



*The power of industry
& the beauty of nature*



**Berdiansk
Investment
Passport**



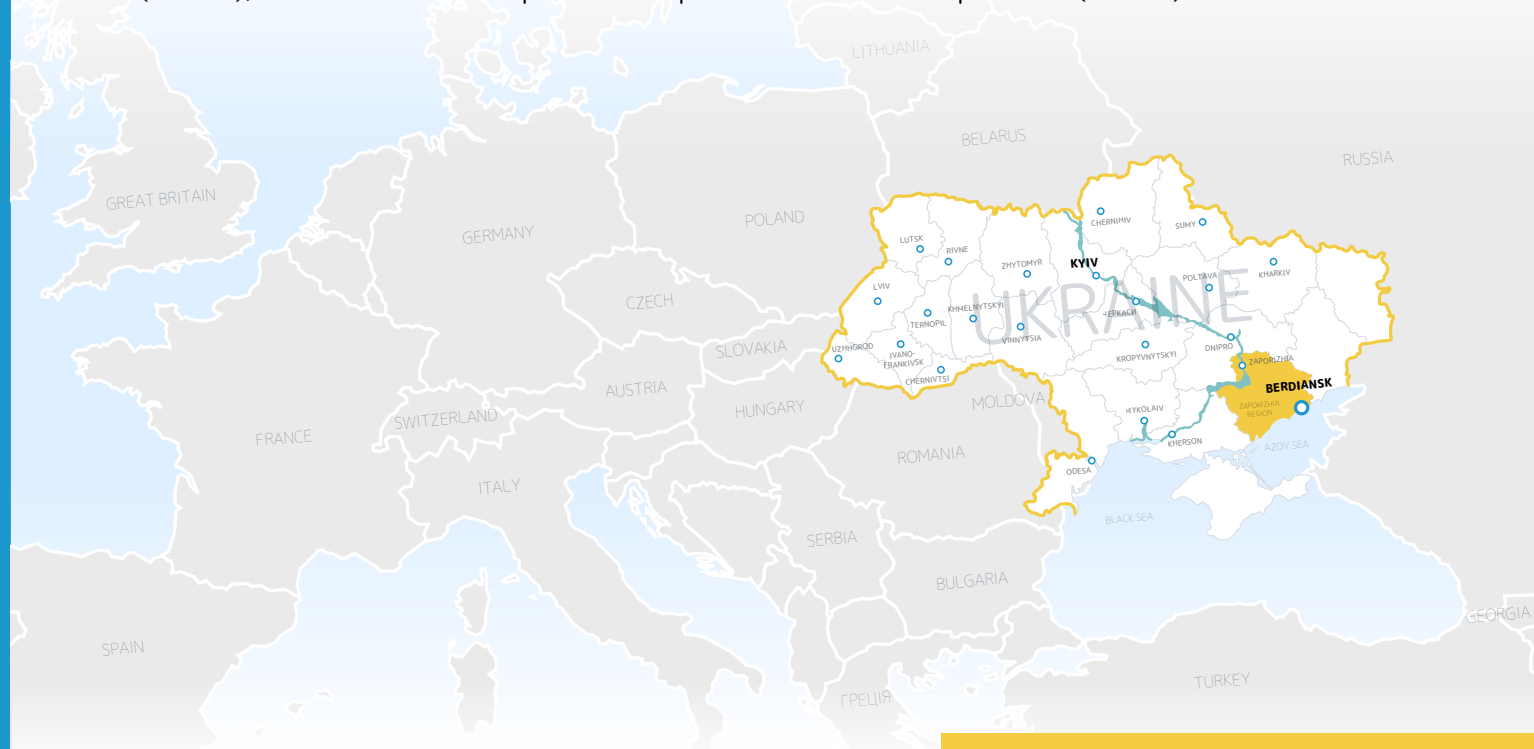
WELCOME TO BERDIANSK

Berdiansk is a city of regional importance in southern Zaporizhzhia region, situated on the northern coast of the Azov Sea; the center of Berdiansk district; a sea, climate, and mud resort.

Berdiansk is the administrative center of Berdiansk ATC, which also includes villages such as Azovske, Novovasylivka, Roza, and Shovkove.

The city was founded in 1827 where a fishermen's settlement used to be. It further developed at a seaport in the Gulf of Berdiansk Spit.

The city is characterized by a flat landscape of the Azov Plain and a contemporary terrace of the Azov Sea and Berdiansk Spit. The estuaries around it provide unique healing muds. The city is home to nature reserve sites such as "Berda River Flood Plain" National Landscape Reserve on Berdiansk Spit (564 ha); "Head of Berdiansk Spit" Landscape Reserve of Local Importance (215 ha).



Major therapeutic factors include muds and estuary brine, thalassotherapy. Berdiansk mud clinics are among the best in Europe. More than 200 modern treatment methods are used at health and recreational resorts.

The city is annually visited by about 1.5 mln tourists.

In 2005, the natural territories of Berdiansk, Zaporizhzhia region, were declared a resort of national importance



Permanent residents:
113 213

Population density:
1 400 persons/km²



Area of the city:
82,7 km²

Built-up area:
43,4 km²



Distance to the regional center:
198 km

Distance to Kyiv:
753 km

Berdiansk City Council



bmr.gov.ua berdyansk.travel



ispolkom@bmr.gov.ua invest@bmr.gov.ua



+380 (6153) 3 53 53
+380 (6153) 3 84 44



2 Yednosti square, Berdiansk, 71118,
Zaporizhzhia region, Ukraine



OUR ADVANTAGES



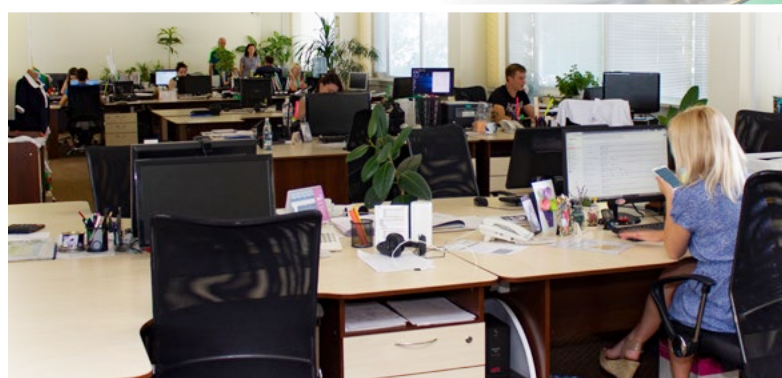
Berdiansk is spread out on the coast of the warm and cozy Azov Sea. The city has a well-developed utility and manufacturing infrastructure and highly skilled human resources. Berdiansk educational institutions train talent catering to investors' individual needs.

