



ICD UA



INNOVATIVE CITY  
DEVELOPMENT INVESTMENTS



# ICD UA -



Real Estate developer and investor

ICD UA operates on Real Estate market since 2006

Founded on the base of consolidation of several large scale businesses

The company operates in the most attractive real estate market segments

**75% - shopping and entertainment centers**

**5% - office centers**

**15% - multifunctional complexes**

**5% - residential**



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# Executive summary

## Diversified Project Portfolio

- 12 projects with a total area of 180,000 m<sup>2</sup>
- Portfolio is balanced across retail, office and residential real estate as well geographically diversified
- Squeezing the most out of land plots due to mixed use development

## Strategic Focus on Commercial development

- Shopping and Entertainment Centers and Hotels development
- Cooperation with Spar

## Management Track Record

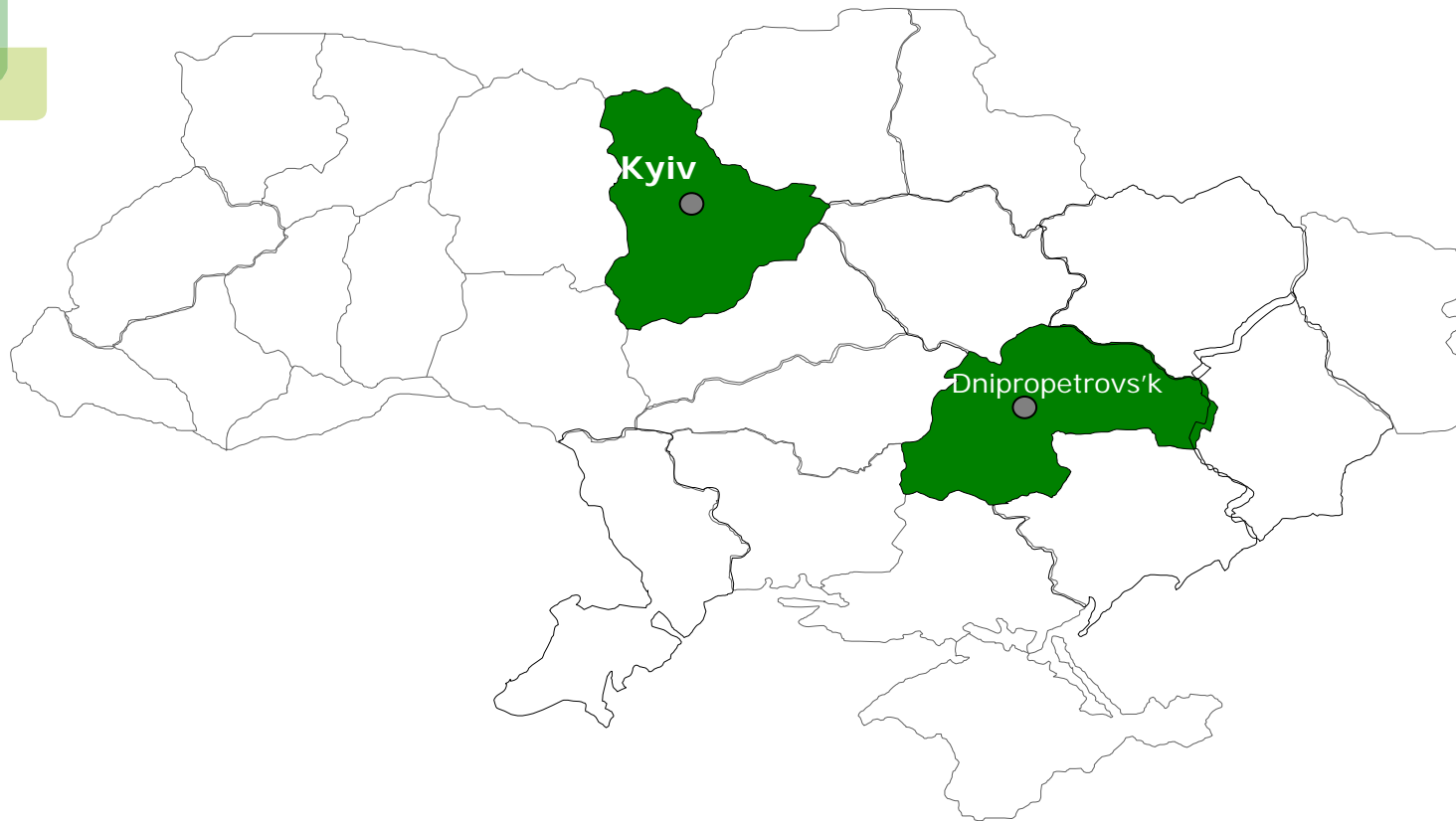
- Successful realization of 9 commercial real estate projects in different regions of Ukraine
- Experience of developing the largest Ukrainian household cleaning goods producer and its sale to Procter&Gamble
- Building the 2nd largest retail chain in Dnipropetrovsk region, which currently counts 15 supermarkets and hypermarkets

