

СХВАЛЕНО

Рішенням робочої групи
при Херсонській районній державній (військовій)
адміністрації по підготовці до реалізації концепції
створення індустріального парку на території
громад Херсонського району в післявоєнний період
утвореної розпорядженням начальника районної
державної (військової) адміністрації від 27 травня
2025 р

**Пропозиції щодо проекту
концепції формування
індустріального парку
«СистемЦентр»**

**Ініціатори: Херсонська районна державна
адміністрація та ТОВ «ГКС УА»**

Херсонська область, м. Херсон

APPROVED

By the decision of the working group under the Kherson District State (Military) Administration on preparation for the implementation of the concept of creating an industrial park on the territory of the communities of the Kherson District in the post-war period formed by the order of the head of the district state (military) administration dated May 27, 2025 No. 52 (as amended)

Deputy Head of the Kherson District
State Administration

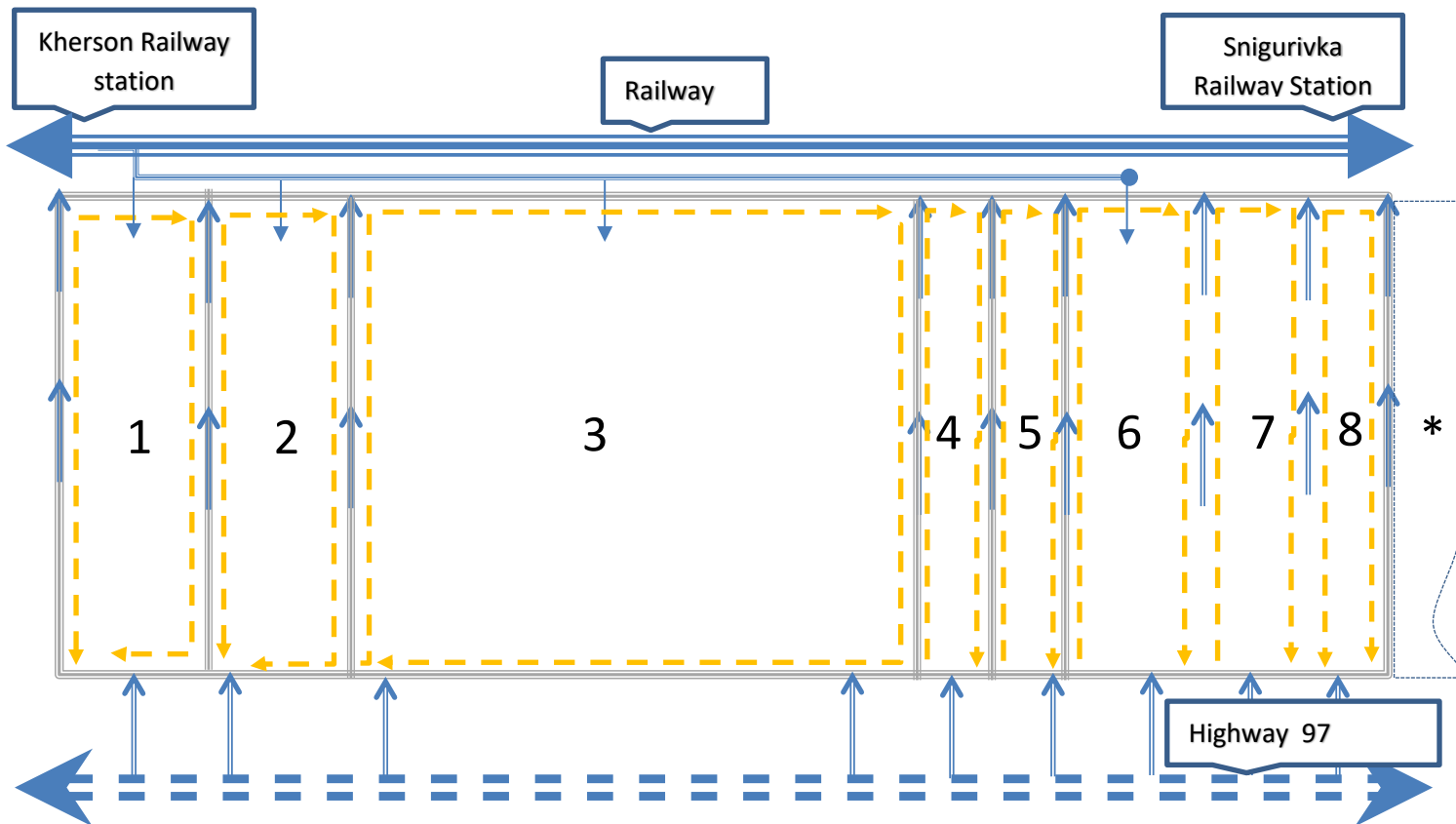
_____ ZHADAN M.