Investors are favorably impressed with the opportunities offered by Berdiansk clusters:

- ✴ tourism
- ✴ machine building
- ✴ food industry
- ✴ petrochemical industry
- ✴ computer engineering, IT
- ✴ creative industries

Berdiansk offers a wide choice of office and industrial space, land lots for development; maintains a comfortable standard of living; gives excellent opportunities for recreation; boasts a world-grade athletic infrastructure; opens up a large consumer market of Ukraine; guarantees public security, social stability, and respect for investors' property rights; stimulates with low local taxes and charges; keeps the lead in government openness, government performance, professional assistance and support of investors.

*Berdiansk is an
industrial pearl
near the sea*





Welcome to Berdiansk! Our hospitable town with a warm and gentle sea, ancient streets, avenues, and the seafront, the Spit — a unique creation of nature — and colorful areas of Verkhiv, Lisky, and Slobidka. Our city's residents are generous and hardworking, fun and hospitable.

Well known for its therapeutic muds, Berdiansk lures dozens of thousands of people not only to relax by the sea, but also to improve their health. A combination of the southern sun and the seaside-steppe climate, sea air rich in ozone, bromine, iodine, and chlorides, various salts and micro-elements has created favorable spa conditions for numerous health resorts, recreation centers, children's health camps. The city is home to 100+ health resorts and hotels, children's health and recreational resorts, sanatoriums, hotels, recreation centers etc.

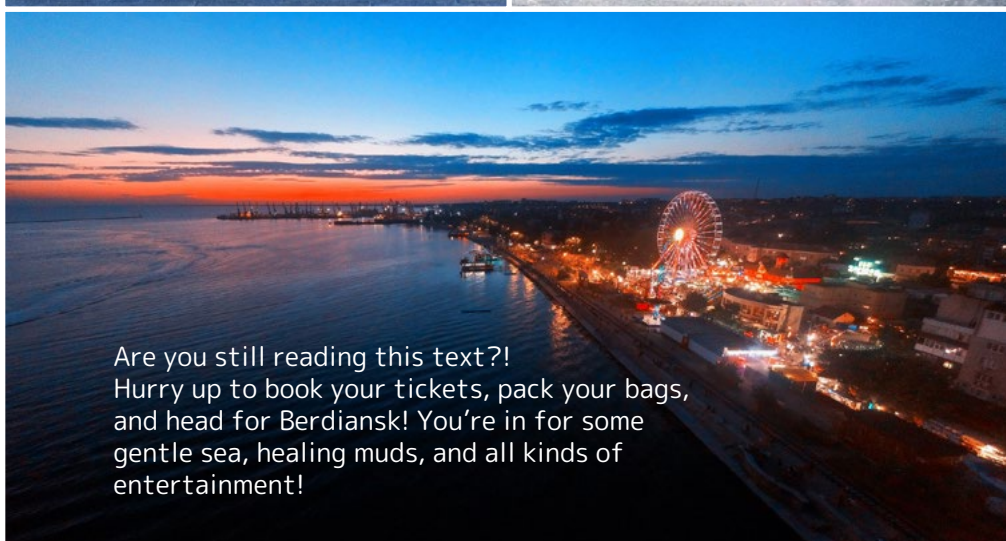
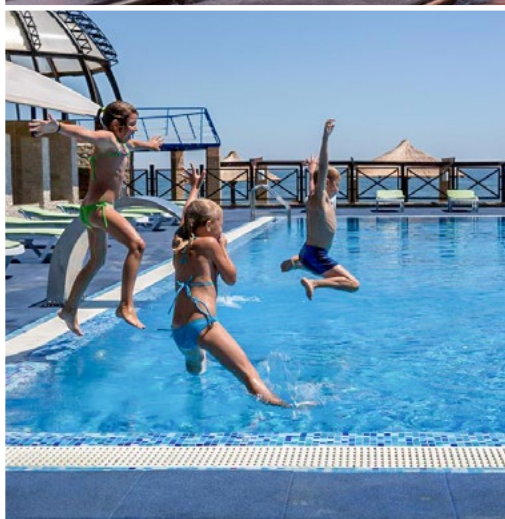




We always have a bright sun and a light breeze. And, sure enough, unforgettable sunsets at sea. But if clouds appear in the sky, you won't be left bored. Visitors of the city will be surprised by a European-class "Aqualand" water park,

"Safari" zoo, and "Nemo" dolphinarium; our amusement park with Europe's largest Mirage giant wheel features a variety of entertainment options. Berdiansk museums will draw your interest with exhibitions and expositions, while a large number of authentic monuments will encourage you to grow your collection of photos and selfies. Walks and boat trips will be unforgettable in any weather.

Local cafés and restaurants will offer you Berdiansk-specific, European, and national cuisines in the best of traditions. After the sunset, fans of nightlife can "tear it up" in the early hours at clubs and entertainment centers.



Are you still reading this text?!
Hurry up to book your tickets, pack your bags,
and head for Berdiansk! You're in for some
gentle sea, healing muds, and all kinds of
entertainment!



