



# Lviv: Investment opportunities

2024



Lviv  
City  
Council



# WHY LVIV?

# A gateway to EU

**783 000** inhabitants

- **1 M** in Lviv agglomeration
- **2.5 M** in Lviv region

**60 km** to EU

- **A4 / E40** main road
- **9** customs border checkpoints

**International airport**

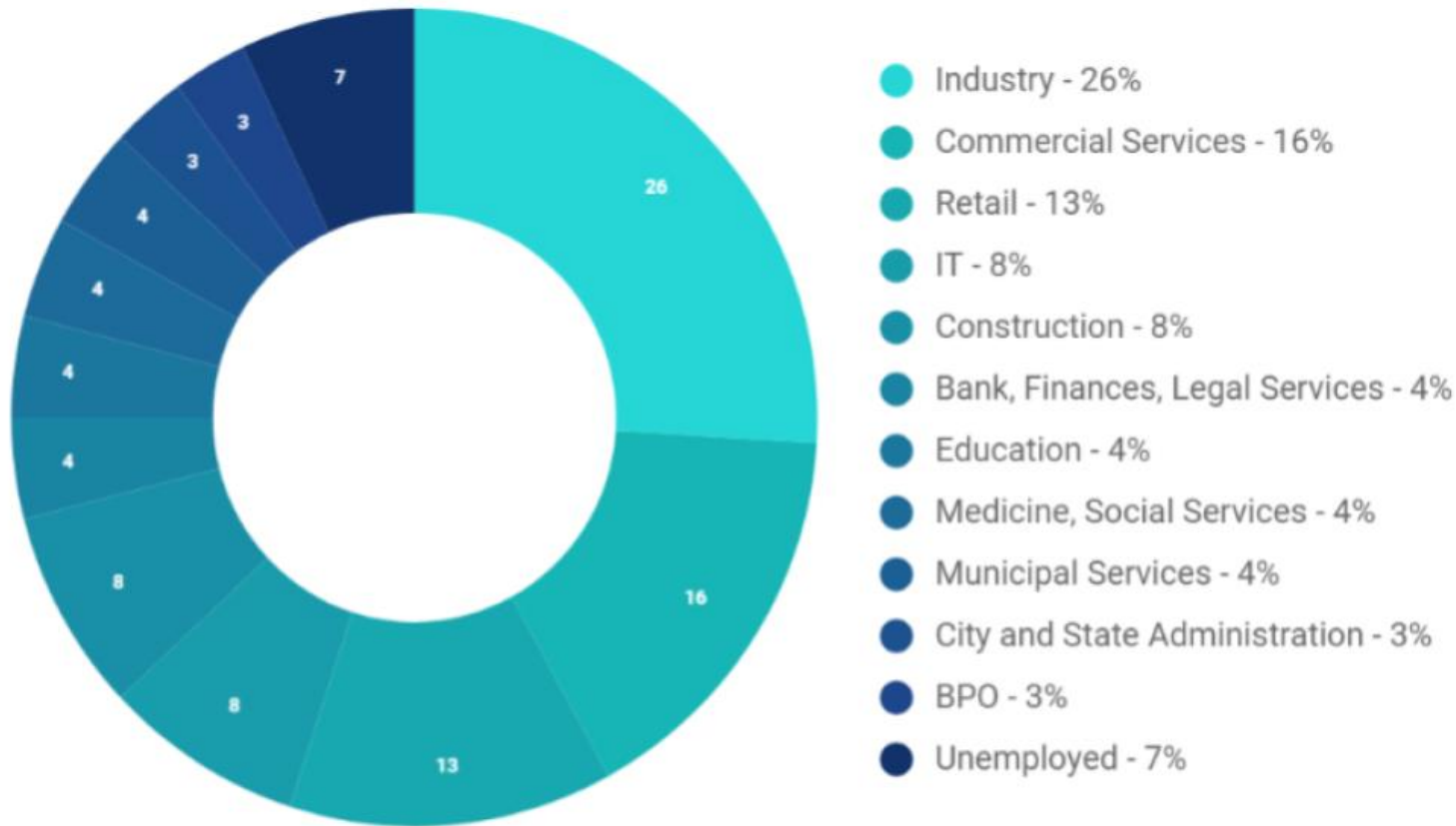
- **52** destinations
- **9** departure gates
- **3 000** pax / hour
- **7 km / 15 min** to the city center





# Human recourses

## Employment structure



**783 000** total population

- **402 000** have higher education
- **17 000** are in active job search
- **41 000** are unemployed
- **564 000** are economically active