«___»_____ 2026

Proposals for the draft concept for the formation of an industrial park "SystemCenter"

**Initiators: Kherson District State
Administration and GCS UA LLC**

The layout of the enterprises of the Industrial park "SystemCenter"



No	Directions of Activity	Area, ha	Number of Employees	Cost mln €
1	Plant for the production of aerated concrete blocks and dry construction mixtures	6	165	19,6
2	Plant for the production of complex NPK (nitrogen, phosphorus, potassium) mineral fertilizers	5	185	14
3	Dry port with elevator	13	195	13
4	Roofing materials factory	2,5	80	3,2
5	FIBC bays plant	2,5	130	5
6	Plant for the production of irrigation systems and greenhouses	5	100	5
7	Gas station for cars with diesel engines and electric cars	3	40	3,2
8	Gas equipment and block boiler equipment plant (with dealer warehouse)	1,3	60	4,5
9	Infrastructure			12,5
*	Reserve area for other enterprises	26		
	Total	64,3	955	80

An **INDUSTRIAL BANK** will be created to invest in the restoration of the region's industrial potential. The locations of the sites will be determined after the end of martial law on competitive terms. **Investments (estimated) of €100 million.**

Plant for the production of autoclaved aerated concrete blocks and dry construction mixtures



Investments (estimated)	€19,6 mln	
Needed area	6 ha	
Railway branch is needed		
Number of employees	165	
Annual capacity:		
Aerated concrete	500 thousands m ³	
Dry construction mixes	120 thousands tons	
Annual utilization of resources:		
	Aerated concrete	Dry construction mixes
Natural gas	5 mln m ³	1,5 mln m ³
Electricity	3,8 thousands MWh	0,3 thousands MWh
Technical water	190 thousands m ³	-

- The term of construction and start-up of 2 production lines - 2 years
- Loading of finished products into the container is also provided in addition to other types of loading.
- It is planned to use local raw materials in production

Plant for the production of complex NPK mineral fertilizers (nitrogen, phosphorus, potassium)