STRATEGIC PRIORITIES

AREAS OF DEVELOPMENT

A

DEVELOPMENT OF HEALTH IMPROVEMENT AND TOURISM

Berdiansk is the center of recreation, health improvement, and recreation of the northern Azov region



BUSINESS DEVELOPMENT AND INVESTMENT MOBILIZATION

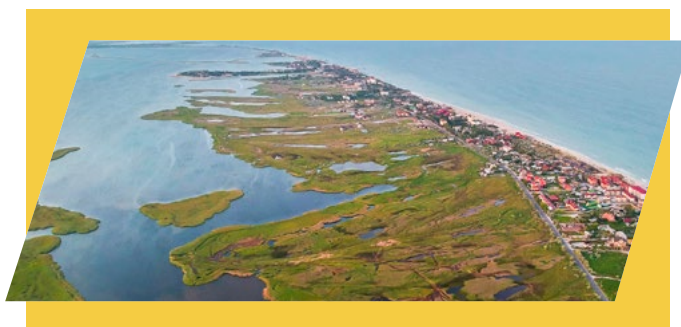
Berdiansk is an appealing investment as it has competitive businesses, builds on sustainable development, and creates new jobs

B

C

INFRASTRUCTURE DEVELOPMENT AND ENVIRONMENTAL PROTECTION

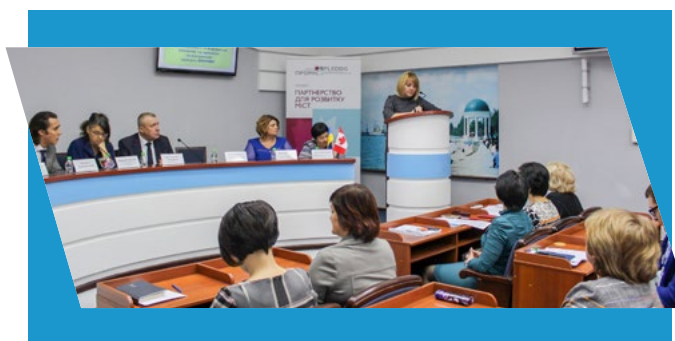
Berdiansk is a comfortable place to stay with a healthy natural environment



EFFECTIVE GOVERNANCE AND MORE ACTIVE COMMUNITY INVOLVEMENT

Berdiansk is a city with an effective governance system, high-quality municipal services, and an active community

D



BERDIANSK DEVELOPMENT STRATEGY 2027



**Marketing
Strategy**



**Communication
Strategy**

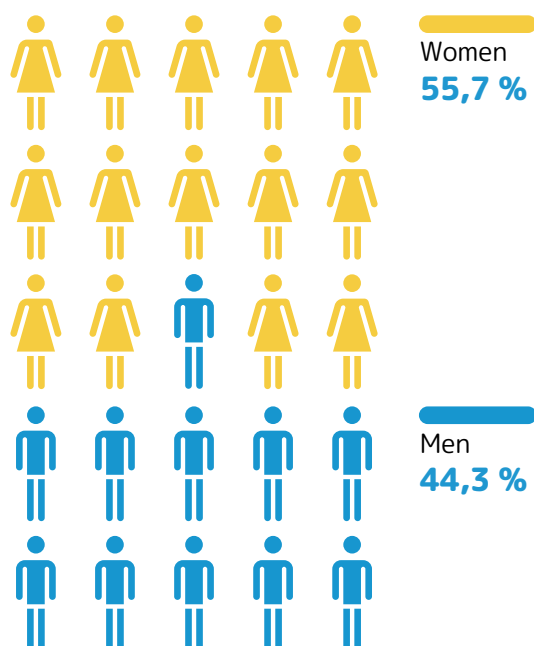


**Local Economic
Development Plan**

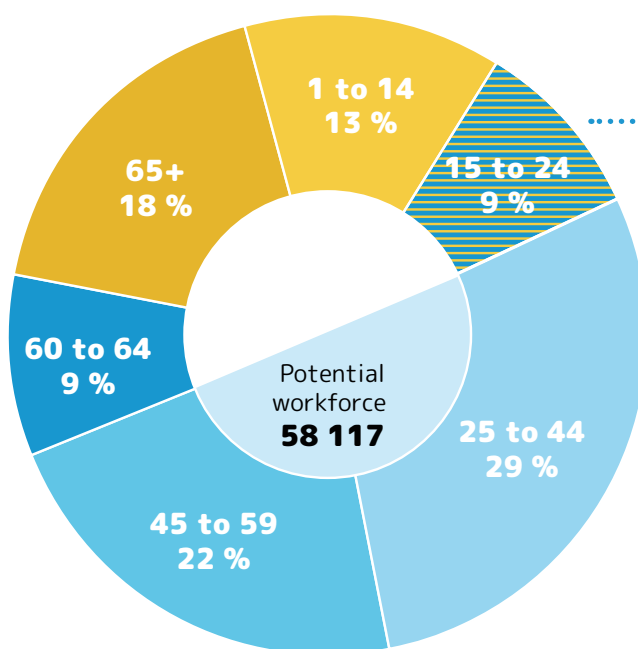


HUMAN POTENTIAL AND WORKFORCE

Gender structure



Potential workforce



UNIVERSITIES AND COLLEGES

9 214 students:

Education: 46 %
Economics, finance, management: 13 %
Health care, pharmacy: 9 %
Law: 7 %
Physical culture/rehabilitation/therapy: 5 %
Mechanical engineering, mechanics, transport: 5 %
Psychology, social service: 4 %
Food technology, agronomy: 4 %
Philology: 3 %
Tourism, HoReCa: 1 %
Other: 4 %

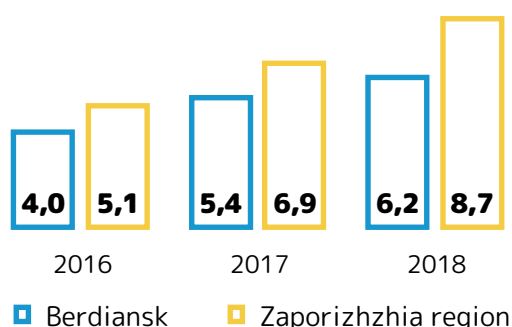


VOCATIONAL EDUCATION INSTITUTIONS

838 students:

Welder (electric and gas), blacksmith, locksmith: 29 %
Chef, pastry cook: 29 %
Office staff, administrator: 13 %
Hairdresser, mail technician: 12 %
Painter, plasterer, tiler: 6 %
Workbench operator: 3 %
Tailor, seamstress: 3 %
Waiter, bartender: 3 %
Bricklayer, fitter: 2 %

Average monthly wage, UAH 000



Berdiansk educational institutions:

- » Berdiansk State Pedagogical University
- » Berdiansk University of Management and Business (BUMB)
- » VSP "Berdiansk College of Tavria State Agrotechnological University"
- » Berdiansk Mechanical Engineering College of Zaporizhzhia National Technical University
- » Berdiansk College of Economics and Humanities at BSPU
- » Community-Owned Institution "Berdiansk Medical College" of Zaporizhzhia Regional Hall
- » State Education Institution "Berdiansk Center of Vocational Education"
- » State Education Institution "Berdiansk Vocational Lyceum of Mechanical Engineering"



TRANSPORT AND LOGISTICS

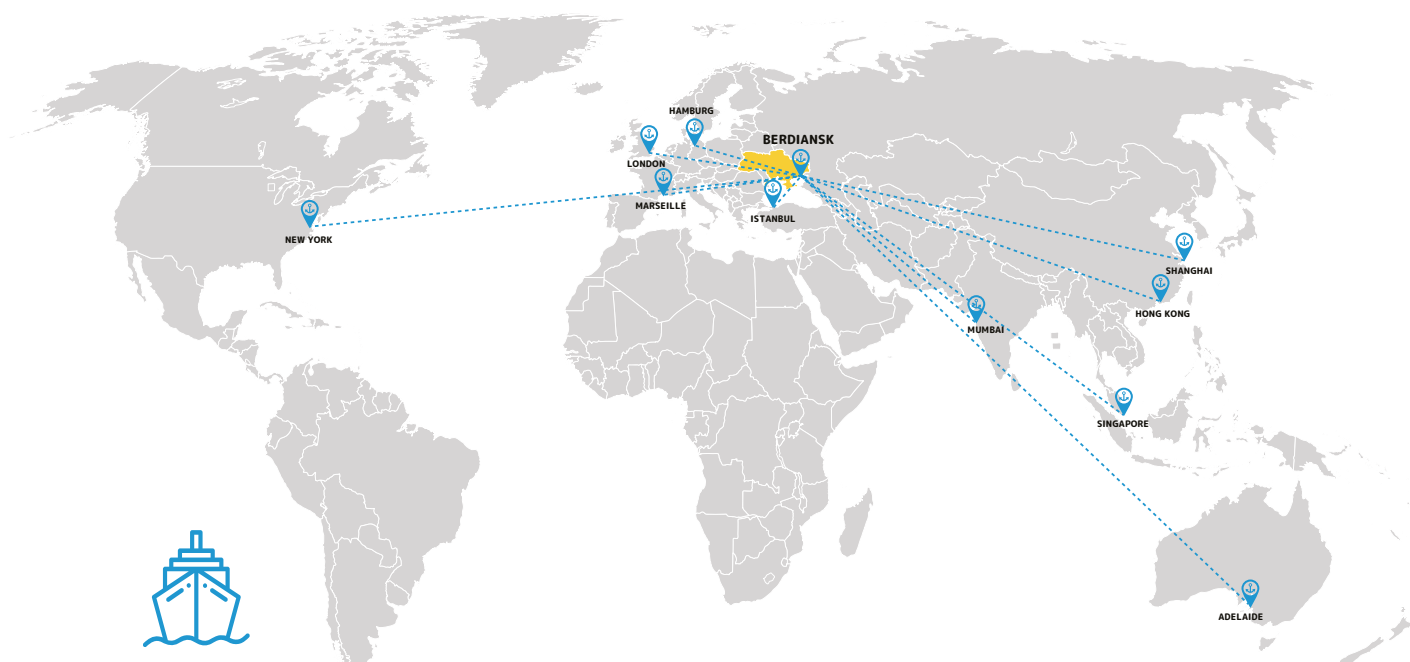
Geographically, Berdiansk is characterized by being **located near the sea and the border**.

The city has a modern transport infrastructure made up of a system of intercity (rail, bus, and sea freight) and intracity passenger transport.

Berdiansk is crossed by **a transport corridor of the Black Sea Economic Cooperation** (Reni – Izmail – Odesa – Mykolaiv – Kherson – Melitopol – Berdiansk – Mariupol – Novoazovsk).

Transport to airports:	ZAPORIZHZHIA 198 km	DNIPRO 284 km	KHARKIV 495 km	ODESA 562 km	KYIV 816 km	LVIV 1211 km
	3 h 33 min	5 h 2 min	7 h 24 min	9 h 5 min	12 h 7 min	19 h 28 min
	5 h 12 min	7 h 39 min	12 h 10 min	19 h 15 min	18 h 22 min	1 d 1 h 4 min

By having a **seaport**, Berdiansk can carry cargo to any port worldwide



Ports:	Distance, km	Time in transit	Ports:	Distance, km	Time in transit
Istanbul	970	1 day 16 hours	New York	10 216	17 days 16 hours
Marseille	3 538	6 days 3 hours	Singapore	11 736	20 days 7 hours
London	6 748	11 days 16 hours	Hong Kong	14 377	24 days 21 hours
Hamburg	7 296	12 days 15 hours	Shanghai	15 729	27 days 5 hours
Mumbai	8 084	13 days 23 hours	Adelaide	16 358	28 days 7 hours

SOE "BERDIANSK COMMERCIAL SEA PORT"



SOE "Berdiansk Commercial Sea Port" is a stevedoring company operating in Berdiansk seaport.

The company can service vessels with a draft of up to **7.9 m** and a length of up to **205 m**.



