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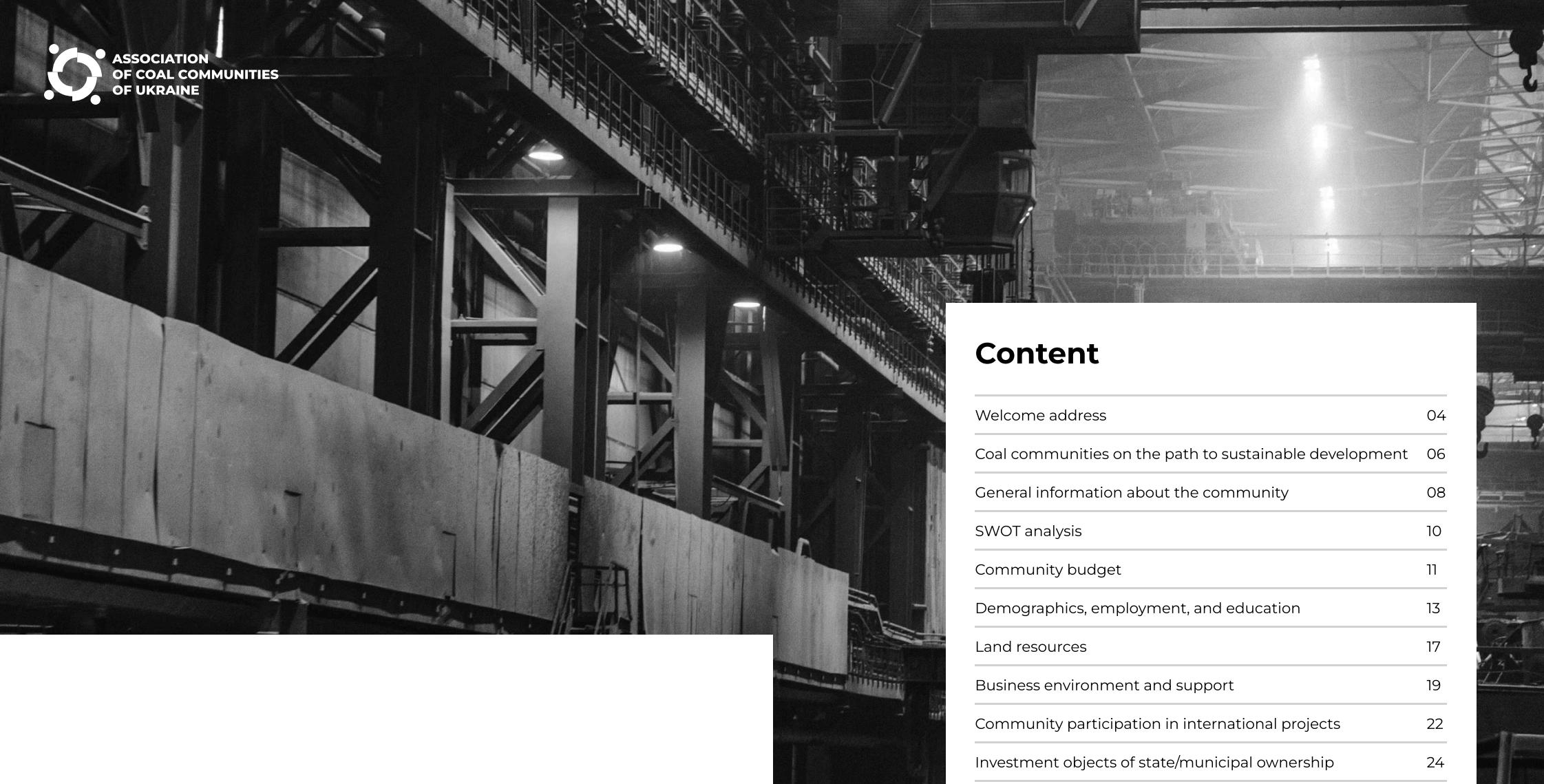
79008, Ukraine, Lviv, Halytska Street, 2/1



Investment Passport of the Coal Microregion

Novovolynsk Territorial Community of Volyn Region

2025



Investment Passport of the Coal Microregion

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Dear partners!

On behalf of the Association of Coal Communities of Ukraine, I express my sincere gratitude for your interest and commitment to the development of coal regions! Today, we are embarking on a new path—the rethinking of economic activities. The closure of mines has created new challenges for coal communities, impacting employment and local revenues. Therefore, it is crucial to attract new investors who will support private businesses and municipal enterprises. This will contribute to the sustainable development of our regions.

The economic transformation of coal communities is not only a strategic challenge but also an opportunity to create a competitive market that will attract investors from both Ukraine and abroad. Investment attraction is a key element in developing new industries, modernising infrastructure, and implementing advanced technologies. These initiatives will allow our communities not only to preserve their economic potential but also to significantly enhance it.

The Association of Coal Communities of Ukraine is actively working to create a favorable investment climate by offering transparent and efficient mechanisms for capital attraction. We collaborate with government bodies, international financial institutions, civil society, and the private sector to develop programs aimed at supporting local businesses, creating new jobs, and assisting local authorities in the development and implementation of comprehensive programs for small and medium-sized enterprises, as well as spatial development strategies.

I invite all partners to actively cooperate in achieving these ambitious goals. By taking small steps together, we can bring Ukraine closer to just and successful recovery.

With respect,
Andriy Tabinsky

Executive Director of the Association of Coal Communities of Ukraine

Dear Guests and Partners!

The Novovolynsk community strives for effective change, which is why we are actively creating conditions for growth. Every day, we work on developing and implementing innovative solutions for business, manufacturing, and urban services. Our community is open to new ideas and experiences, continuously learning to remain competitive and meet European standards.

Everyone who has visited Novovolynsk and other settlements in our community may have started as a newcomer, but here, each person finds favorable conditions for development. We aim to foster an atmosphere of partnership and support for everyone ready to grow their business within our community, contributing to its economic advancement.

That is why, in this economic profile, developed with the support of the Association of Coal Communities of Ukraine, you will find a list of properties available for acquisition and transformation. The community offers a wide range of investment opportunities along with professional support in building a high-quality economic model for your business.

I invite you to join our community of innovators who are shaping the future today.

With respect,
Borys Karpus
Mayor of Novovolynsk

Coal Communities on the Path to Sustainable Development



On December 12, 2015, the Paris Climate Agreement was adopted, formalizing an international initiative and recognizing the urgent global threat posed by greenhouse gas emissions. Ukraine ratified the Agreement and joined the global trend of decarbonization. According to the Government Program, by 2030, Ukraine's greenhouse gas emissions must be reduced by 65%. The Government's plans align with the Sustainable Development Goals:

7 Affordable and Clean Energy

8 Decent Work and Economic Growth

9 Industry, Innovation, and Infrastructure

10 Reduced Inequality

11 Sustainable Cities and Communities

12 Responsible Consumption

13 Climate Action

14 Life Below Water (Marine Resource Conservation)

15 Life on Land (Ecosystem Protection)

16 Peace, Justice, and Strong Institutions

17 Partnerships for the Goals

Apart from these initiatives, the government has also developed its own tools to address and prevent climate deterioration. As of January 1, 2024, the State Decarbonization Fund has been launched, and on June 25, 2024, the National Action Plan on Energy and Climate will come into effect, with key principles based on "Build Back Better" and "Build Back Greener".