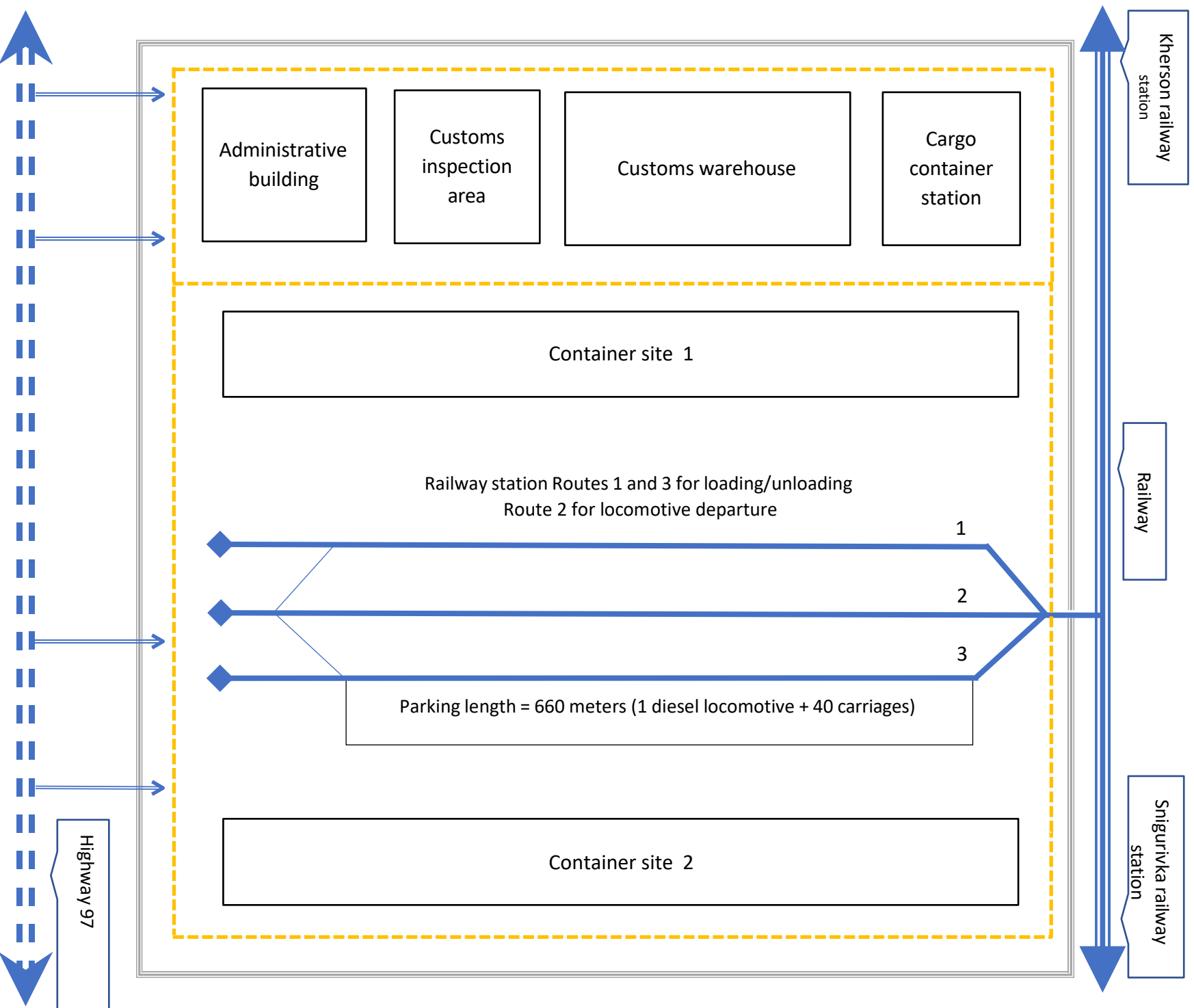


Investments (estimated)	€14 mln
Needed area	5 ha
Railway branch is needed	
Number of employees	185
Annual capacity of NPK fertilizers:	
Granulated	80 thousand tons
Non-granulated mixing	20 thousand tons
Overall annual capacity	100 thousand tons
Annual utilization of resources:	
Natural gas	1,6 mln m ³
Electricity	3,8 thous MWh
Technical water	19,0 thous m ³

- The plant will be commissioned in two stages.
- Customs warehouse with the necessary mechanisms and control and weighing equipment is planned on the territory of the plant in the framework of the dry port operation. Loading of finished products into the containers is also provided in addition to other types of load.

Industrial Park «SystemCenter». Kherson region

The layout of the dry port of the Kherson seaport



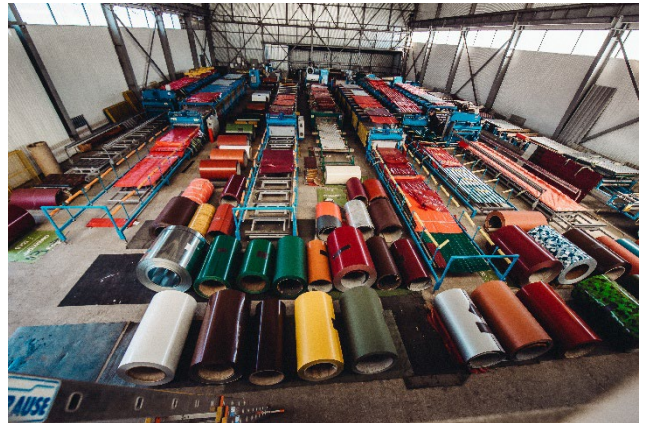
Coordinator: **Kalinkin Leonid**, +38 (050) 311-34-54, office@gcs.in.ua

Dry Port with Elevator



Investments (estimated)	€13 mln
Needed area	13 ha
Railway branch is needed	
Number of Employees	195

Roofing Materials Factory



Investments (estimated)	€3,2 mln
Needed area	2,5 ha
Number of employees	80
Annual capacity:	
Metal tile	2,5 mln m ³
Corrugated iron	3,2 mln m ³

FIBC Bays Plant



Investments (estimated)	€5 mln
Needed area	2,5 ha
Number of employees	130
Annual capacity:	
Big Bags	1,5 mln

Plant for the Production of Irrigation Systems and Greenhouses



Investments (estimated)	€5 mln
Needed area	5 ha
Railway branch is needed	
Construction term	12-18 months
Number of Employees	100

Gas Station for Cars with Diesel Engines and Electric Cars



Investments (estimated)	€3,2 mln
Needed area	3 ha
Number of employees	40
Fuel filling stations	18 units
Electric vehicle charging stations	8 units
Annual utilization of resources:	
Electricity	2,3 thousands MWh

- The gas station is designed for refueling cars and trucks with Ai-92, Ai-95 gasoline, diesel fuel, and electric vehicles
- The total annual sales volume is 15,5 thousand tons of oil products per year.

