

TERWIN

TERWIN

WIN HUB

B block



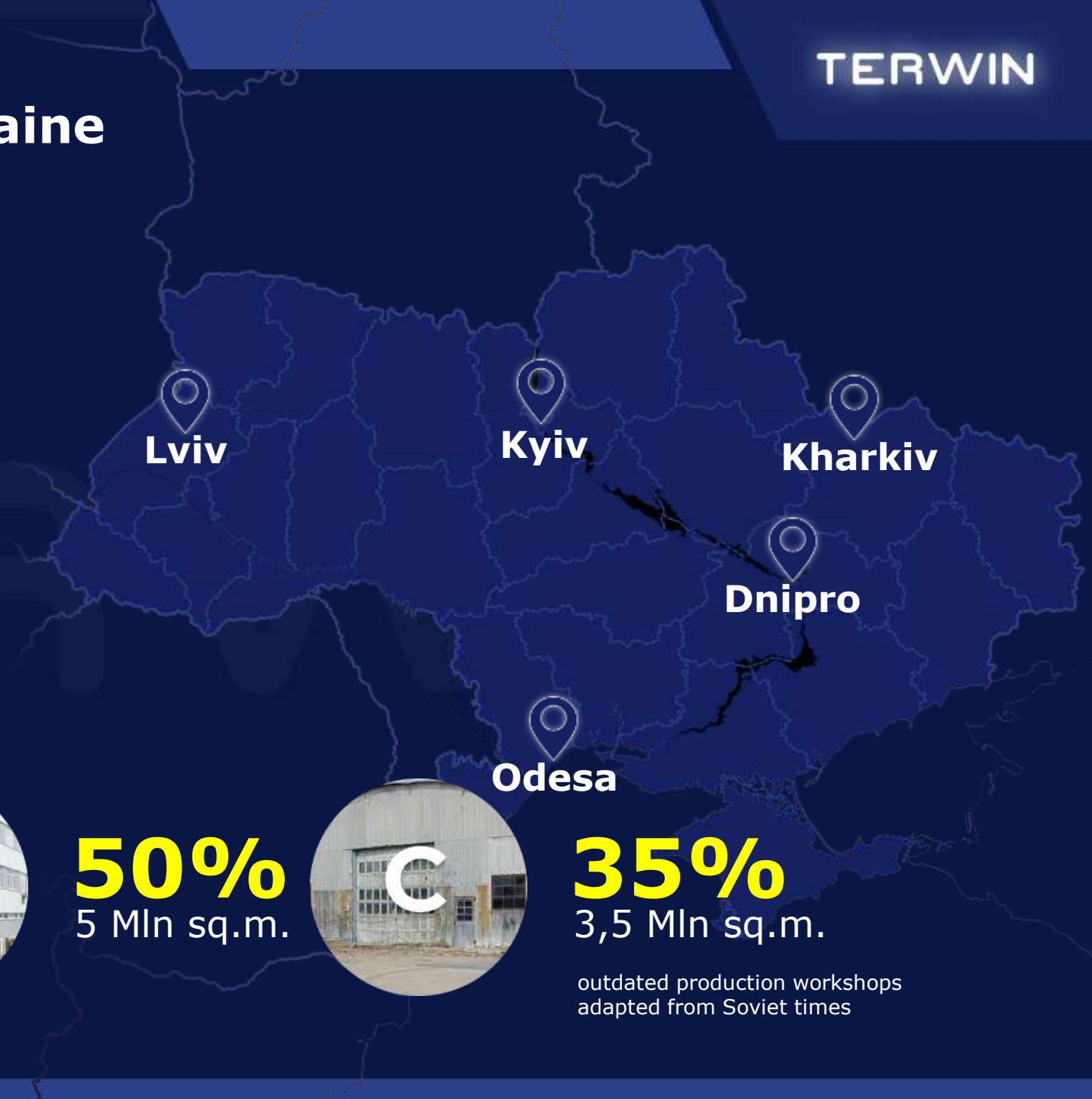
Warehouse property in Ukraine

10,1 Mln
sq.m.

warehouse real estate market
volume in 2024

80%

5 big cities



A

15%
1,5 Mln sq.m.

50% of them
in Kyiv Region



B

50%
5 Mln sq.m.



C

35%
3,5 Mln sq.m.

outdated production workshops
adapted from Soviet times

Warehouse property in Ukraine

10,1 Mln
sq.m.

warehouse real estate market
volume in 2024



War time loses

500 000 sq.m.

destroyed or damaged

80%

5 big cities



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50% of them
in Kyiv Region



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50%
5 Mln sq.m.



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outdated production workshops
adapted from Soviet times

Odesa

Dnipro

Warehouse property in Ukraine

📍 **Poland**

warehouse real estate
market volume

30 Mln sq.m. **+ 14 Mln sq.m.**
since 2018 year

class "A" and "B"



📍 Lviv

📍 Kyiv

📍 Kharkiv

📍 Dnipro

📍 Odesa

80%

5 big cities



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Warehouse property in Ukraine

Conditions for the growth of the high-quality class A warehouse real estate segment in Ukraine



an increase in the average level of salaries of employees



development of the e-com sector

INCREASING THE EFFICIENCY OF THE WAREHOUSE PROPERTY



an increase in the height of the warehouses



an increase in the shipment of goods



increasing labor efficiency



automation



digitization

Advantages of increasing quality real estate | BUSINESS



efficient use of warehouses



comprehensiveness of services



innovativeness and professional staff - R&D center



intermodality



work with export/import and related customs services



safety for employees

Advantages of creating high-quality real estate | SOCIETY



**NEW
TECHNOLOGICAL
WORKPLACES**



**DEVELOPMENT OF
LOCAL BUSINESS
AND RELATED
INFRASTRUCTURE**



**DEVELOPMENT OF
LOCAL SOCIAL
INFRASTRUCTURE**

Visualization and basic WIN HUB project parameters



Three E of the projects



ENERGY EFFICIENCY

the most reasonable use of resources and energy saving technologies

ECOLOGICALITY

compliance with international standards for the use of alternative energy sources, a full cycle of work with waste, containers and packaging, use of rainwater, etc

ERGONOMICS

as much as possible use of all hub space to maximize its efficiency

The logistics hub is like an ecosystem

Project concept :

We are not just building logistics warehouses, but we are creating a new complex product and a complete ecosystem for the Ukrainian market, which will maximize the efficiency of all project participants with minimal negative impact on the environment.



Our group of companies

TERWIN
GROUP

Forbes

EVA – №1 drogerie retailer in Ukraine
VARUS - №7 largest FMCG-retailer in Ukraine
Revenue - Y2021 \$2bln, Y2022 \$1,3bln, Y2023 \$1,7bln

eva



1000+ retail drogerie stores by EVA (150.000 sq.m.)
100+ supermarkets by VARUS (88.000 sq.m.)
30.000+ employees

Warehouses, logistics, distribution and production companies,
real estate division

VARUS



Ruslan Shostak

founder and co-owner of EVA and VARUS retail stores, founder of TERWIN GROUP, founder of Charity Foundation «CHILDHOOD WITHOUT WAR», for last 10 years enters the FORBES «100 richest people in Ukraine» list

The financial result for a potential investor



Locations

1 000 000 sq.m.
of class A and B warehouses



GENERAL INFORMATION

\$703m

Total investment amount

\$211m

Amount of own investments

\$770/sq.m

Cost of Class A warehouses

7 years

Payback period for the investor

5 years

Project implementation period
(time to operational launch)

In 3 STAGES

