

*CREATING*  
**A HUMAN-CENTERED**  
**FUTURE**

Ukrainian  
Investment Holding

# INVESTMENT OPPORTUNITY AT A GLANCE

## *Target Returns*

**IRR 9%–25%**

depending on asset class

## *Track Record*

**20+ years**

of successful operations  
through portfolio  
companies

## *Investment Range*

**\$1M to \$50M**

per project

## *Who We Are*

**Ukrainian investment**

holding managing diversified  
asset classes with deep local  
expertise

## *Investment Focus*

**Real estate development,**  
commercial properties,  
agricultural land

# OUR HERITAGE & EVOLUTION

From Asset Management  
to Investment Leadership



## OUR FOUNDATION

Built on **successful Ukrainian businesses** including Stolitsa Group

**140+ completed** residential buildings delivered

**Leading** residential developer since 2003

Century International Quality **ERA award winner**

## OUR EVOLUTION

Transitioned to active investment strategy

Creating synergies between portfolio companies

Deep local expertise meets international capital markets

# TIMELINE



# *OUR* **FOCUS**

- › REAL ESTATE **DEVELOPMENT**
- › *REAL ESTATE* **SERVICE**
- › **SCIENCE** *AND TECHNOLOGIES*

# STOLITSA GROUP

Stolitsa Group is a leading real estate development company in Ukraine. Operating since 2003, it brings together Ukrainian business assets and European capital.

Committed to European standards, Stolitsa Group delivers high-quality residential, commercial, and mixed-use developments designed for long-term value and reliability.

A portfolio of over 1,200,000 m<sup>2</sup> of completed housing  
More than 111 completed buildings across 14 residential complexes

Strong reputation and international recognition: Stolitsa Group is the first Ukrainian company to receive the Century International Quality ERA award for excellence in real estate

EU Investments and international standards in construction and management





SG

# STOLITSA GROUP

**Stolitsa Group is a leading real estate development company in Ukraine, combining Ukrainian business expertise with European investment standards since 2003.**

The company develops high-quality residential, commercial, and mixed-use projects built for long-term value, reliability, and strong market absorption.

# STOLITSA GROUP

SG

## SCALE & TRACK RECORD

**1,200,000+ m<sup>2</sup>**  
of completed  
residential housing

**\$2B+**  
pipeline project  
volume

**136 buildings**  
delivered and put into  
operation across **14**  
**residential complexes**

**21 years** of continuous  
presence and growth  
in the Ukrainian  
development sector

**2,000,000+ m<sup>2</sup>**  
of projects currently  
in the development  
pipeline

## COMPLETED PROJECTS PORTFOLIO (SELECTED)

**Varshavsky**  
331,275 m<sup>2</sup>  
completed 2021

**Seven**  
161,234 m<sup>2</sup>,  
completed 2021

**Varshavsky Plus**  
248,580 m<sup>2</sup>  
completed 2022

**Lípínka**  
127,416 m<sup>2</sup>,  
completed 2022

**Galaktyka**  
178,314 m<sup>2</sup>  
completed 2021

**Retroville Shopping &  
Entertainment Center**  
122,000 m<sup>2</sup>

# RETROVILLE

A multifunctional, barrier-free shopping and entertainment center with a unique lifestyle concept, located in Kyiv.

With a total area of **120 000 m<sup>2</sup>**, Retroville Shopping Mall attracts approximately **1,000,000 visitors** each month.

Retroville Shopping Mall includes the Novus hypermarket (10,640 m<sup>2</sup>), an 8-screen Multiplex cinema, Papashon children's entertainment center, a fitness club (4,400 m<sup>2</sup>) with swimming pools, a food court (13 operators and 8 standalone restaurants), and more.



# DIM 9000



DIM 9000

## WHAT SERVICES DOES DIM 9000 MANAGEMENT COMPANY PROVIDE?

A facility management company that provides comprehensive services to residential, commercial property and surrounding areas.

Maintenance of the surrounding areas, sports facilities, and children's playgrounds.

Regular cleaning of the common areas in the building.

Expert landscaping services.