Planned capacity of the station:

- **1500** - refueling of cars with internal combustion engines per day
- **250** - electric car charges per day

Gas and Block Boiler Equipment Plant



Investments (estimated)	€ 3-4,5 mln.
Needed area	1,3 ha
Term of construction	9 months
Number of employees	60
The number of sections (shops) by direction	3
	a workshop for the production and repair of complex gas regulating equipment
	laboratory for maintenance and repair of measuring equipment
	workshop for the production and repair of gas mini-boilers
Average annual number of production units (production/repair)	35 thousand units
Average annual profit	€ 350-450 thous
The need to be connected to engineering communications	Electricity networks (10 kV / 0.4 kV), Gas networks (0.3 MPa), Water networks
Other	Cooperation with manufacturing plants of European countries with equipment and personnel certification
	Expansion of production for other regions of the country
	Installation of a solar generation complex for self-consumption with connection to a 10 kV power grid
	Arrangement of gas piston units for combined production of heat and electricity with connection to a 10 kV power grid

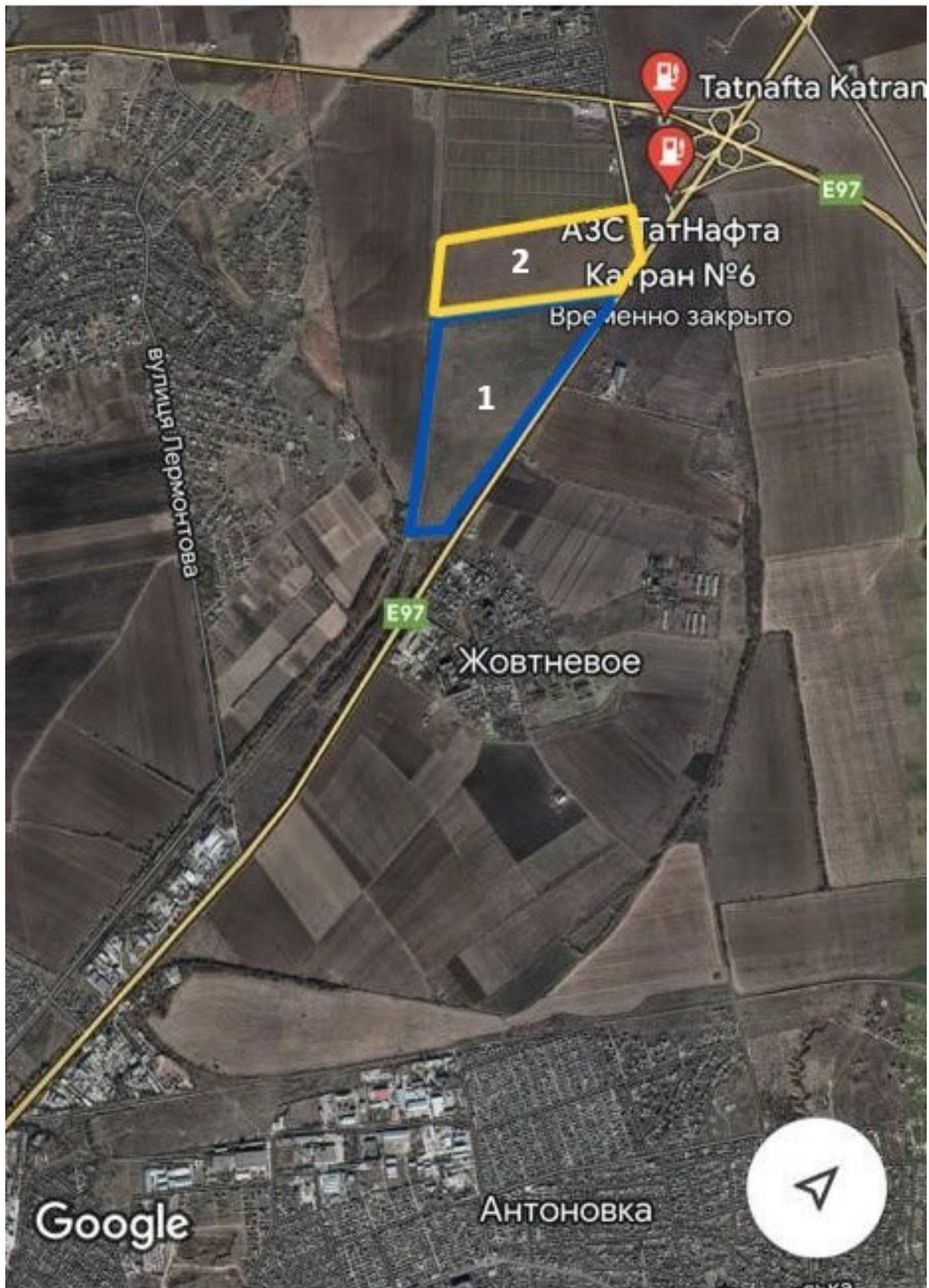
Dated 17.02.2026

Plot 1 - the first phase of the Industrial Park