# BPO & Shared Services companies

**3 000+**  
employees





# INDUSTRY

## Modern production facilities of:

- Trams, trolleybuses, buses, electro buses
- Automotive industry components
- Electric appliances
- Food and ingredients
- Clothing and footwear



# THEY CHOOSSED LVIV

HAFELE

CVG

Runway  
a Webhelp Company

Fujikura



pwc

EY  
Building a better  
working world

Dunapack Ukraina  
Packaging

Kingspan

ALTERRA GROUP

ajax



2014 - 2015

2016 - 2017

2018-2019

2020-2021

2022-2023

PAS  
Providing Appliance Solutions

KPMG

OXFORD  
BIOLABS

SPARROW  
CAPITAL

FM LOGISTIC

Symphony  
Solutions

BPO Nextdoor

koudijs

Dragon Capital



# **Industrials projects**



# Lviv industrial territories

## «Syhnyvka» Industrial Area

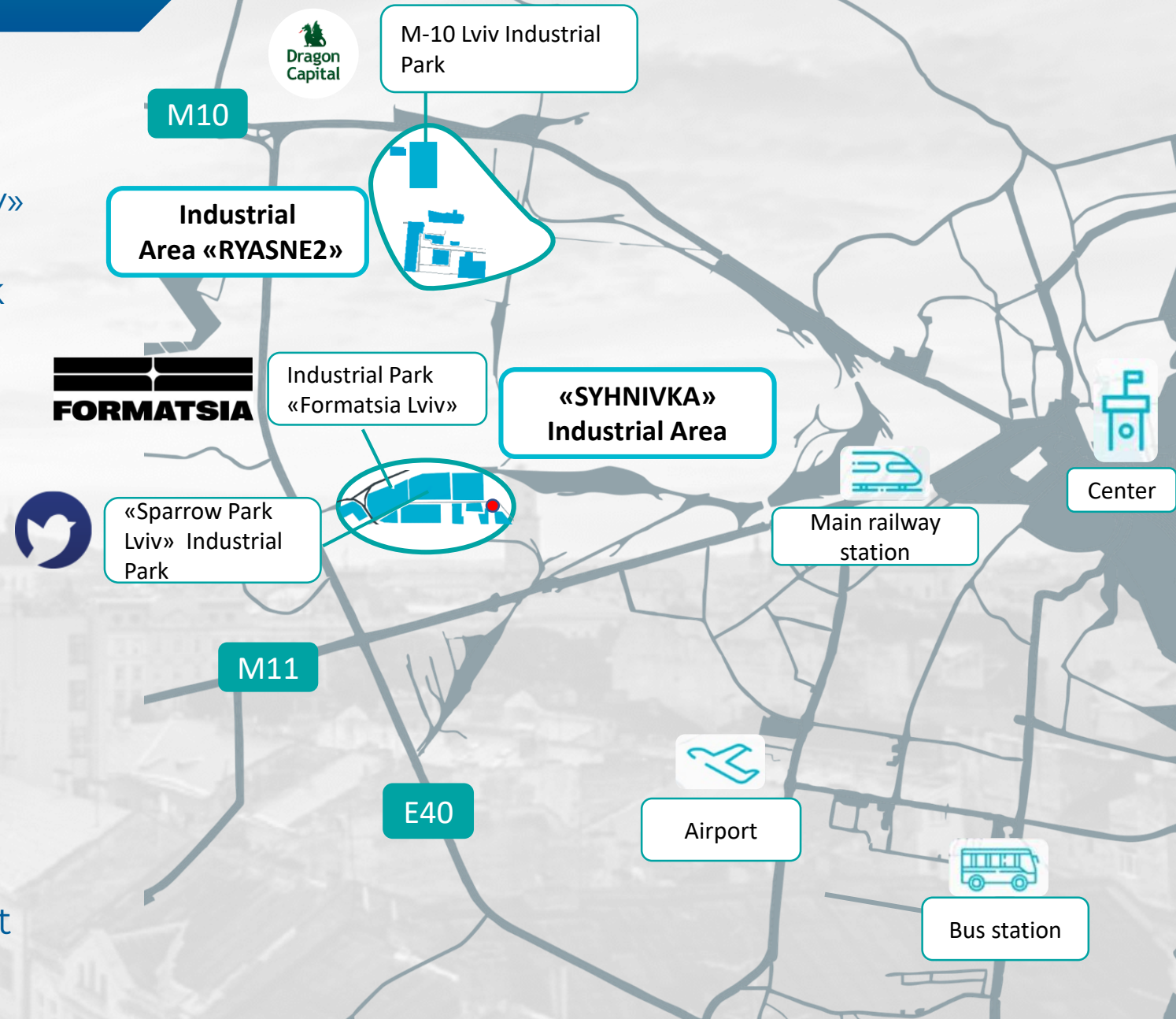
- 7 ha - free auction land plots
- 30, ha - Industrial park «Formatsia Lviv» (Syhnyvka)
- 18.9 ha - Industrial Park «Sparrow Park Lviv».

