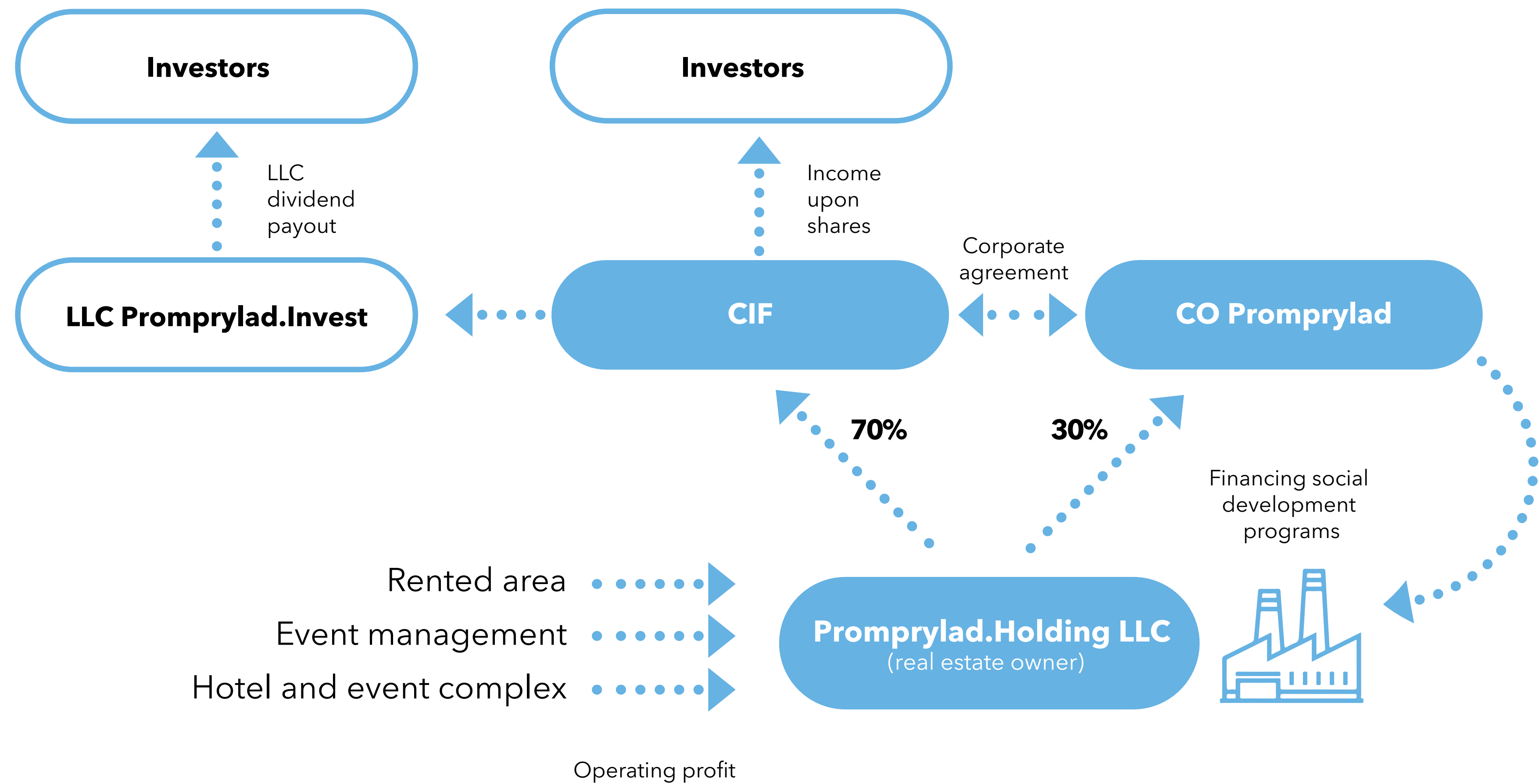


Investment structure



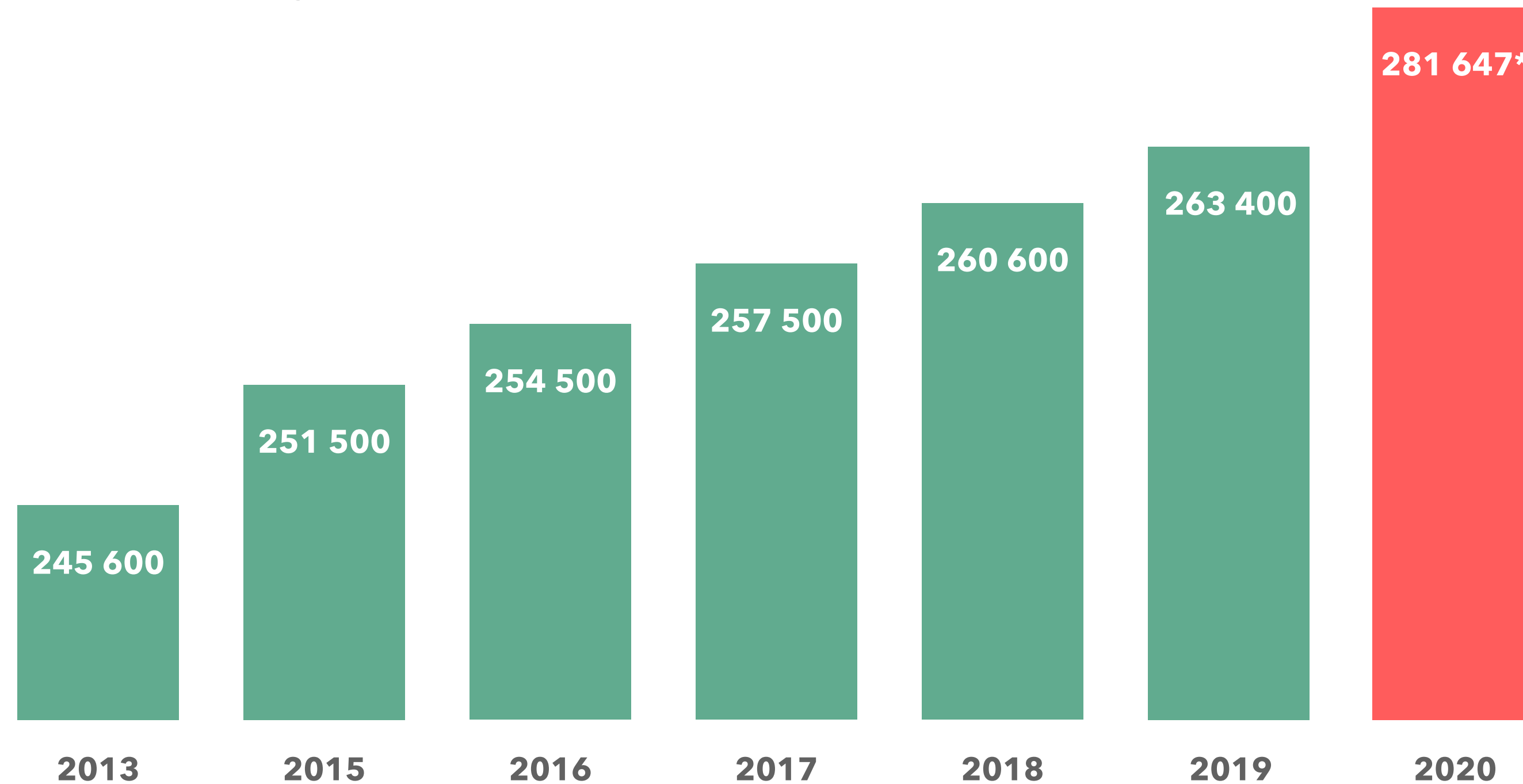
* **International financial institutions**
Raising long-term loan

Income payment



Why Ivano-Frankivsk

Growth of population
of the city



***as of January 1 of 2020**

In 2020,
Ivano-Frankivsk was
awarded the highest
scores in "Best Cities
for Business" survey
by Forbes Ukraine

The city led the most
comfortable cities
ranking for IT
professionals by the
DOU platform

Ivano-Frankivsk was
awarded the PACE's
Europe Prize in 2018
as the city's most
active in promoting
the European ideal.

Ivano-Frankivsk
is the most
attractive Ukrainian
city in terms of
investments according
to Transparency
International research
within Transparency
Cities Program
2018

Project Team

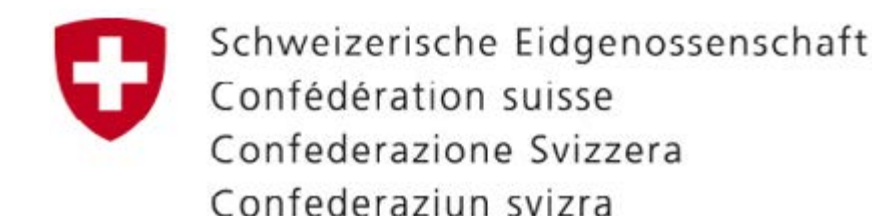
The project team is made up of experts with extensive experience in business and social entrepreneurship background (**Teple Misto**, **Urban Space 100** and others).

Participation of the strategic project partners – Teple Misto (Ukraine), LvBS (Ukraine), Beetroot Academy (Ukraine), Insha Osvita (Ukraine) and PACT (USA) – serves as profound expertise for implementation of the main 4 activities and management support.

The project initiator and leader is **Yuriy Fylyuk** – native Ivano-Frankivsk entrepreneur, restaurateur and founder of social projects, the most famous of which (Urban Space and Teple Misto) are among the best examples of public initiatives in Ukraine.



Our partners



DELTA Ukraine	Sweden	Igor Liski	SELECT*	FinStream	International Renaissance Foundation
			RANI	Andriy Bozhok	Moris Group
	Canada	Nadiya Hladkevych	Volodymyr Kurgansky	V.I.Tech	HD Group
			Allrise Capital Inc	Nazarii Tatsakovych	Taras Lukachuk
Yuriy Fylyuk		Serhii Kovalchuk	Rostyslav & Yuliana Vovk	Dmytro Lider	Viacheslav Klymov
			Yulia Kyrpa	Maryan Karpyk	Volodymyr Poperseshniuk
		Arturas Kvederis	The Buben Family	Umanpivo	Iryna Avetisian
			Mykhailo Korylkevych	Andriy Palkin	CAPS

The investors with significant contribution over **100 000 USD** will be acknowledged in memorable exterior complex on the front wall of main building along Sakharova street in Ivano-Frankivsk.



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Invest

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