Area of activity

- ✴ Round-the-clock transport handling of:
 - » general cargo /metal products, unitized cargo, heavy-weight, equipment and technology/;
 - » bulk cargo /mineral resources and construction materials, various ores, coke products, coal/;
 - » bulk dry cargo /wheat, corn, peas, bran, meal/;
 - » bulk liquid cargo / gas oil.
- ✴ Handling of train cars, automobiles, vessels.
- ✴ Warehousing and storage of goods.
- ✴ Stowage, separation, clearing of holds, fastening of cargo.
- ✴ Formation of enlarged cargo units.



SOE "Berdiansk Commercial Sea Port" handles unique cargo such as wind generator kits by General Electric.

Structural elements have a weight of up to **90 t**, a diameter of **4.3 m**, and a length of **12–65 m**.

Berdiansk port unloads blades and, from now, wind turbines for the first time in history.



Port fleet

- ✴ Two 1,180 kW tugboats
- ✴ One 882 kW tugboat
- ✴ One 232 kW open sea tugboat
- ✴ 1 passenger motor ship



Mechanization

- ✴ forklifts with a carrying capacity of 1.5–22 t
- ✴ terminal tractors
- ✴ front bucket loaders
- ✴ switchers and tractors
- ✴ automotive and rail scales



Cranes

- ✴ 35 portal cranes with a carrying capacity of **5–40 t**
- ✴ crawler cranes and crane trucks
- ✴ 1 crane vessel with a carrying capacity of **16 t**



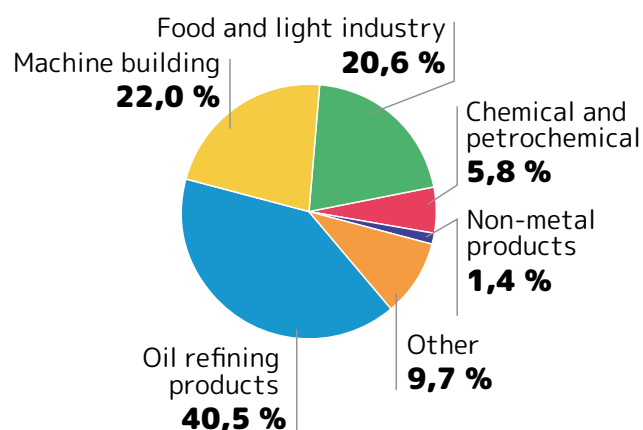


INDUSTRY



The city's companies make products such as oils and greases, lubricants and coolants, cables and conductors, agricultural machinery, pumps, anchor chains and load-gripping tools, reinforced concrete roofing and insulation materials, canned meat and fish, knitwear and other garments, etc.

Major industries





In the city, **33 enterprises** are engaged in industrial production, including renowned ones such as:

- » "RU NVP Ahrinol" LLC
- » "Ukrainian-British Joint Venture Azmol-British Petrochemicals" LLC
- » PrJSC "Berti"
- » "Berdiansk Factory of Reinforced Concrete Products" LLC
- » "Skloplastyk" LLC
- » TDV "Berdianskyi Khibokombinat"
- » PrJSC "Azovkabel"
- » "Berdianski Kovbasy" LLC
- » PJSC "Berdianski Zhnyvarky"
- » PJSC "Berdiansk Lifting and Transportation Equipment Plant"
- » "Berdiansk Cable Plant" LLC



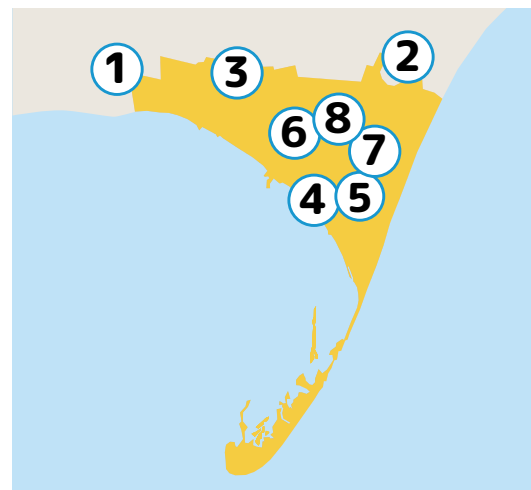


INVESTMENT PROPOSALS

Investment proposals	1	2	3	4
Basic facts about the site:	Food production or light industry	Livestock products	Production of vegetable, fruit, and berry mixes (dried, frozen)	Production of bio-packages, disposable paper tableware, eco-containers
Location	Berdiansk	28 Stepova street	2 Khalturina street	38/31 Svobody street
Cadastr number	2310400000:02:006:0063	—	—	2310400000:09:004:0484
Land transferred through *	Lease	Lease	Lease	Lease
Site characteristics:				
Area of land	21,98 ha; Green-Field			
Area of premises, m²		1813; 1403; 1214	388; 195	180; 54; 41; 35; 23
Intended use	Creation of an industrial park			Construction and maintenance of retail outlets in the central market
Distance to a highway / railway station	200 m / 8 km	100 m / 10,5 km	1,2 km / 3,8 km	1,2 km / 5,6 km
Utility infrastructure:				
Power supply	Electrical substation — 150 m	Electrical substation — 1 km	220 V	220 V
Gas supply	High pressure gas network — 200 m	High pressure gas network — 500 m	High pressure gas network — 600 m	Available
Water supply	City water supply network — 700 m	City water supply network — 300 m	City water supply network	City water supply network
Sewerage	City sewerage — 700 m	City sewerage — 300 m	City sewerage	City sewerage

* **Ownership:** community-owned.