Cadastral number 6510165300:03:001:0099 – 46, 7481 ha

Plot 2 - the second stage of the Industrial Park

Cadastral number 6510165300:03:001:0098 – 37,6846 ha



Coordinator: Kalinkin Leonid, +38 (050) 311-34-54, office@gcs.in.ua



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при Херсонській районній державній (військовій)
адміністрації по підготовці до реалізації концепції
створення індустріального парку на території
громад Херсонського району в післявоєнний період
утвореної розпорядженням начальника районної
державної (військової) адміністрації від 27 травня
2025 року № 52 (зі змінами)

Пропозиції щодо проекту концепції формування індустріального парку «Добробут Агро»

**Ініціатори: Херсонська районна державна
адміністрація та ТОВ «ГКС УА»**

Херсонська область, смт. Комишани

APPROVED

By the decision of the working group under the Kherson District State (Military) Administration on preparation for the implementation of the concept of creating an industrial park on the territory of the communities of the Kherson District in the post-war period formed by the order of the head of the district state (military) administration dated May 27, 2025 No. 52 (as amended)

Deputy Head of the Kherson District
State Administration

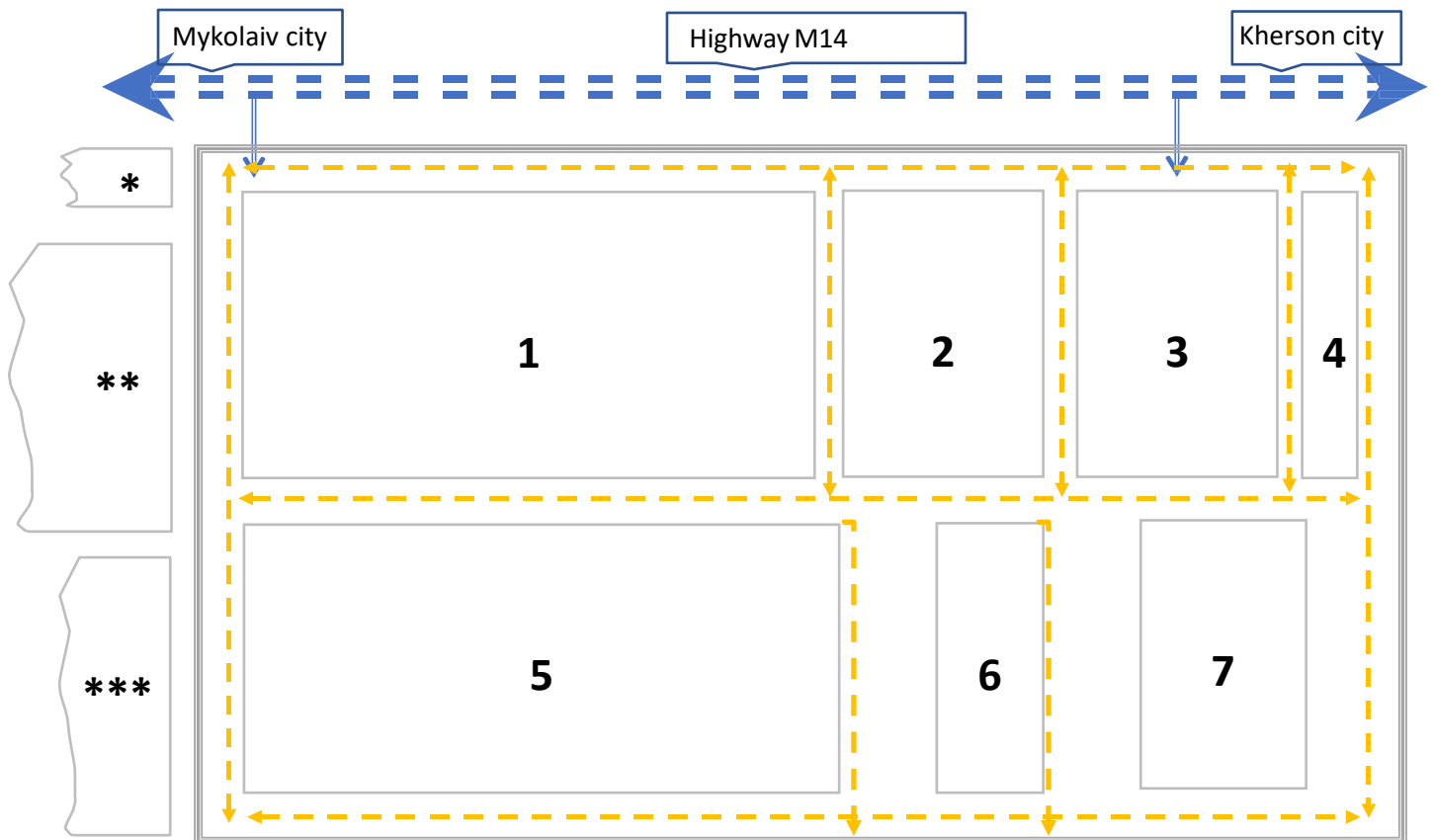
_____ ZHADAN M.