## «Ryasne-2» Industrial Area

- 16.8 ha - free auction land plots
- 23.5 ha - M-10 Industrial Park

### Investment terms:

- Purchase of land plots through electronic auction (Prozorro)
- Mechanism of an industrial park:
  - Residence in an existing industrial park
  - Creation of a new industrial park (at least 10 hectares)



# Industrial parks of Lviv

in the process of construction



## Industrial park «Formatsia Lviv» (Syhnyivka) (30 hectares)

- Industrial zone Syhnyivka (city of Lviv, Pivnichna Street).
  - **Investor:** Alterra group.
- The first stage of construction has begun and will be launched till the end of 2024.
  - 3600+ jobs

in the process of construction



## Lviv Industrial Park «Ryasne-2» (M10) (24 hectares)

- Ryasne-2 industrial zone (Lviv, Shevchenko Street).
  - **Investor:** Dragon Capital
- The construction of the first phase of the park (14,400 m<sup>2</sup>) is being completed.
- Phase 1 will be launched in till the end of 2023.
  - 3000+ jobs

is functioning



## Industrial park «Sparrow Park Lviv» (19 hectares)

- Industrial zone Syhnyivka (city of Lviv, Pivnichna Street).
  - Investor: Sparrow Industries
- The construction of the first and second phases of the park (21,500 m<sup>2</sup>) has been completed.
- 3 residents (participants) were involved.
  - Construction of the third stage has begun.
    - 1000+ jobs