Administrator: Berdiansk City Council





5	6	7	8
Shopping and entertainment center / sports club / youth hub	Diagnostic and Treatment Center / Center for Aesthetic Medicine (Cosmetology)	Balneotherapy Center	Construction of a boiler room on alternative fuel
8 Shevchenka street	23 Konsulska street	6 Pratsi street	23 Konsulska street
2310400000:006:0127	2310400000:09:002:0029	2310400000:09:002:0075	2310400000:09:002:0029
Lease	Lease / SPP	Lease / SPP	Lease / SPP
1028	422	550	4,6298 ha
Construction and maintenance of retail outlets	Construction and maintenance of a complex of hospital buildings and structures for health care and social services		
220 V	380 V	380 V	220 kW
Available	Available	Available	Not required
City water supply network	City water supply network	City water supply network	City water supply network — 100 m
City sewerage	City sewerage	City sewerage	City sewerage — 100 m

PROPOSED AREAS OF INVESTMENT

Science, new technology

- ☀ IT cluster
- ☀ science park
- ☀ creative industries center
- ☀ tourist cluster
- ☀ youth hub

Manufacturing

- ☀ processing fruits and berries
- ☀ processing grains and oil crops
- ☀ making livestock products
- ☀ viticulture and winemaking
- ☀ producing bio-packages, eco-containers

Services

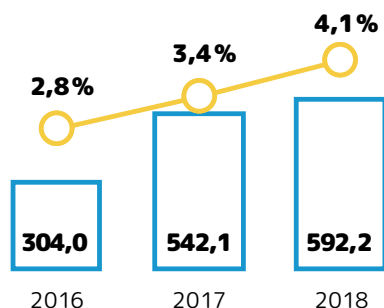
- ☀ balneotherapy center
- ☀ center of aesthetic medicine
- ☀ diagnostic and treatment center
- ☀ shopping and entertainment center
- ☀ sports club



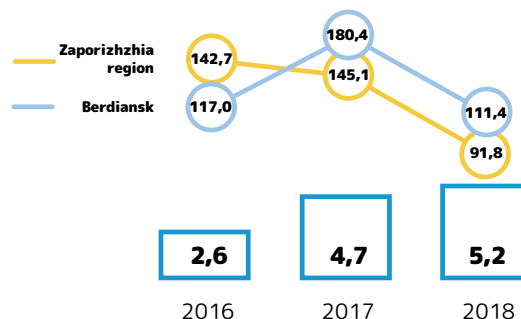
CAPITAL INVESTMENT

Higher investments in Berdiansk economy are mainly driven by the development of tourism, services, commerce, and the growing demand for real estate.

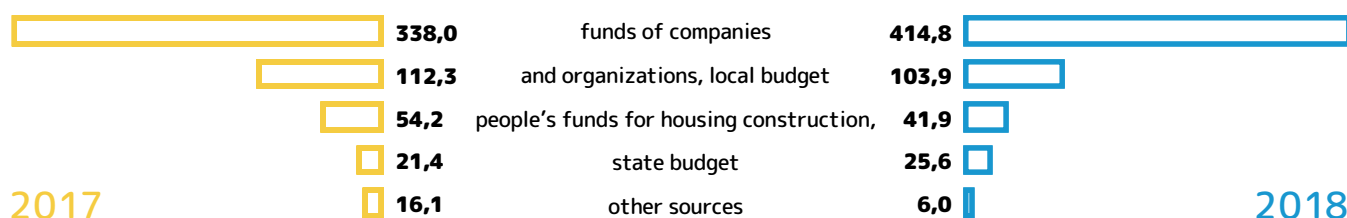
Capital investment, UAH mln and as a share of Zaporizhzhia region



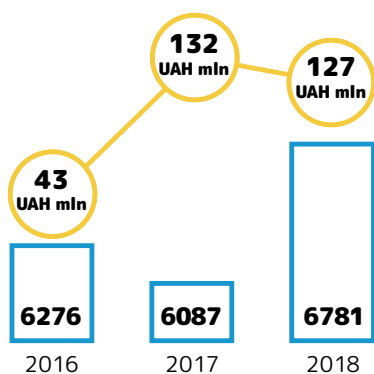
Capital investment per capita, thousand UAH and YoY



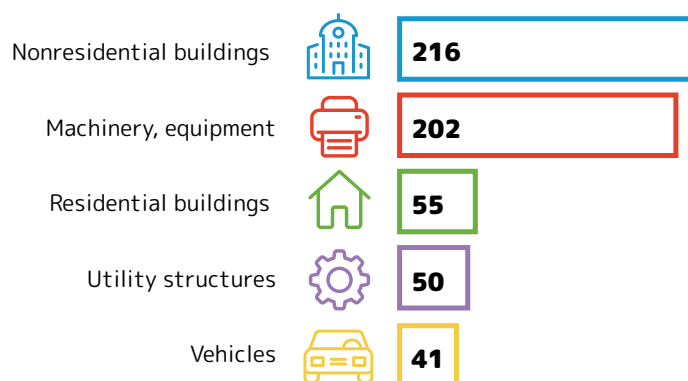
Major sources of capital investment, UAH mln, as part of total



Construction work performed and housing commissioned (m²)