«____»_____ 2026

Proposals for the draft concept for the formation of an industrial park "Dobrobut Agro"

**Initiators: Kherson District State
Administration and GCS UA LLC**

The layout of the enterprises of the Industrial Park "Dobrobut Agro"



No	Directions of Activity	Area, ha	Number of Employees	Cost mln €
1	Tomato paste production plant	9	200	18
2	Canning plant	3	140	9
3	Solar panel and battery manufacturing plant	3	220	18
4	Agroport/Air Cargo	1	20	1,8
5	Complex of solar power stations with a capacity 26 MW	50	80	24,5
6	Corrugated packaging production plant	2	30	2
7	Honey processing and export plant	3	160	3,2
8	Infrastructure			12,5
	Total	71	880	89
*	Greenhouse complex for seedlings	14		
**	Area for growing tomatoes	1300		
***	Area for vineyards	100		

To invest in the restoration of irrigation and crop cultivation, an **AGRICULTURAL BANK** will be established at the industrial park in agreement with the administrations. The locations of the plots will be determined after the end of martial law under competitive conditions.

Investments of €70 million, of which: €60 million - for sowing, €10 million - for irrigation.

Tomato Paste Production Plant



Investments (estimated)	€18 mln
Needed Area	9 ha
Number of Employees	
	200
Annual capacity:	
Processing (dry)	80 thousand tons
Annual utilization of resources:	
Natural gas	1,6 mln m ³
Electricity	800 MWh
Technical water	40 thous m ³

Canning Plant



Investments (estimated)	€9 mln
Needed area	3 ha
Number of employees	140
Annual capacity	9 million cans
Annual utilization of resources:	
Natural gas	600 thousands m ³
Electricity	600 MWh
Technical water	60 thousands m ³

Solar Panel and Battery Manufacturing Plant



Investments (estimated)	€18 mln.
Needed Area	3 ha
Construction term	12-18 months
Number of Employees	220
Annual capacity:	
Solar panels	300 MW
Accumulator batteries	350 MW
Total annual capacity	100 thousand tones
Annual utilization of resources:	
Electricity	13000 MWh
Technical water	12 thousands m ³

Agroport/Air Cargo



Investments (estimated)	€ 1,8 mln
Needed area	1 ha
Number of employees	20
Annual throughput	4500 thousand tones

A customs warehouse with the necessary mechanisms and control and weighing equipment is planned on the territory.

Solar power stations with a capacity of 26 MW



Investments (estimated)	€24,5 mln
Needed Area	50 ha
Construction term	6-9 months
Number of Employees	80
Annual generation	29,5 mln kWh

Dated 18.02.2026p.

Corrugated packaging production plant



Investments (estimated)	€2 mln
Needed area	2 ha
Number of employees	30
Annual Capacity	
Recycling (corrugated cardboard)	600 tones