# Industrial Park «Formatsia Lviv» (Syhnyivka)



## Information about the project:

**Initiator of creation:** Lviv City Council.

**Managing company:** Alterra Group's subsidiary "Formatsia Syhnyivka" LLC (winner of the competition).

## Project characteristics:

**Location:** Lviv, str. Pivnichna (Syhnyivka industrial zone).

**The total area of the territory:** 30 hectares.

**Estimated building area:** about 150,000 m<sup>2</sup> (class A and B production and warehouse space, office space).

**The term for which the IP was created:** 50 years

**Field of activity:** processing industry.

**Project cost:** over UAH 5 billion.

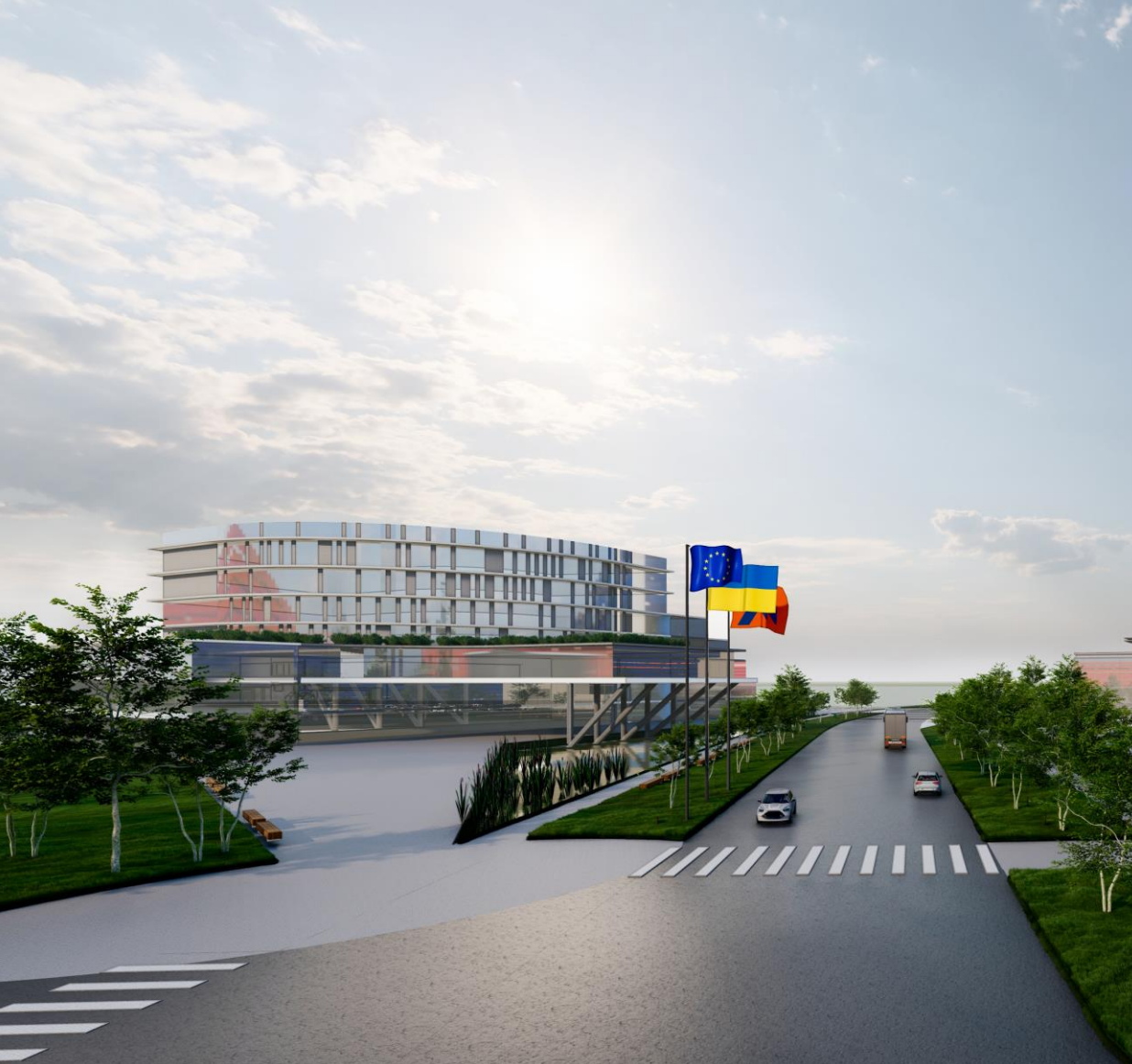
**Number of new working place:** 3,600.

**Project status:** start of construction - November 2023.

**Contact person:** Maksym-commercial director, +380 67 226 3781, [info@sygnivka.com.ua](mailto:info@sygnivka.com.ua)



# PUBLIC CENTER WITH A SCIENTIFIC AND TECHNOLOGICAL CELL



**The public center** is the social center of the industrial park, which was created to conduct scientific research, develop start-up projects, and relax and communicate with the residents of the park.

The main component of the community center **is the scientific and technological cell**, which provides for:

- **a business incubator for start-up projects** that will receive production premises on the territory of the "Syhnivka" IP on a free basis. The area of the industrial premises of the business incubator is not less than 2,500 square meters;
- School;
- Laboratories;
- Coworking.

**The community center also includes:**

- Children's rooms for the children of IP employees;
- Exhibition hall;
- Clinic;
- Catering and trade establishments.

# Industrial Park «Sparrow Park Lviv»



## Registered industrial park

**Initiator and investor:** Sparrow Industries

## Location:

Lviv, st. Pivnichna (Syhnyvka industrial zone)  
5 km to the ring road / M11; 8 km to the center.

## Characteristics of the project:

18.8 ha - the area of the land plot

**The total construction area of the project:** 113,000 m<sup>2</sup>

**Specialization:** production, light industry, logistics.  
Class A production and logistics premises.

**The first phase of the project:** 11,000 m<sup>3</sup> of premises.  
It is planned to create 1000+ jobs

**Project status:** Phase I construction (12,500 m<sup>2</sup>) completed. 2 residents are involved. Completion of the second phase of construction, beginning of construction of the third phase.

**Contact person:** Taras-commercial director, +380 97 201 7557, [info@sparrow-capital.com](mailto:info@sparrow-capital.com)



# Industrial Park Ryasne-2 (M10)



## Registered industrial park

**Initiator of creation:** Lviv City Council

**Investor:** Dragon Capital

## Location:

Lviv, Shevchenko St. (Industrial Zone Ryasne-2)  
Along the M10/A4 road in the EU direction  
(Krakowiec checkpoint); 8 km to the city center.