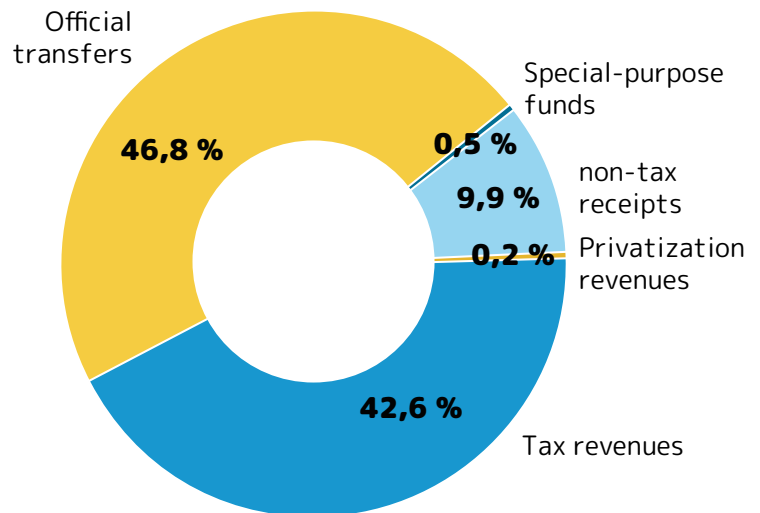
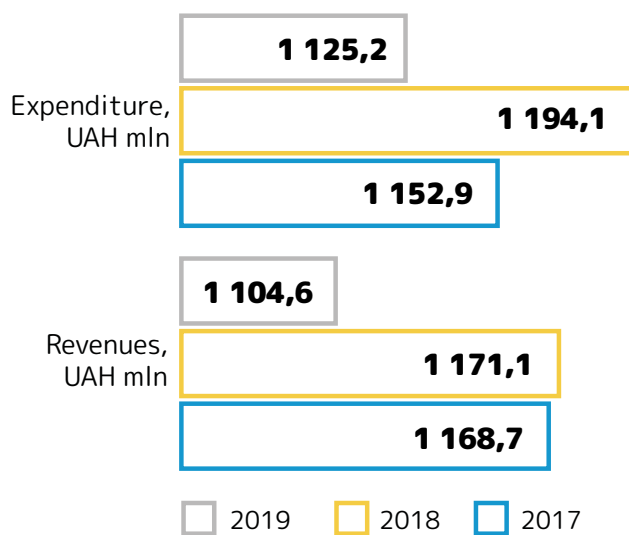
Capital investment in 2018, UAH mln



Berdiansk government's priorities include improving the city's social infrastructure. Expenses on infrastructure and energy savings are mainly funded by the city budget, utility companies, and mobilized sources such as international technical assistance, grants, the state fund of regional development.



BUDGET



2020 LOCAL TAX RATES

Property tax rates, ex. land

Classification of buildings and structures	Tax rate per 1 m ² (% of the minimum wage)
Residential buildings	0,1
Non-residential buildings	0,25

Land tax and land rent rates for land within Berdiansk

Intended use of land	Land tax rate (% of standard monetary valuation)	Land rent rate (% of standard monetary valuation)
Agricultural land	1,0	12,0
Land under housing	0,3 — 2,0	0,3 — 4,0
Land under public buildings	1,0 — 3,0	1,5 — 12,0
Industrial land	1,0	1,5
Transport land	1,0	1,5 — 12,0
Energy land	1,0	1,5 — 12,0
Other	1,0 — 3,0	1,0 — 12,0

Property tax rates, ex. land

Single tax payers	Single tax rate
1	10 % of the living wage of an able-bodied person established by law as of January 1
2	18 % of the minimum wage established by law as of January 1
3	3 % of income for VAT payers
4	5 % of income if the value added tax is included in the single tax



COOPERATION WITH INTERNATIONAL ORGANIZATIONS



Cooperation with the German Society for International Cooperation (GIZ) (supported by the German Government) within projects:

- » Energy efficiency in municipalities II
- » Strengthening social infrastructure
- » for hosting internally displaced persons
- » Comprehensive approach to addressing violence against women and girls in Ukraine
- » Strengthening Ukrainian communities hosting internally displaced people



The European Union's Grant Program "Support to Ukraine's Regional Policy" enabled the implementation in 2018 of an EU international technical assistance project "Development of a comprehensive system of support for IDPs and local community of Berdiansk city."



As part of a World Bank grant, "Conflict Response and Recovery and Capacity Building Project,"

the subproject of "Rehabilitation and recovery: A step towards a comfortable life" is ongoing



Cooperation with the European Investment Bank.

Three infrastructure projects have been selected as part of the Early Recovery Programme



Cooperation with U.S. Agency for International Development (USAID) on projects:

- » Economic support of Eastern Ukraine (selection of infrastructure subprojects to be implemented ongoing)
- » Ukraine Confidence Building Initiative (the subproject of Implementation of Single Health Information Space in Berdiansk is under implementation)



Cooperation with the international technical assistance project Partnership for Local Economic Development and Democratic Governance (PLEDDG): “Video Surveillance on Berdiansk Streets as the Key to Safe Tourism” and “Participatory Budget” projects have been implemented.

Strategic documents drafted include:

- » Berdiansk Development Strategy 2027
- » Marketing Strategy
- » Communication Strategy
- » Berdiansk Investment Passport
- » Investor’s Guide



Cooperation with the Government of Japan as part of the Kusanone program: the project “Purchase of contemporary equipment for endoscopic care in the diagnostic department of Berdiansk hospital” has been selected for implementation



Collaboration with U-LEAD with Europe: the community has received expert support as part of projects “E-solutions for Communities” and “Partnerships between urban and rural territorial communities as an important tool of local economic development”



Berdiansk is a member of the European initiatives Mayors for Economic Growth (M4EG), the Covenant of Mayors, and the Covenant of Mayors for Climate and Energy



Cooperation with the Nordic Environment Finance Corporation (NEFCO): a grant project for the installation of solar collectors for water heating has been implemented at nine children’s educational institutions



Cooperation with the UN Population Fund: organization and delivery of training to entrepreneurs (owners of micro, small, and medium-sized businesses) intended to unlock the potential and enhance entrepreneurial activity of internally displaced persons (IDPs) and the local population



Cooperation with the Danish Refugee Council: organization and delivery of workshops/training to internally displaced persons (IDPs)





FOREIGN TRADE

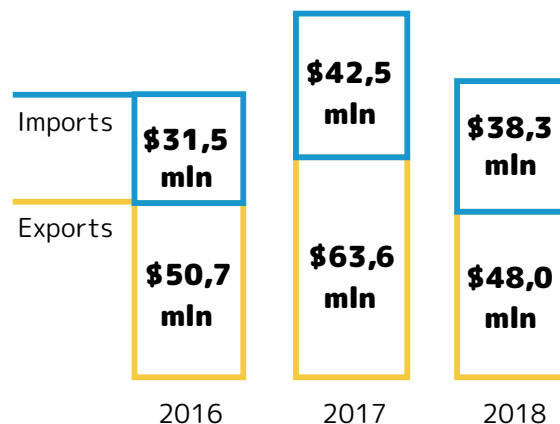
Berdiansk producers are involved in the **international movement of goods and services**.