Given this and the goal of effectively transforming coal regions, the Association of Coal Communities of Ukraine, in collaboration with the local governments of Sheptytskyi District (cities of Belz and Sokal), Volodymyr District in Volyn Oblast (Novovolynsk), and Ivano-Frankivsk District (Burshtyn), has developed investment passports. These documents aim to enhance the investment attractiveness of coal communities in each region by presenting their current economic situation and potential to both Ukrainian and international stakeholders.

The tested methodology for creating these economic profiles will enable the team to expand its expertise to other territories. In the future, this experience will contribute to the development of a strategy for the economic recovery of de-occupied areas in Donetsk and Luhansk Regions, where coal mining has historically played a significant role in the local economy.



General Information About the Community

The Novovolynsk Territorial Community, with its administrative centre in the city of Novovolynsk, was established by the Cabinet of Ministers of Ukraine Resolution No. 707-p of June 12, 2020, which defined administrative centres and approved the territorial structure of communities in Volyn Oblast.

The total area of the Novovolynsk Territorial Community is 75.3 km², accounting for 0.37% of Volyn Oblast's total area and approximately 3.73% of Volodymyr District's territory.

As of January 1, 2023, the community's population was 57.9 thousand people, and it includes 8 settlements.

Settlements of the Community



City

Novovolynsk
Area: 20 km²



Urban-Type Settlement

Blahodatne
Area: 3.48 km²



Villages

Hrybovtsia, Hryady,
Kropyvshchyna, Nyzhkynychi,
Tyshkovychi, Khreniv

The community is located in the Volodymyr District of Volyn Oblast, near the Western Bug River, making it strategically positioned for cross-border trade and economic growth. The nearest border checkpoint with Poland (via the Ustyuh-Zosin border crossing) is just 5 km from the community's administrative centre, while the larger Novovolynsk customs checkpoint is situated at the city limits.

Other nearby border crossings:



25 km
from the cargo checkpoint
"Ambuky-Hrudek"



30 km
from the automobile
border crossing "Ugryniv-
Dolhobychuv"



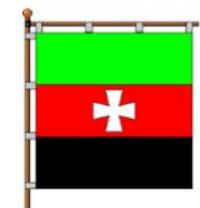
80 km
from the cargo checkpoint
"Yagodyn-Dorohusk"



Distances from Novovolynsk to Major Polish Cities

- Zamość – 100 km
- Warsaw – 325 km
- Kraków – 410 km
- Lublin – 160 km
- Rzeszów – 235 km

Novovolynsk holds significant logistical and economic potential due to its proximity to major transport routes, including European highway E373, which connects with M07, linking Lublin, Kovel, Sarna, and Korosten to Kyiv (76 km from Novovolynsk). The H22 Ustyuh-Lutsk-Rivne national highway also passes 18 km from the city.



Coat of Arms and Flag of Novovolynsk



The main message of Novovolynsk:
Opened for innovations

The official coat of arms and flag represent the administrative centre of Novovolynsk. In 2022, a branding identity was developed for the community, incorporating the unique dialect of Novovolynsk as its foundation. The historical coat of arms was redesigned into a modern visual identity, which is now used for local branding, community products, and urban infrastructure.

S.W.O.T

“



S

Strengths

The community maintains a stable business support network at a proper level. Entrepreneurs benefit from a simplified permitting process and access to urban planning documentation, ensuring favorable conditions for development. Since 2004, pilot agreements have been implemented, and long-term support programs for businesses operating within Novovolynsk. The local Business Support Center actively assists enterprises. Another major advantage is the community's proximity to border checkpoints, enhancing its logistical potential.

W

Weaknesses

The future of economic transformation for coal industry assets remains uncertain due to damage caused by Russian missile strikes.

O

Opportunities

Development of project-based initiatives through engagement with international partners, attracting investors, expanding youth industrial training, establishing machine-building production, and creating a logistics hub within the community.

T

Threats

An increasing percentage of an aging population, resulting in a higher number of non-working residents in the community.

Community Budget

According to the budget execution reporting for the Novovolynsk community covering the period from January to October 2024, revenues amounted to UAH 526 million (95.9%). It is probable that by the end of the year, the community's revenues exceeded expectations. Tax payments form the basis of budget revenues, totaling UAH 318 million, of which UAH 188.6 million was received from personal income tax and fees. The community received over UAH 18 million from the sale of land and intangible assets. More than UAH 2 million was generated from income from property and entrepreneurial activity.

Budget Structure

by Revenue Sources

12.20%

Non-Tax Revenues
64 236 620. 91 UAH

22.44%

Official Transfers
118 169 390. 89 UAH

4.98%

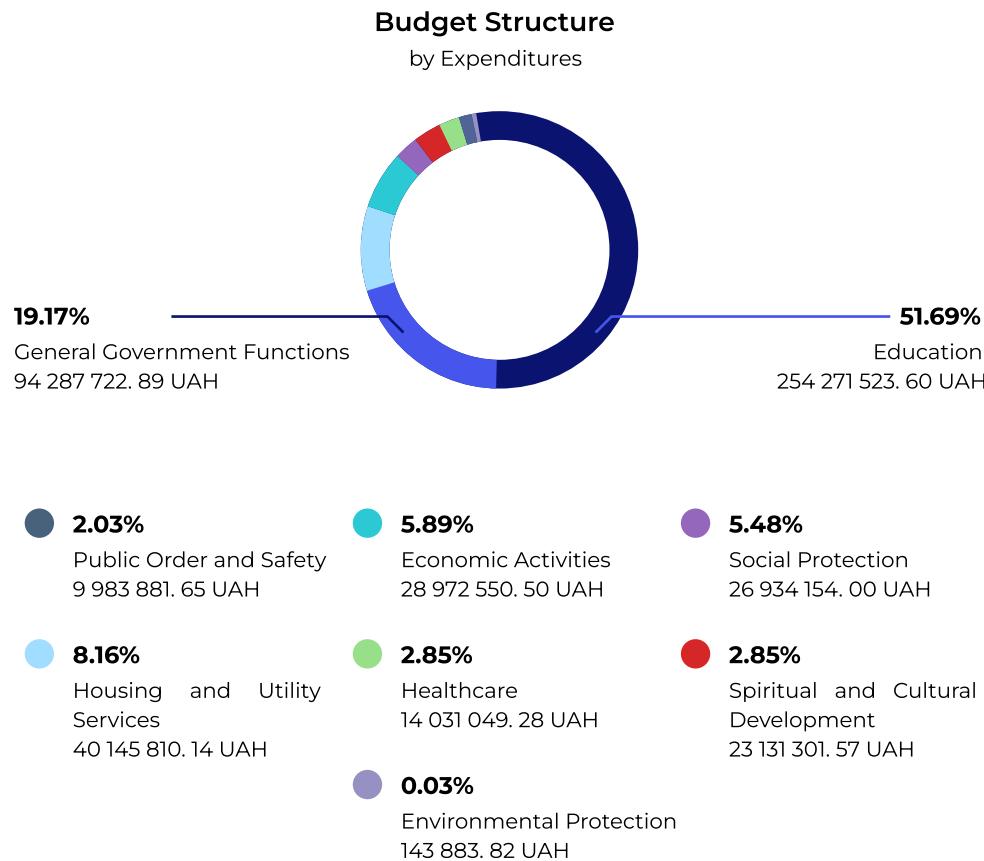
Capital Operations
Revenue
26 247 966. 19 UAH

60.38%

Tax Revenues
318 005 314. 78 UAH



Community Budget



As of early November, budget expenditures were estimated at 491.9 million UAH (81.6% of the planned amount).