Honey processing and export plant



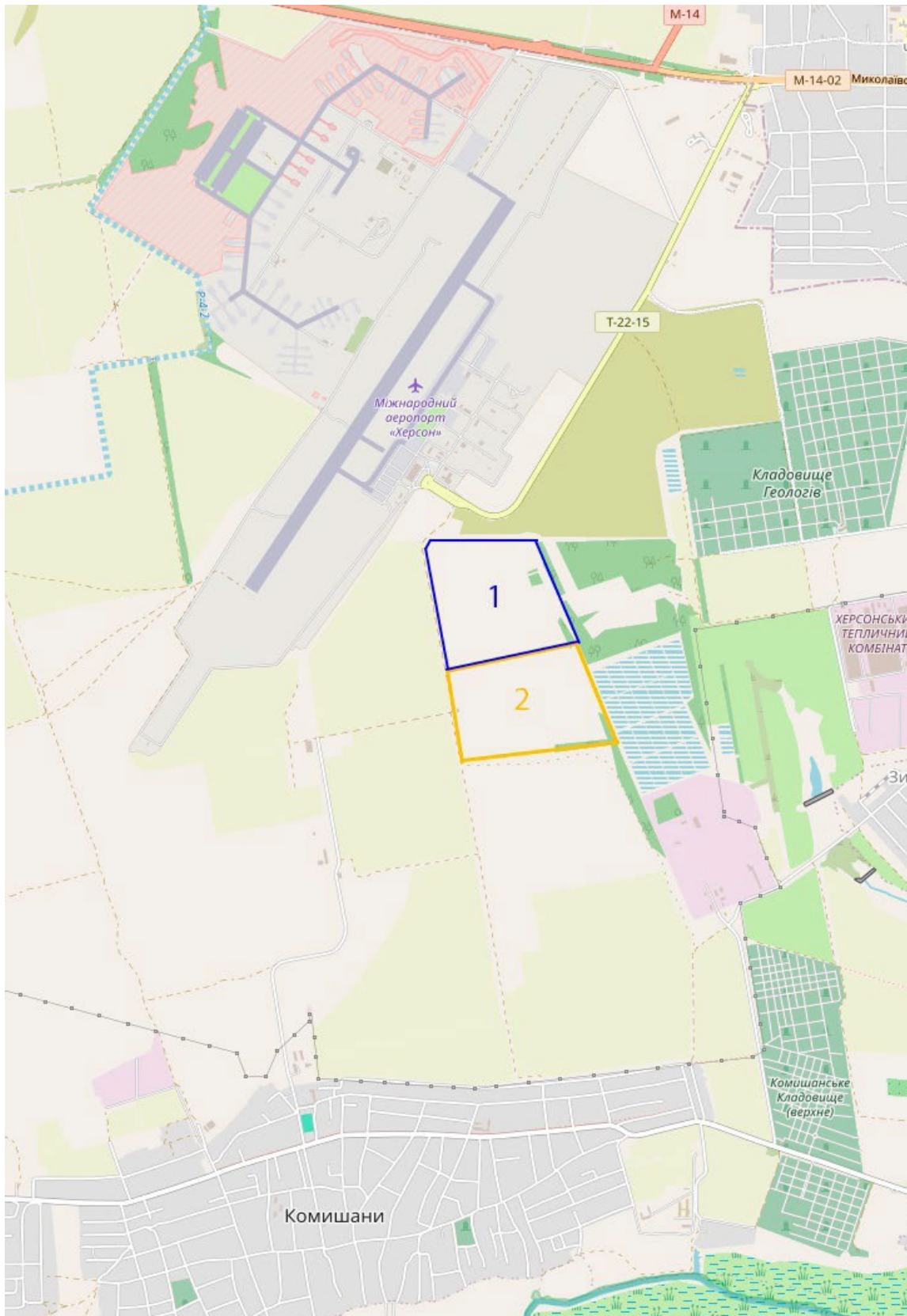
Investments (estimated)	€3,2 mln
Needed area	3 ha
Number of employees	160
Annual capacity:	5000 tons
Annual utilization of resources:	
Natural gas	12 mln m ³
Electricity	10 thousands kWh
Technical water	15 thousands m ³

The plant has a laboratory equipped with modern imported equipment for conducting all necessary physical and chemical analyses, as well as analyzes for the residual amount of antibiotics and antibacterial substances.

The plant also has a honey packing workshop equipped with a semi-automatic honey packing line and an automatic labeling line. The productivity of the workshop is 40 tons of finished products per month. Packaging of finished products can be into 200 l barrel, PET bucket, glass jar, PET jar, single-serving sachet.

Plot 1 - the first phase of the Industrial Park

- Cadastral number 6510166400:06:001:0400 – 39,5339 ha
- Plot 2 - the second stage of the Industrial Park
- Cadastral number 6510166400:06:001:0399 – 39,5339 ha



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**Пропозиції щодо проекту
концепції формування
індустріального парку
«Будівельний Індустріальний
Парк «Херсон»**

**Ініціатори: Херсонська районна державна
адміністрація та ТОВ «ГКС УА»**

Херсонська область

APPROVED

By the decision of the working group under the Kherson District State (Military) Administration on preparation for the implementation of the concept of creating an industrial park on the territory of the communities of the Kherson District in the post-war period formed by the order of the head of the district state (military) administration dated May 27, 2025 No. 52 (as amended)