A well-developed transport network and the status of the economic center of the northern Azov region underlie the invariably high foreign economic activity of the city's business entities, maintaining per capita figures of foreign trade in goods and services on the average national levels.

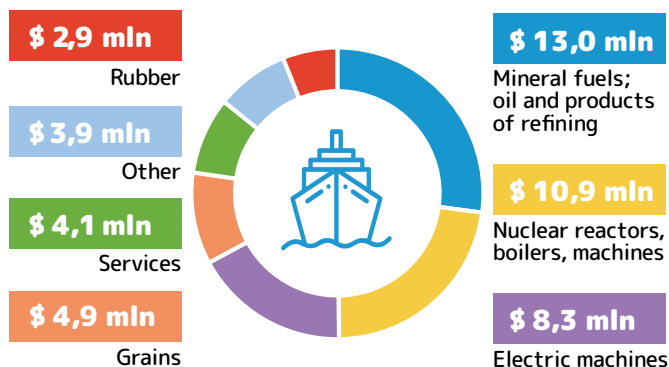
Exports and imports of goods and services are expanding their geography. In 2018, Berdiansk manufacturers worked with contractors from **96 countries**.

Structurally, foreign trade is diversified by product group and by country.

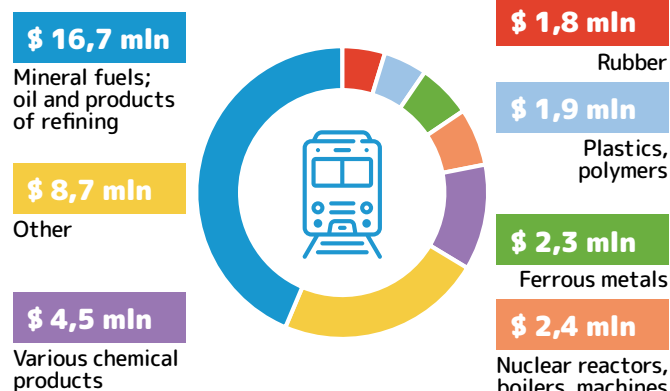
Export and import of goods and services



Exports of goods and services in 2018

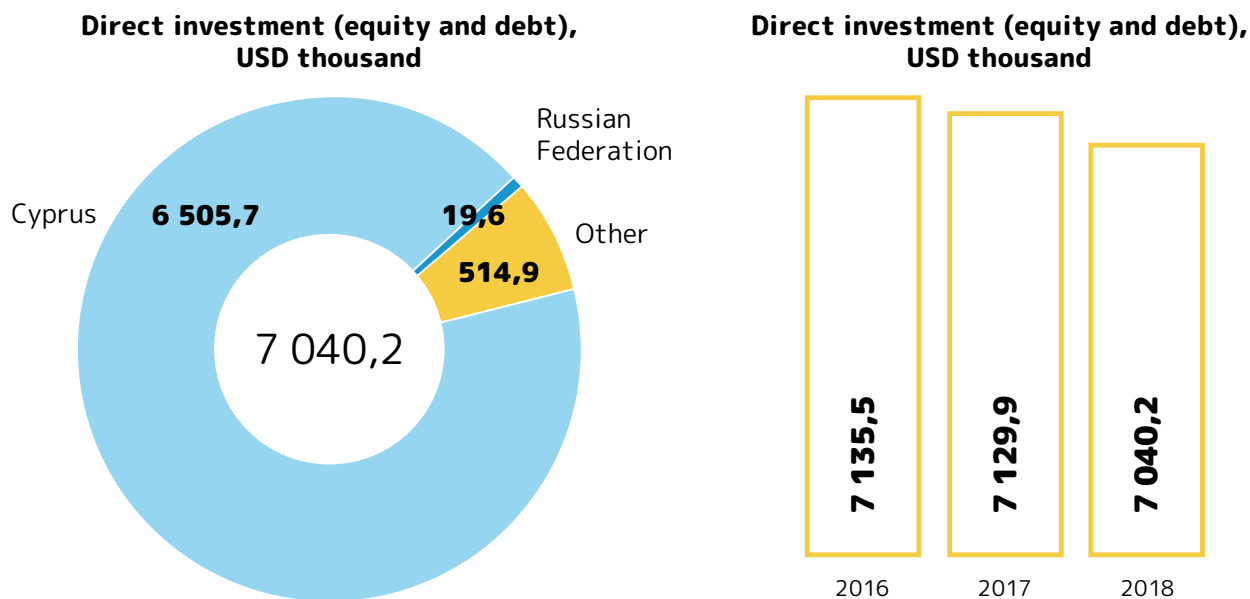


Imports of goods and services in 2018



Export, thousand \$	RUS	EGY	EST	BLR	KAZ	UZB	LBN	IRQ	MDA	AZE	GEO	TUR
2018	20 305	3 827	3 350	2 820	2 240	2 134	1 602	1 587	1 558	1 344	876	827
2017	22 090	7 970	21	11 604	2 857	1 159	966	3 857	813	1 018	1 357	749
Import, thousand \$	RUS	CHN	DEU	NLD	AZE	ITA	POL	BLR	IND	FRA	USA	LVA
2018	19 888	2 892	2 794	1 592	1 427	1 387	1 070	966	946	881	710	657
2017	18 681	3 127	3 237	2 847	1 645	624	1 211	3 950	2 208	1 002	1 074	1 267

DIRECT FOREIGN INVESTMENT



DOMESTIC TRADE

Retail turnover of retailers, UAH thousand





Berdiansk City Council



bmr.gov.ua
berdyansk.travel



+380 (6153) 3 53 53
+380 (6153) 3 84 44



ispolkom@bmr.gov.ua
invest@bmr.gov.ua



Ukraine, 71118
Zaporizhzhia region,
Berdiansk,
2 Yednosti square

2020