The largest budget allocation was directed towards the education sector, totalling 254.2 million UAH, primarily for general secondary education. Additionally, over 8 million UAH was allocated for road infrastructure financing. The current budget deficit is 9.9 million UAH, while funding for housing and utility services reached 38.7 million UAH at the time of reporting.

A revenue surplus over expenditures highlights the effective economic sector within the community.

Demographics, employment, and education

The actual population of the Novovolynsk Territorial Community, as of January 1, 2025, is 58,000 people.

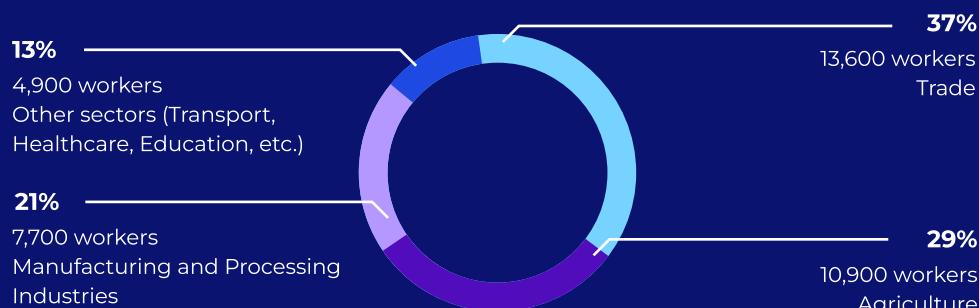
Human Capital:

Working-age population	Higher education students	Students of PTE	Internally displaced persons
32 000	21 890	17 106	10 000

data as of 01.01.2025

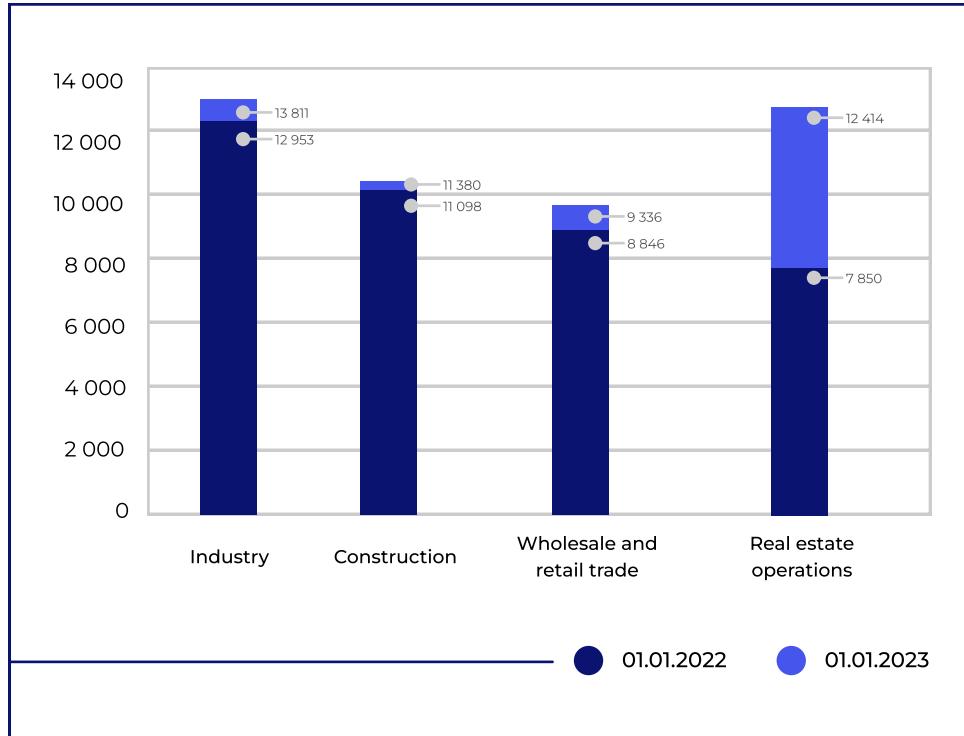
As of 2023, based on official statistics, the number of employed individuals in Novovolynsk is 37,100.

The employment distribution by sector is as follows:



Demographics, employment, and education

As of January 1, 2022, the average salary level was 11,445 UAH, as of January 1, 2023 – 11,735 UAH, and as of October 1, 2023 – 11,074 UAH.



The analysis of wages by sectors of activity demonstrates a tendency toward increasing wages in the industry: from 12,953 UAH as of January 1, 2022 to 13,811 UAH as of October 1, 2023; in construction: from 11,098 UAH as of January 1, 2022 to 11,380 UAH as of October 1, 2023; in wholesale and retail trade: from 8,846 UAH as of January 1, 2022 to 9,336 UAH as of October 1, 2023; in the field of real estate operations: from 7,850 UAH as of January 1, 2022 to 12,414 UAH as of October 1, 2023 (an increase of 63%).

Attention should be paid to the growth in wages in transportation, as well as in administrative and auxiliary services, by 15–20%. Such changes are caused by the impact of the war, in particular the increase in the number of internally displaced persons and the growth in demand for real estate, which, in turn, has also affected related economic sectors.

Salary analysis by industry shows a consistent increase in wages across various sectors. The industry sector experienced steady growth from 12,935 UAH (2022) to 13,811 UAH (2023). The construction sector saw a similar trend, reaching 13,880 UAH by late 2023. The wholesale and retail trade sector grew modestly, reaching 9,336 UAH by October 2023. The real estate sector demonstrated the most significant growth, jumping from 3,850 UAH in early 2022 to 12,414 UAH in 2023 (a 63% increase).

It is also important to note the rise in minimum wage levels and salaries for administrative and auxiliary personnel, which grew by 15-20%. Economic changes driven by the war, including an increase in internally displaced persons and rising housing costs, have had a substantial impact on local economies and labor markets.

Job Market Analysis

According to the Novovolynsk branch of the Volodymyr-Volynskyi Employment Center, as of December 2024, the average salary in the community is 12,480.5 UAH.