## Characteristics of the project:

23.5 hectares - the area of the land plot

140,000+ m<sup>2</sup> total area of premises

Class A production and logistics premises

6 production and warehouse complexes

The first stage of the project is 13,648 m<sup>2</sup> of premises

It is planned to create 1500+ jobs

**Project status:** the construction of the 1st phase is being completed. Commissioning in the fall of 2023.

**Contact person:** Andriy - commercial director, +380 67 634 6372, [info@m10.com.ua](mailto:info@m10.com.ua)



## Production hub on the territory of the industrial zone "Ryasne-2"



## PROJECT INFORMATION

- **The project of creating a production hub in the Ryasne-2 industrial zone.**
- Initiator: Lviv City Council.
- Implementation stage: development of a technical and economic rationale for the creation of a hub together with PWC with the support of the USAID program: Competitive Economy of Ukraine.

### **Location:**

- Industrial zone "Ryasne-2".
- 2.5 km to the ring road E40.

### **Land plot:**

- The area is 7 hectares.
- Property: communal.
- Purpose: land for industry, transport, communication, energy, defense and other purposes.

### **Target audience**

- Enterprise with an area of 600 sq.m. with one production process.
- Small and medium-sized enterprises of the light, machine-building and food industries.
- Micro-business and start-up projects.
- Relocated enterprises.



# **Investment projects**



# Research IT center



## PROJECT INFORMATION

- **Initiator:** Lviv IT Cluster.
- **Implementation stage:** forming an architectural solution, concept formation.
- The project involves creating on the basis of an abandoned communal building a Research Center with laboratories for teaching and practicing students who study innovative specialties in higher education institutions in Lviv.

### Target audience

- 12,000 students of technical specialties in Lviv, more than 4,000 of whom are studying at Bachelor's programs with the support of Lviv IT Cluster.

### Functional zoning

- List of laboratories: IoT Laboratory, AI Laboratory, Robotics Laboratory, Bioengineering Laboratory, HCI (Human-Computer Interaction) Laboratory, Mechanical Processing Laboratory, AR/VR + Gamedev Laboratory, Design Thinking Laboratory, Cybersecurity Laboratory, Radioelectronics Laboratory, Data Center.



## Cable car in Lviv: city center - central park - old industrial district



## INFORMATION ABOUT THE PROJECT

**The initiator** is the Lviv City Council

### Characteristic:

- First station: the central old part of the city (Zamkova Street)
- Second station: the city's central park (High Castle Park; Zamkova Mountain)
- The third station: the old Pidzamche industrial district (B. Khmelnytskogo St.)
- A 10-minute walk from the planned first cable car station to the city hall (Town hall; old town).

### Socio-economic effect:

- connection of the city center with the top of the High Castle - the main tourist attraction and the Pidzamche district;
- creation of conditions of inclusiveness for all categories of visitors, including those with limited mobility, at the observation decks of the "High Castle" park;
- improvement of the park of the High Castle;
- creation of a cultural and transport corridor between two parts of the city.

**Project status:** preparation of the project and investment tender.



# **PROJECTS IN PARTNERSHIP WITH IFO**



# Reconstruction of treatment facilities and construction of a sludge processing station for the treatment and utilization of wastewater and the production of biogas for cogeneration in the city of Lviv



## PROJECT TERMS

### Project characteristics:

- Construction of biogas production facilities

### Budget:

- EUR 31,5 mln. euros

### Stakeholders:

- LKP “Lvivvodokanal”

### Source of funding:

- European Bank for Reconstruction and Development
- NEFCO
- E5P (Grant)

### Stage:

- Implementation stage



**NEFCO**



European Bank  
for Reconstruction and Development



# Solidarity package



## PROJECT TERMS

### Project characteristics:

- Liquidity support of communal enterprises of Lviv

### Budget:

- EUR 22 mln. euros

### Stakeholders:

- LKP “Lvivteploenerho”, LKP “Lvivvodokanal”, LKP “Lvivelektrotrans”, LKP “Lvivavtodor”, LKP “Zelene Misto”

### Source of funding:

- European Bank for Reconstruction and Development

### Stage:

- Implementation stage



European Bank  
for Reconstruction and Development

# Modernization of public trolleybus transport in Lviv



## PROJECT TERMS

### Project characteristics:

- Supply of new low-floor trolleybuses and service equipment
- Restoration and modernization of two electric transport depots (located at Promyslova and Troleibusna Street)
- Restoration and modernization of the contact network

### Budget:

- EUR 22 mln. euros

### Stakeholders:

- LKP “Lvivelektrotrans”