Founded in 2021, DIM 9000 is one of the largest private property management companies in Ukraine that manages over 1,500,000 m<sup>2</sup> in Kyiv | 130+ buildings

Efficient upkeep and servicing of the internal engineering systems within the building.

Advocacy for residents, protecting their interests from developers and the city.

**Investments in technology: the company's IT infrastructure is developed from scratch – a mobile application for residents and own CRM system.**



# INTEGRATED OPERATING CAPABILITIES OF 2112

2112 Holding operates as an integrated platform with in-house and affiliated operating capabilities covering the full real estate lifecycle, reducing execution risk and dependency on third-party contractors.

## *Key operational domains:*

### **GENERAL CONSTRUCTION**

full-cycle construction management and general contracting

### **SECURITY SERVICES**

physical security and access control for commercial and residential assets

### **WASTE MANAGEMENT**

collection, logistics, and disposal operations

### **FACILITY MANAGEMENT**

engineering systems, maintenance, and operational efficiency

### **LANDSCAPING & GREEN SERVICES**

territory development and ongoing landscape maintenance

### **PROPERTY MANAGEMENT**

commercial asset administration and tenant relations

### **FIRE SAFETY & ALARM SYSTEMS**

design, installation, and maintenance of fire protection systems

# WHY UKRAINE, WHY NOW

## MACRO-FINANCIAL STABILITY

**Record \$57.3bn Reserves:** Ukraine holds a historic high in foreign currency, providing a massive liquidity cushion to stabilize the Hryvnia. (National Bank of Ukraine (NBU), 2026)

**€50bn Ukraine Facility (2024–2027):** EU support securing macro-financial stability and liquidity for large-scale reconstruction. (European Commission, 2025)

**Mortgage Stimulus:** eOselia (UAH 13.3bn) drives new housing demand. (Cabinet of Ministers of Ukraine, 2026)

## SECTOR GROWTH

**Construction Growth:** Ukraine's construction sector to grow 11.7% AAGR (2026–2029), outpacing all EU-27 markets (GlobalData, H2 2025).

**New Residential Supply:** 10 new residential complexes have launched in the Kyiv market in 2025, signalling renewed developer activity and market supply growth. (Interfax Ukraine, 2025)

## INVESTMENT POTENTIAL

**\$524B Reconstruction:** Ukraine's 10-year rebuild is the largest modern infrastructure project (World Bank RDNA4, Feb 2025).

**Housing Gap:** 2.5M-unit deficit creates an \$84B private investment opportunity to restore pre-2022 housing stock (World Bank RDNA4, Feb 2025).

**Office Space Shortage:** Kyiv has 7× less office space per 1,000 residents than Berlin (780 m<sup>2</sup> vs 5,330 m<sup>2</sup>)

## EU INTEGRATION: STRUCTURAL MARKET TRANSFORMATION

**EU Candidate Status:** granted June 23, 2022

**Screening Process:** Completed in September, 2025 Potential Membership: 2029-2030 (European Commission Estimate)

# INVESTMENT OPPORTUNITIES

Five Pillars  
of Growth

<b><i>Asset Class</i></b>	Commercial Real Estate	Commercial Construction	Residential Development
<b><i>Projected IRR (%)</i></b>	9	12	20-25
<b><i>Risk Profile</i></b>	Low	Low-Medium	Medium-High
<b><i>Horizon (years)</i></b>	10-12	3-5	3-4
<b><i>Investment Range</i></b>	\$1M-\$20M	\$10M-\$30M	\$15M-\$50M

# WHAT WE OFFER

**An Ecosystem  
Where Every Business  
Strengthens the Other**

**We operate across the  
entire value chain –  
from idea to income**



# NEXT STEPS

01

Investment  
Screening &  
Selection

*In-depth discussion  
with leadership team*

02

Due Diligence  
Process

*Comprehensive  
review (4–6 weeks)*

03

Legal  
Structure  
Finalisation

*Terms negotiation  
and documentation*

04

First  
Closing

*Capital commitment  
and deployment*

**JOIN US IN BUILDING  
UKRAINE'S FUTURE**