Job Vacancies by Sector

Job Category	Number of Vacancies	Average Salary (UAH)
Technical Vacancies	21	14 718
Managerial Positions	8	11 242
Medical Sector	5	9 454
Food Industry	6	9 323
Drivers	3	17 333
Sales Consultants	3	8 166
Social Workers	1	8 000
Machinists	11	12 309
Engineering Positions	3	20 207
Other	49	12 447

Demographics, employment, and education

Required Education Level for Job Vacancies

Education Level	Number of Vacancies	Average Salary (UAH)
Vocational Education	21	14 718
Higher Education	17	12 836
Medical Education	5	11 983

The city of Novovolynsk has 9 lyceums, including Lyceum No. 4 named in honour of T. H. Shevchenko, which specializes in in-depth studies of humanities. The gymnasiums named after Ihor Kantor and Andrii Komarystyj focus on developing competitive knowledge and skills among their students.



The preschool education segment includes 9 modern institutions in the city and several in rural areas, ensuring early childhood development through the implementation of inclusive practices. Extracurricular education is provided through the Center for Children's and Youth Creativity, as well as children's and youth sports schools, with over 1,000 children enrolled.

The inclusive resource centre creates conditions for the adaptation of children with special educational needs. Novovolynsk multifunctional resource centre provides basic vocational training for schoolchildren, focusing on current labour market demands.

With a developed educational infrastructure, the community prepares competitive specialists, which is one of the key factors in strengthening the investment climate by ensuring a qualified workforce.

According to the analysis of the educational structure of the population, the majority of residents, over 46%, have secondary specialized education. Higher education is held by 29% of the community's residents, while 16% have only secondary education.

Land resources

Land Resources Structure:

- 4666.3 ha - agricultural land
- 1563.6 ha - industrial land
- 709.6 ha - forestry land
- 446.0 ha - water fund land
- 158.1 ha - residential and public development land
- 3 ha - other land

Mainland resource rent holders by sector:

Agricultural activities: farms "Agroorganic" and "SAD".

- Industrial and infrastructure facilities: LLC "Renoplast" and PrJSC "Novovolynsk Bread Factory".
- Alternative energy facilities: LLC "Wind Power GS I Volyn 3".
- Other large and small land rentholders: SE "Agrofirma Luga-Nova", LLC "Piatydni", PrJSC "Sky", LLC "Volynoblenenergo".

Most small land plots are privately owned by individual entrepreneurs (over 500 individuals), indicating the development of micro and small businesses in the community.

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Land resources

Investment attractiveness through digitization of the community's land bank: In cooperation with the Feodal.Online service, the Novovolynsk community is digitizing its land bank. Its functionality includes:

- Conducting a comprehensive land audit;
- Identifying potentially profitable land plots;
- Optimizing land use and eliminating gaps in the land bank;
- Providing community employees with access to integrated data from the State Land Cadastre and the Ministry of Justice;
- Ensuring high-quality land monitoring;
- Interacting with farmers and agricultural producers;
- Attracting additional tax revenues to the local budget.

Strategic Documents:

- EnergyPlan Program
- Action Plan for Sustainable Energy Development and Climate of the Novovolynsk City Territorial Community until 2030
- Action Plan for the Implementation of the European Energy Award in NovovolynskUrban Planning

Digital Land Bank of Novovolynsk



The General Plan has been developed for the city of Novovolynsk.



Territory Plan



Business environment and support

Institutional support

- Simplified procedures for obtaining land plots and permits.
- Assistance with permit documentation processing.
- Support in obtaining tax benefits for participants of the industrial park.

The community offers a wide range of services for business sector representatives. The Administrative Services Center (ASC) in Novovolynsk was modernised in 2021 within the framework of the "U-LEAD with Europe" project. Additionally, there is an ASC branch in Blahodatne.

The Novovolynsk ASC provides over 200 administrative services, including:

- Issuance of decisions on the sale of municipal land to real estate owners;
- Approval of land management documentation for municipal land allocation;
- Contracting services for participation in the maintenance of public infrastructure within the Novovolynsk Territorial Community;
- Approval of operating hours for trade, restaurant businesses, and service sector facilities, among other services.

The ASC branch in Blahodatne offers 177 administrative services to residents.

Address

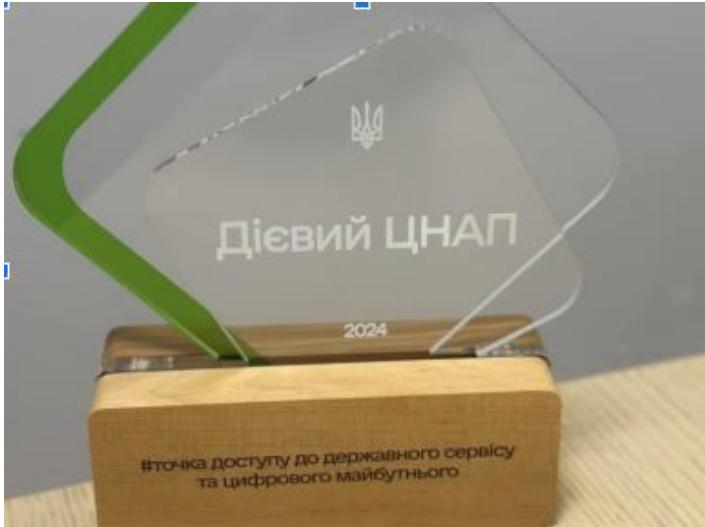
Druzhby Avenue, 27, Novovolynsk,
Volodymyr District, Volyn Oblast, 45400

Contact information

Call Center: 0800353878
Mobile: +380678819808
Landline: (03344) 41106

Business environment and support

In December 2024, the Administrative Services Center in Novovolynsk received an award in the "Effective ASC 2024" ranking, being recognized as one of the best in Ukraine.



In the administrative centre of the community, the "Novo" Business Support Center is in operation.

Main Activities:

- Providing entrepreneurs with up-to-date information on available opportunities.
- Organizing educational events for businesses.
- Facilitating networking among entrepreneurs.
- Attracting grant funding for businesses.
- Offering free grant support services for businesses through the Association of Coal Communities of Ukraine (ACCU).

Contact Information:

Address	Contact information
Postal Lane 1, Novovolynsk, Ukraine.	Mobile: 0634355656 E-mail: bscentre.nv@gmail.com

The centre shares information about its activities and publishes current business opportunities through its Telegram channel, Instagram page, and Facebook profile:



Additionally, to maintain a strong focus on business development, the community organises events with an emphasis on education and networking for entrepreneurs. Examples include:

- 1 Business Forum "Business Development = Community Development" within the framework of the international cooperation program EU4Business, supported by GIZ (Deutsche Gesellschaft für Internationale Zusammenarbeit GmbH) and the Prybuzhzhia Regional Development Agency.
- 2 A meeting was organised with the support of the USAID "RADA: Next Generation" Program to discuss the transformation of coal regions and challenges for local business development.
- 3 Business Forum: Joint Transformation for Sustainable Development.

Community participation in international projects

Due to the challenges of the full-scale invasion, one of the priority areas of the community's international cooperation is attracting funding from foreign donors to develop infrastructure and social programs to support internally displaced persons, many of whom include relocated businesses.