## High Growth Potential Industry

- Financial crisis of 2008-2009 led to significant fall of demand and prices/rent rates
- Freezing of the development projects results in significant supply gap of commercial, residential and hotel real estate
- Recovery of the real estate market is expected within 2-3 years



**ICD UA operates in Kyiv, Dnipropetrovsk, Krivyj Rig  
and plans to spread out its business further in Ukraine**



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# Future plans

## ICD UA plans:

- to extend the chain of shopping and entertainment centers in Kyiv, Kirovograd, Dnipropetrovsk
- To develop 2 hotel projects in Kyiv and Dnipropetrovsk
- To develop residential projects in Kyiv region and Dnipropetrovsk

## ICD Certificates:

ICSC

Ukrainian builders association



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## Multifunctional city complex «Harmony City»

### Project Conception

“Harmony City” will combine residential properties; office, shopping and entertainment center, SPA and sport complex, recreation zone

### General information

Land plot area	16 ha
Total construction area	268,000 sq.m
Shopping and entertainment area	105,000 sq.m
Power center	28,000 sq.m
Office center	25,000 sq.m
Residential area	100,000 sq.m
SPA & Sport area	10,000 sq.m



## Hotel project, Kyiv, Rognidynska str., 4

The landplot is located in the most prestigious business district of a historical center of the Ukrainian Capital

### The Hotel



#### General information

Landplot area	0.22 ha
Total construction area	17,452 sq.m
Hotel area	12,632 sq.m
Lease area	600 sq.m
Number of floors	18
Parking	24 cars

In the 3<sup>rd</sup> year by the estimations of the Hotel Operator Kyiv hotel is expected to generate 6.05 mln \$ of gross operating profit



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## Hotel project, Dnepropetrovsk Karl Marx avenue, 41-43

Landplot is located in central area of the city which is characterized as highly prestigious district for business, shopping and entertainment with well developed infrastructure.

### General information

Landplot	0.39 ha
Total construction area	16,500 sq.m
Hotel area	10,200 sq.m
Total lease area	1,500 sq.m
Beer restaurant area	
Parking (underground)	120 cars
In the 3 <sup>rd</sup> year by the estimations of the Hotel Operator Dnipropetrovsk hotel is expected to generate 7.37 mln \$ of gross operating profit plus lease and restaurant income.	In total, this equals to 9 mln \$ GOP for owners








# Operators list

Right now ICD UA is in a negotiation process with the following Hotel Operators:

- **Rezidor Hotel group** (Park inn & Radisson formats)
  - **Marriot Hotel group** (Renaissance & Courtyard)
  - **Hilton Hotel Group** (Hilton Garden Inn & Double Tree)
  - **Starwood**(Four Points and Sheraton)
  - **Accor** (Novotel)
- 





## SEC «MIRIADA»

Dnepropetrovsk city,  
Kalinovaja str, 9A

The building	2 floors
Total construction area	17,980 sq.m
Total lease area	8,875 sq.m
Underground parking	6,700 sq.m
Main tenants	SPAR, Cosmo, JAM



Object operates since 2007



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**SEC «MIRIADA»**  
**Dnepropetrovsk city,**  
**Kirova avenue, 11**



Total construction area	11,495 sq.m
Total lease area	9,268 sq.m
Underground parking	2,446 sq.m
Main tenant	SPAR

**Object operates since 2008**



## Krivyj Rig city

### SEC «VICTORY PLAZA»

Lermontova str.


The building	2 floors
Total construction area	30,000 sq.m
Total lease area	26,000 sq.m
Open parking	700 cars
Main tenants	InterSpar, Comfy, Multiplex Cinema, McDonalds




**Object operates since 2006**



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ICD UA is open for  
partnership  
We are interested  
in partners with  
good experience in  
hotel development  
and with co-  
investment strategy  
for Ukraine



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