### Source of funding:

- European Bank for Reconstruction and Development

### Stage:

- Implementation stage



European Bank  
for Reconstruction and Development



# Update and modernization of tram rolling stock



## PROJECT TERMS

### Project characteristics:

- Purchase of tram infrastructure and substation
- Modernization of tram depots and training
- Depot energy efficiency program
- Purchase of used/reconstructed/non-reconstructed tram rolling stock/assemblies, aggregates, spare parts
- Investments in the IT system

### Budget:

- EUR 16 mln. euros

### Stakeholders:

- LKP “Lvivelektrotrans”

### Source of funding:

- European Bank for Reconstruction and Development

### Stage:

- Implementation stage



European Bank  
for Reconstruction and Development



# City public transport 1



## PROJECT TERMS

### Project characteristics:

- Supply of 10 new tram cars
- Repair of tram cars with modernization (refitting) to ensure transportation of passengers with limited mobility

### Budget:

- EUR 23,8 mln. euros

### Stakeholders:

- LKP "Lvivelektrotrans"

### Source of funding:

- European Investment Bank

### Stage:

- Implementation stage



# City public transport 2



## PROJECT TERMS

### Project characteristics:

- Purchase of tram cars (up to 6 units)
- Repair of tram cars with modernization (refitting) to ensure transportation of passengers with limited mobility (20-25 units)

### Budget:

- EUR 20 mln. euros

### Stakeholders:

- LKP “Lvivelektrotrans”

### Source of funding:

- European Investment Bank

### Stage:

- Implementation stage

# Reconstruction of tram tracks



## PROJECT TERMS

### Characteristics of the project:

- **Tram line 2:** reconstruction of tram tracks, transmission lines and transport corridor, including traffic management and engineering communications
- **Tram line 6:** reconstruction of tram tracks, transmission lines and transport corridor, including traffic management and engineering communications
- **Works on the restoration of tracks and a transport corridor in the UNESCO protected area**

### Budget:

- 33 mln. euros

### Participants:

- LKP «Lvivavtodor»

### Funding sources:

- European Bank for Reconstruction and Development

### Stage:

- Implementation stage



European Bank  
for Reconstruction and Development





# City public transport 1



## TERMS OF THE PROJECT

### Characteristics of the project:

- Overhaul of cable lines with a voltage of 600 V direct current (feeders) from traction substation No. 6 to Mytna Square and St. Lychakivska
- Construction of a bus depot
- Reconstruction of the trolleybus contact network: Zelena St., St. Stryiska, str. Trolleybusna

### Budget:

- 13 mln. euros

### Participants:

- LKP «Lvivavtodor»

### Funding sources:

- European Investment Bank

### Stage:

- Implementation stage



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for Reconstruction and Development



# Traffic safety



## TERMS OF THE PROJECT

### Characteristics of the project:

- Reconstruction of Mazepa Street
- Reconstruction of Grinchenko Street

### Budget:

- 13,5 mln. euros

### Participants:

- LKP "Lvivavtodor«

### Funding sources:

- European Investment Bank

### Stage:

- Implementation stage



European Bank  
for Reconstruction and Development

# City public transport 1



## TERMS OF THE PROJECT

### Characteristics of the project:

- Delivery of 100 units of new buses

### Budget:

- 12 mln. euros

### Participants:

- LVIV COMMUNAL ROAD TRANSPORT ENTERPRISE No. 1

### Funding sources:

- European Investment Bank

### Stage:

- Implementation stage



European  
Investment Bank



# "Municipal Infrastructure Development Program of Ukraine" and "Lviv Solid Waste Project"



## TERMS OF THE PROJECT

### Characteristics of the project:

- Construction mechanics biological of the complex solid waste processing
- Reclamation Hrybovytskyi solid waste landfill
- City station composting organic waste
- Collection centers and sorting large-sized waste

### Budget:

- 62,5 mln. euros

### Participants:

- LKP "Zelene misto"

### Funding sources:

- European Investment Bank
- European Bank for Reconstruction and Development

### Stage:

- Implementation stage



# Office Invest in Lviv

## Supports:

- Ukrainian business from the affected regions in the relocation of enterprises to the Lviv community
- local businesses in their development
- to foreign investors in their intentions to invest in the Lviv community

## Accompanied by:

- public-private partnership projects
- projects in cooperation with international financial organizations
- Investment projects

## Organized by:

- investment events and activities
- bilateral business meetings
- cooperation with local authorities and local business





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[investinlviv.com](https://investinlviv.com)