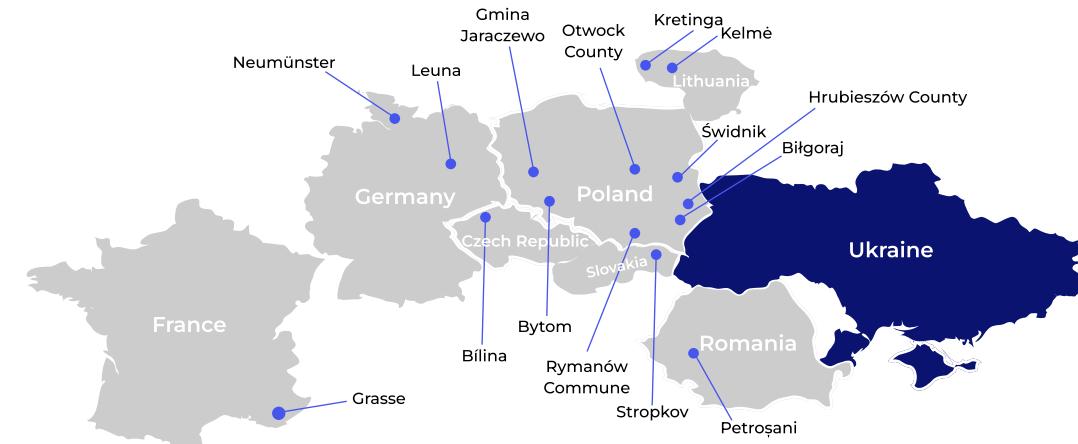
The EU program "Housing for Internally Displaced Persons and the Recovery of Liberated Cities in Ukraine, Component II" provided the Novovolynsk Territorial Community with an investment of 7.1 million euros for the construction of housing for internally displaced persons.

At the beginning of 2025, the Novovolynsk community received nearly 5,000 euros from the Kolping Seligenstadt Charitable Foundation. These funds were used to purchase essential goods and equipment for children, internally displaced persons, and elderly residents.

International cooperation:

- Czech humanitarian organisation "People in Need"
- Norwegian Refugee Council
- Charitable Foundation "Right to Protection"
- International Foundation for Health Protection NEEKA
- Ukrainian Women's Fund with the support of the UK Government

International City Partners



The project "Women. Peace. Security: Acting Together" conducted a security audit of the community. Based on the results of two working groups, the priority task identified was the installation of surveillance cameras in the area of Ambulatory No. 1 of the Primary Health Care Center in the 5th microdistrict. A grant of 250,000 UAH has been allocated for this initiative.

One of the key areas of project activity for the community is the implementation of comprehensive measures for a just coal transition.

The project "Support for Structural Changes in Ukraine's Coal Regions" resulted in the signing of a memorandum between the Novovolynsk City Community, Lytovets and Poromiv Village Councils, and the Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ). The project is aimed at implementing fair structural changes, including consultations, support in planning activities, retraining of coal industry workers, and establishing partnerships with regions in Germany. The project contributes to strengthening local institutions, developing the community, and creating new economic opportunities.

Among the most active areas of international partnership is economic cooperation, which includes attracting investments, developing infrastructure, and seeking new solutions in energy and environmental sectors. For example, the agreement with Petroșani (Romania) focuses on economic development, investment attraction, and solving environmental issues caused by coal mining enterprises. Similar priorities are reflected in agreements with Bytom (Poland) and Kretinga (Lithuania). Cooperation with Kretinga also aims to implement IT solutions, improve waste management, and enhance environmental protection.

Another key partner, the Italian Chamber of Commerce in Ukraine, works on developing cultural and economic projects.

Novovolynsk actively adopts experience in the field of local governance. For example, the agreement with Otwock County (Poland) focuses on cultural initiatives, economic programs, and improving community governance. Cooperation with Stropkov (Slovakia) additionally includes scientific and technical aspects of local self-government.

An important component of Novovolynsk's partnerships is the development of cross-border cooperation. This area is represented by an agreement with Hrubieszów (Poland). Such a partnership promotes the activation of regional ties, the resolution of shared border issues, and the establishment of trade relations.

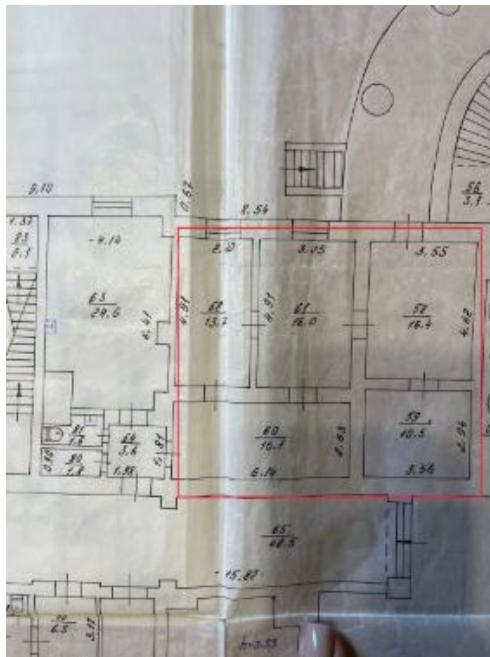


Investment objects of state / municipal ownership

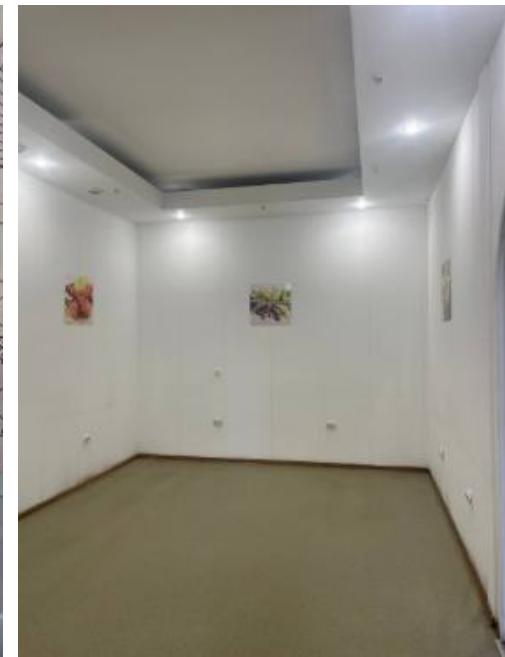
1. Land Plot for Sale



2. Sale of rent rights for a non-residential building



Scheme of the building



A photo of one of the parts of the building

Plot description	
Area	0.5000 hectares
Cadastral number	0710745300:06:035:0001
Land category	land for industry, transport, electronic communications, energy, defence, and other purposes
Location	Volyn Oblast, Blahodatne village, near highway T0305
Intended use	for the placement and operation of road service facilities (KVTSZ – 12.11)
Starting auction price	1,215,350 UAH

Object description	
Area	78,4 m ²
Lessor	Novovolynsk City Palace of Culture
Location	45400, Volyn Oblast, Novovolynsk, Shevchenka Boulevard, Building 6
Details	A part of a non-residential premises on the first floor (Room 64 – hallway, Room 81 – laundry room, used jointly)
Starting rent price per month	3,547,75 UAH

