


Investment proposal application form of BROWNFIELD

| 1. General information | | |
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| 1.1 | Title of the investment proposal (production area/premises) | Administrative complex located in the Malyi Fontan village of the Kualnytska village territorial community |
| 1.1.1 | Location, photo | <p>Odesa region, Podilsk district, Malyi Fontan village, 70, Tsentralna str.</p>  |
| 1.2 | Form of ownership | Communal property |
| 1.3 | Geographical coordinates (latitude, longitude) | 47°47'45.8"N 29°31'11.5"E |
| 1.4 | Year of construction and brief description of the building and premises | A two-story building constructed in the early 2000s with a total area of 385 m ² . The building features over 20 rooms, providing ample space for administrative/office spaces, conference rooms, and more. The building favorable located in the central part of the village and adjacent to a road of regional significance. The layout can be adapted to suit the needs of the tenant |
| 1.5 | Additional premises, their area (thousand m ²) | Boiler house – 93 m ² , garages – 89 m ² |
| 1.6 | The total area of the territory on where the production premises are located (thousand m ²) | 0,600 thousand m ² |
| 1.7 | Proposal for possible use of the territory | Administrative complex / office space, etc |
| | Additional information | Building is connected to water supply, sewage, and other municipal networks, providing comfortable conditions for the tenant/investor |
| 2. Communication | | |
| 2.1 | Distance to the nearest district center and regional center (km) | Podilsk – 4,8 km Odesa – 227 km |
| 2.2 | Railway siding | No |
| 2.2.1 | Nearest railway freight station (km) | Railway station «Podilsk» – 5,7 km |
| 2.3 | Availability of a paved access road for trucks | Available |
| 2.3.1 | Distance to the national highway | International highway M05 – 75,1 km |

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| | (km) | Regional highway P33 – 0, 55 km |
| 3. Infrastructural supplying | | |
| 3.1 | Availability and distance to connection: | |
| 3.1.1 | <i>Electricity</i> | Available |
| 3.1.2 | <i>Water supply</i> | Available |
| 3.1.3 | <i>Supplying with gas</i> | Available |
| 3.1.4 | <i>Heat supply</i> | Not available |
| 3.1.5 | <i>Sewage system</i> | Centralized sewage system is not available |
| 4. Terms of transfer to the investor | | |
| 4.1 | Rent, permanent use, sale | Rent / sale |
| 4.2 | Rental price per year, USD/ m ² | By agreement |
| 4.3 | Sales price, USD/ m ² | By agreement |
| 4.4 | Additional information | - |
| 5. Contact information | | |
| 5.1 | Institution/organization, address, telephone, e-mail | Kuialnytska village council 26A, Kuialnytska str., Kuialnyk village, Podilsk district, Odesa region, 66350 |
| 5.2 | Name of the contact person, mobile phone, e-mail | Deputy village head of economic affairs Khodiuk Sofiia Stanislavivna Tel.: +38 (095) 224-66-01 Email: hsofiia22@gmail.com |