3. Land plot for sale/rent



Object Description

Area	3 hectares
Cadastral number	0710700000:02:054:0022
Land category	land for industry, transport, electronic communications, energy, defence, and other purposes
Electricity capacity	A distribution substation is located near the plot
Water supply	Pipe diameter 200 mm, located 400 m away
Sewerage	Pipe diameter 200 mm, located 150 m away
Location	Volyn Oblast, Novovolynsk, Sokal Street 54
Intended use	designated for construction and operation of a waste processing plant
Registered land use restrictions	<ul style="list-style-type: none"> Protection zone around a hazardous (chemical) facility – 3 km Protection zone around underground communications Protection zone around an energy system (facility)

4. Land plot for sale/rent



Object Description

Area	2.6823 hectares
Cadastral number	0710700000:02:054:0022
Land category	land for industry, transport, electronic communications, energy, defense, and other purposes
Electricity capacity	A transformer substation is located approximately 200 m away
Water supply	Pipe diameter 150 mm, located 800 m away
Sewerage	Pipe diameter 500 mm (main collector), passes through the plot
Location	Volyn Oblast, Novovolynsk, Lisna Street
Intended use	designated as a reserve area for entrepreneurial activities

Investment objects of state / municipal ownership

5. Building (non-residential and residential space for rent)

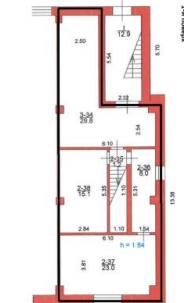


Object description

Area	1500 + 200 m ² (residential)
Heating	Office-residential (boiler)
Location	Volyn Oblast, Volodymyr District, Stara Liashna village, Kolhospna Street, 7
Ceiling height	Not available
Overhead crane	Not available
Water supply	Pipe diameter 250 mm, located 150 m away
Electricity capacity	50 kilowatts
Additional information	available driveway access

Investment objects of private ownership

1. The first and inter-storage floors of the administrative building are available for rent



Object description

Area	130.70 m ²
Location	Central part of the city
Lessor	Joint-stock company "Ukrtelecom"
Additional details	<ul style="list-style-type: none"> Situated near developed infrastructure and pedestrian and vehicle traffic. Entrance from the main area and inner courtyard, with the possibility of arranging a separate entrance if needed. Available driveway access.
Utilities	Centralized heating, water supply, and drainage system
Starting rent price per month (auction-based)	1,261.78 UAH
Planned rent term	2 years and 11 months

Investment objects of private ownership

2. Area on the first floor for rent



Object description

Area	230.80 m ²
Location	Central part of the city
Lessor	Joint-stock company "Ukrtelecom"
Details	<ul style="list-style-type: none">The area on the first floor is suitable for a dance studio, sports facility, etc.Convenient transportation connections, high pedestrian and vehicle traffic, and a developed infrastructure.The building has an entrance located on its inner side, near Ukrposhta.There is a system for central heating, water supply, and drainage that is available.
Starting monthly rent price (auction-based)	21,584.42 UAH
Planned rent term	2 years and 11 months

3. Industrial building for rent/sale



Object description

Area	6,500 m ²
Location	Volyn Oblast, Novovolynsk, Lutska Street, 25
Features	<ul style="list-style-type: none">The building is equipped with an overhead crane and its own electrical substationNo heating system installed

Investment objects of private ownership

4. Non-residential building for rent



5. Vehicle storage boxes for rent



Object description	
Area	4,600 m ² (each of two areas of building)
Location	Volyn Oblast, Novovolynsk, Lutska Street, 15-a
Utilities	The premises have heating and electricity supplies installed
Land details	a plot of land that measures 2.4 hectares is available for premises. The height of the door is 4 meters. There are railway tracks located within 3-4 meters of the premises

Object Description	
Area	72 m ² (each of three boxes)
Location	Volyn Oblast, Novovolynsk, Autobusna Street, 15
Heating	Not available
Ceiling height	From 4 meters (sloped ceiling)
Electricity supply	three-phase power, 15 kW capacity
Additional details	<ul style="list-style-type: none">The boxes have an industrial floor, size 6x12 mGate dimensions: 4x3.5 mThe premises have heating and electricity installed

Investment projects

Industrial Park NOVO / Industrial Park "Novovolynsk"

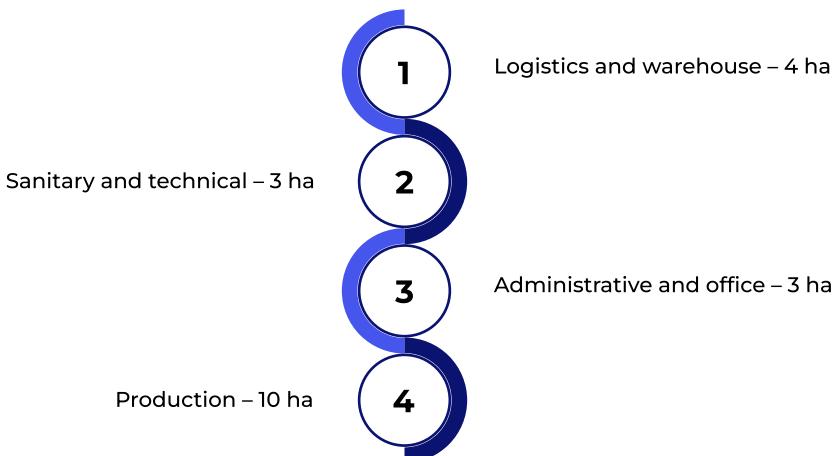


The first investment park in the community and Volyn Oblast.

The initiative started in 2022.

Total area: 20 ha, of which 16 ha are designated for operation, and 4 ha are allocated for communications, power lines, and security zones.

The park is divided into four zones:



Potential number of jobs created: 1,200

Advantages of the park:

• Within a 30 km radius, there are three border checkpoints with Poland:

- Ustyluh-Zosin
- Ambukiv-Hrudeck
- Uhrynyiv-Dolhobychuv
- Travel time – up to 30 minutes

Yahodyn-Dorohusk border checkpoint – 80 km away

- Travel time – approximately 1 hour

The proximity to the border creates favorable conditions for product export

Access roads and internal road system
Passenger transportation stops and parking are provided to make employee transportation easier.

1

The electricity, gas, water, and sewerage systems (including firefighting pumps)
Telephone lines and Internet access.

2

Available infrastructure:

3

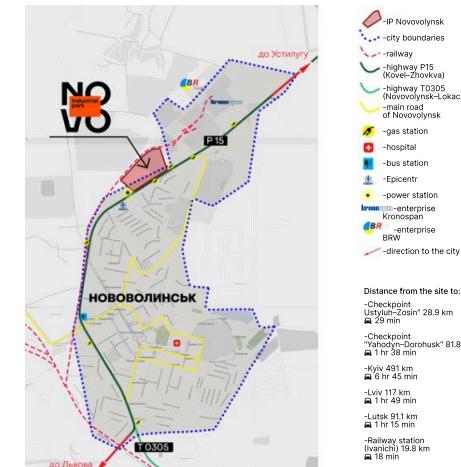
Railway connection and loading/unloading platforms

4

A warehouse complex designed to handle truck cargo

The managing company for the park has been designated as Bureau of Investment Programs, which provides the following services:

- Sale/rent of land plots
- Construction of industrial facilities
- Operation and maintenance of the park's territory
- Support for residents in obtaining permits and documentation
- Business services, including: Legal services, HR services, Marketing, Software and IT support
- Administrative and utility complex:
 - Service facilities
 - Conference rooms
 - Canteen
 - Store
 - Guest parking
 - Dormitory



Distance from the site to:
-Checkpoint Ustyluh-Zosin* 28.9 km
29 min
-Checkpoint Ambukiv-Hrudeck 81.8 km
1 h 38 min
-Uhrynyiv 491 km
6 hr 45 min
-Lviv 491 km
1 hr 45 min
-Uhrynyiv 91.1 km
1 h 15 min
-Railway station Ivanichiv 19.8 km
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Address

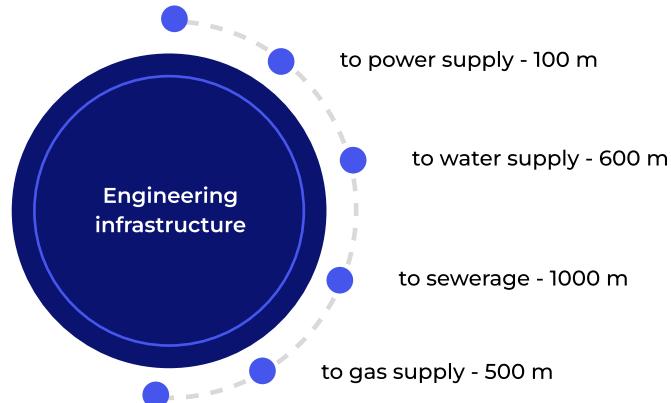
Novovolynsk, Lutska Street, 3

Contact Information

Mobile: +38 098 825 0211
E-mail: office@novopark.com.ua

Investment projects

“Blagodatne” Industrial Park

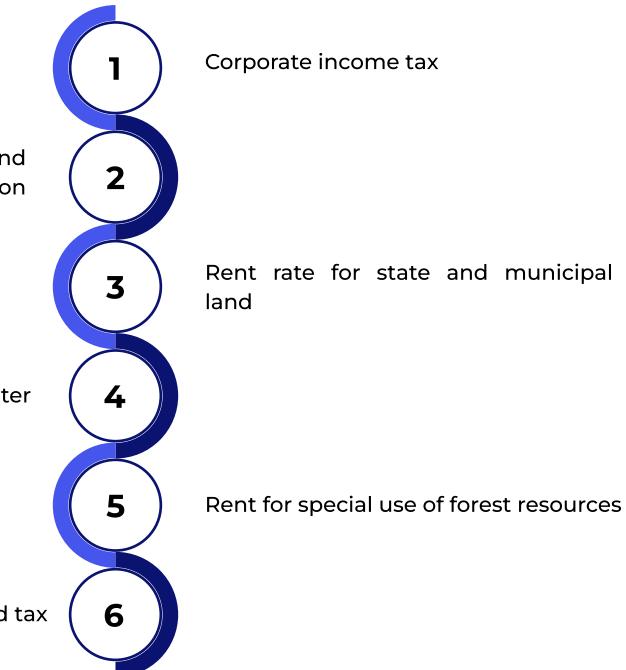


Benefits for participants of industrial parks:

Valid until 2037.

0 %:

VAT on import of equipment, and components for own production activities



Within a radius of 30 km there are 3 checkpoints on the border with Poland:

Ustylug-Zosin

Ambukov-Grudek

Ugrinov-Dolgobychuv

Travel time - up to 30 minutes.

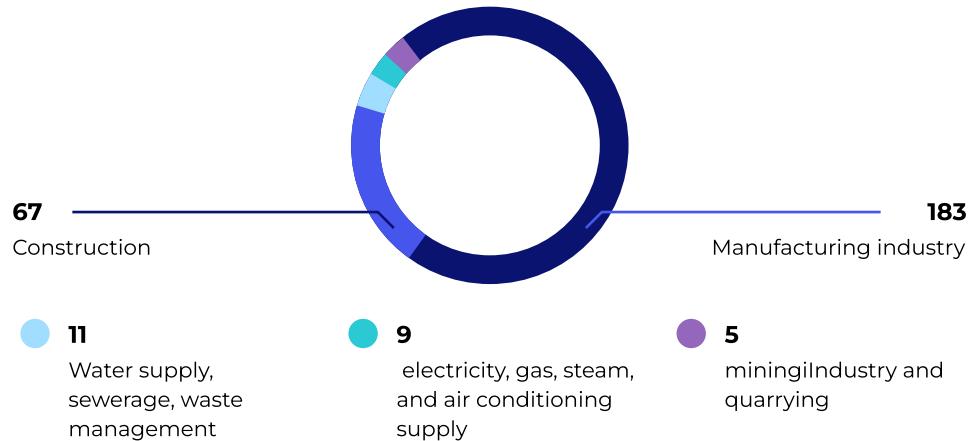
To the checkpoint Yagodin-Dorogusk - 90 km. Travel time is about 1.2 hours.



Key industries with growth potential

The basis of the city's economy as of 1.10.2023 is formed by more than 40 industrial enterprises, the production sphere of which is instrument making, woodworking, chemical, metalworking and food industries, as well as furniture and construction production.

Structure of Business entities in the Novovolynsk community



Which enterprises represent the industry:

Mechanical Foundry LLC, Novovolynsk Foundry PJSC, Promlit Plant LLC, KHAN-ELEKTROBAU Ukraine LLC, Kronospan UA LLC and VMK-Ukraine LLC (woodworking).

The priority of the community's investment activities is to develop projects that will contribute to the transformation of the former premises of mines and allow their employees to acquire new skills to change the sphere of employment.

In 2022-2023, out of 11 mines, only mines No. 9 and Buzhanskaya operated. In 2021, the city's mines produced 14.4 thousand tons of coal, which is 19.7 thousand tons less than in the previous year, and the implementation of the plan of SE Volynugol amounted to only 13.4%.

Currently, mine No. 1 Novolynska is in the process of liquidation. The work of others has been extended indefinitely due to missile attacks on the energy infrastructure.

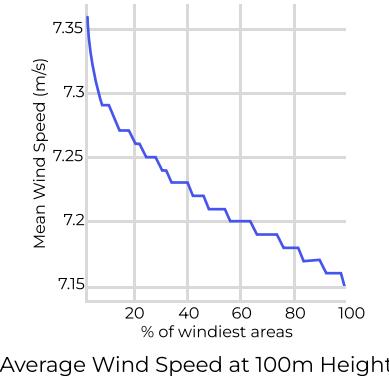
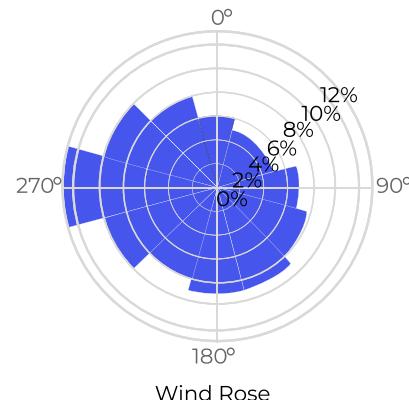
Industries for development:

- production of prefabricated wooden structures, wood processing
- production of furniture and cosmetics
- heavy metallurgy
- steel casting
- production of small-scale and medium-scale batches of castings from grey, low-alloy and high-alloy cast irons
- Mechanical Engineering

Renewable energy

The Novovolynsk community has significant potential for the development of renewable energy. The average wind speed at a height of 100 meters is 7.29 m/s, and the average energy density reaches 358 W/m², which is sufficient for the efficient operation of modern wind turbines. This indicates the feasibility of implementing wind power plants of various scales.

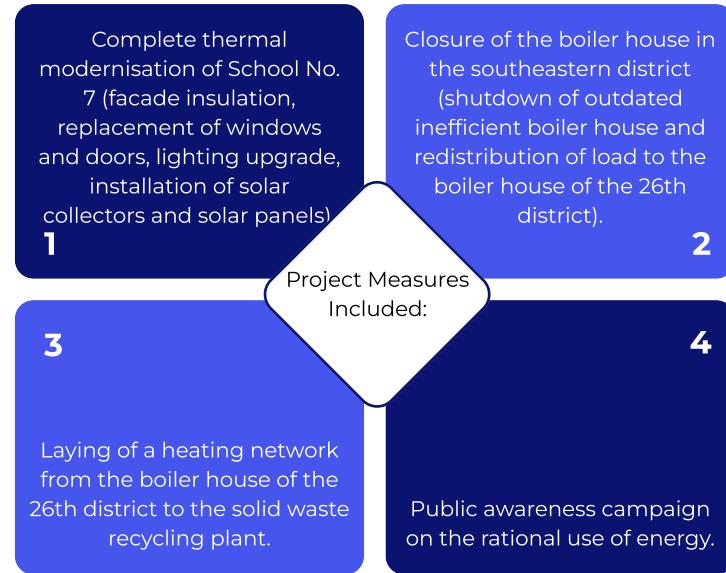
Additionally, the annual solar irradiation in the region is approximately 1000–1200 kWh/m², creating favorable conditions for the use of solar panels. The combination of wind and solar energy can ensure stable energy production and energy independence, and contribute to the economic development of the community. The development of these energy sectors is promising both for local consumption and for regional-scale implementation.



The community has been actively working on energy development for years. On December 30, 2014, the then-mayor of Novovolynsk, Viktor Sapožnykov, signed a grant agreement with the European Commission, under which, from 2015 to 2017, a project called "The First Step in the Transition to Renewable Energy Sources in Novovolynsk" was implemented. The project was aimed at executing the Sustainable Energy Development Action Plan for the City until 2020.

The community received the grant thanks to its membership in the Covenant of Mayors, which Novovolynsk joined in 2012. The total project budget was €1,296,328.01, co-financed with funds from the city budget, managed by the Department of Economic Policy and Investments. The project also involved participation from the Ukrainian Non-Commercial Energy Agency.

Renewable Energy



The community is actively transitioning to solar energy usage. The first step was the full replacement and installation of solar panels in municipal institutions.

In September 2024, the NGO Ecoaction conducted a tender for the procurement of services and technical maintenance for the installation of solar panels, which was completed in January 2025. The installation of a solar power station on the roof of the maternity hospital in Novovolynsk became possible thanks to the support of the Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) under the project "Renewable Energy for Social Facilities in Ukraine". The installed capacity is 20 kW, which reduces electricity consumption from the grid and lowers energy costs.

This initiative is part of a broader renewable energy development strategy, where municipal institutions are being equipped with solar panels as part of green energy infrastructure projects. Additionally, solar panels are planned for installation on the roofs of other medical institutions. They are expected to significantly optimize energy consumption and provide savings on municipal energy costs. With financial support from the Italian company Enel and the Charity Foundation Ray of Hope, 120 kW solar panel equipment was installed on the roof of the emergency surgery and trauma centre.

Local and state business support programs

Regarding professional assistance in applying for registration under programs such as eRobota, Processing Entrepreneurship, Veterans, EU4Business, Women's Entrepreneurship, and others, 1,600 businesses have sought assistance in the community during 2022-2023.

The Business Support Program in Novovolynsk for 2023-2025 was approved by the Novovolynsk City Council on February 15, 2023 (Decision No. 9/8). The program aims to address the growing challenges in the community related to the transition from a coal-based economy to an industrial one, as well as the need to create new jobs. To finance the implementation of the Program, the community allocated 1 million 800 thousand UAH for three years (700 thousand UAH for the 2025 year). The Program was created based on the Memorandum of Cooperation on the Transformation of Coal Communities, signed by the Novovolynsk City Council, Paromovsky and Litovezhsky Village Councils in partnership with GIZ Ukraine within the framework of the German project "Support for Structural Changes in Coal Regions of Ukraine".

The program outlines key objectives and opportunities for business development support:

1 Providing non-repayable financial assistance to businesses that have relocated and registered within the Novovolynsk community.

Eligibility for participation for business entities that have relocated their production capacity and conduct activities under the National Classification of Economic Activities (KVED 2010), falling under Sections 1-33 (Sections A, B, C).

2 Business support for marketing and product certification

Non-repayable financial assistance is available for micro, small, and medium-sized businesses, covering up to 70% of the total service cost, with a maximum of 150,000 UAH. The primary marketing voucher can be used for:

- Website development and updates
- Branding and packaging design
- Business strategy and marketing consulting
- Market research
- CRM implementation
- Business localisation
- Certification of goods and services

The voucher application process is conducted on a competitive basis, and the funds are disbursed in tranches following a report submission.

Local and state business support programs

3 Providing non-repayable financial assistance for equipment purchases in the food, light, and machinery manufacturing industries

Voucher-based reimbursement is provided in the range of 20,000 to 100,000 UAH, covering up to 50% of the equipment cost.

Business entities must meet the criteria of micro, small, or medium-sized enterprises and have at least five created jobs at the time of application.

4 Business voucher support for energy security during martial law

Under this support program, the executive committee of the Novovolynsk City Council provides non-repayable financial aid to partially compensate business entities for expenses incurred during martial law. The assistance covers up to 50% of the cost of purchasing electric generators, charging stations, and battery systems, with a maximum reimbursement of 20,000 UAH per application.

Additionally, community residents can access services within the "uniting local government efforts to enhance the export potential and competitiveness of SMEs in Volyn oblast" project, implemented by the association of local government bodies of Volyn oblast – "Volyn economic league". Entrepreneurs participating in the project can attend leading business exhibitions in Ukraine, learn about franchise development opportunities, and receive support for expanding business networks abroad.

Support is also available for war-affected businesses, relocated companies, and entrepreneurs investing in restoration projects. The "Enhancing Resilience of Communities for Sustainable Recovery" initiative, which is funded by the government of Sweden through the Swedish International Development Cooperation Agency and implemented by the United Nations Development Programme (UNDP) in Ukraine, focuses on supporting businesses in these sectors.