Deputy Head of the Kherson District

State Administration

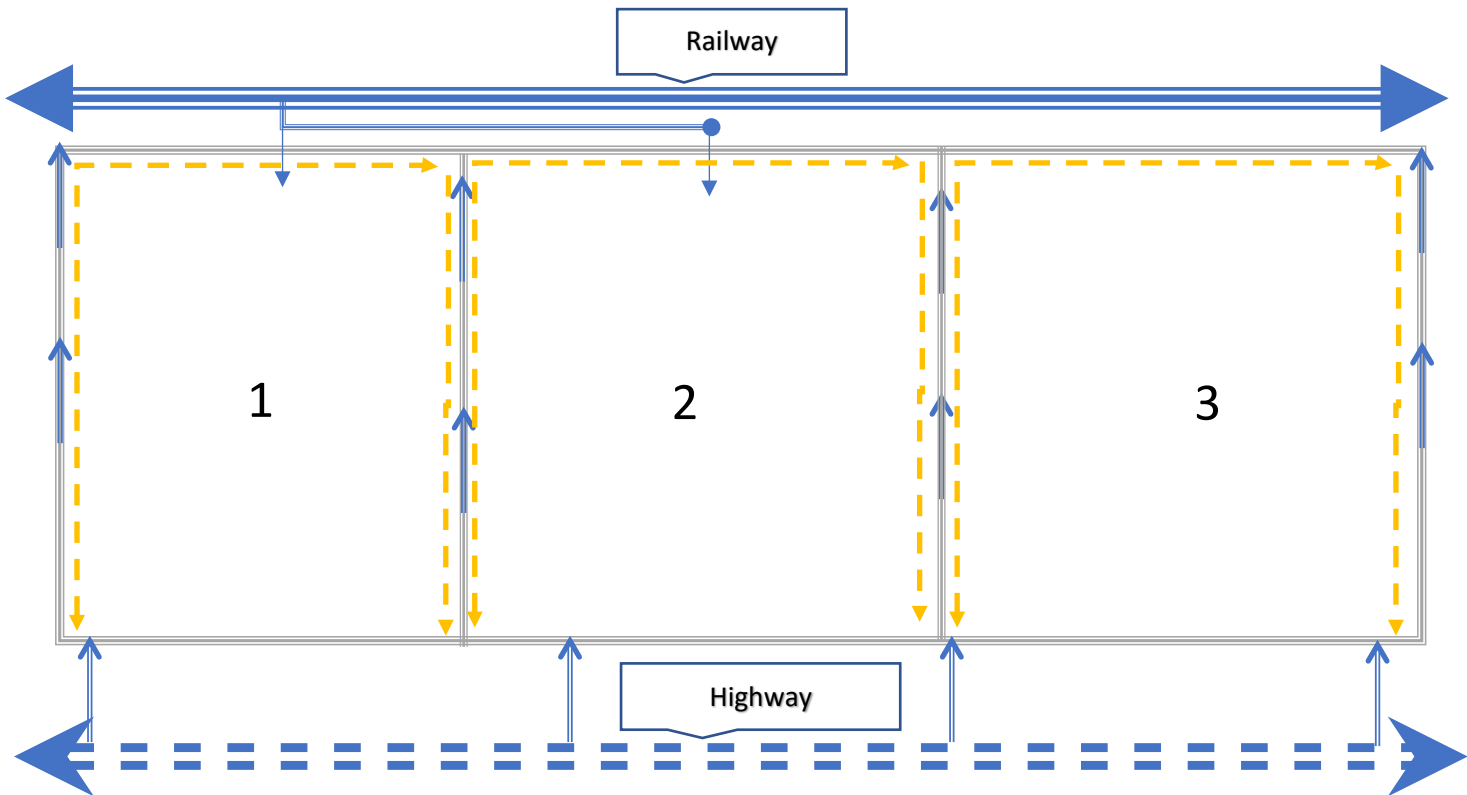
_____ZHADAN M.

«___»_____ 2026

**Proposals for the draft concept for
the formation of an industrial park
"Kherson Construction Industrial
Park"**

**Initiators: Kherson District State
Administration and GCS UA LLC**

The layout of the enterprises of the Construction Industrial Park «Kherson»



No	Directions of Activity	Area, ha	Number of Employees	Cost mln €
1	Asphalt Plant	15	205	8
2	Reinforced Concrete Products Plant	20	300	12
3	Construction waste recycling plant	20	250	16
4	Infrastructure			14
	Total	55	755	50

A land plot for an industrial park with an area of 55 ha will be determined in agreement with the administrations of the Kherson region during the preparation of the park's investment program and its feasibility study.

To improve logistics, it is also planned to build two construction waste processing plants with a capacity of 100 tons/hour each in the eastern and western parts of Kherson. The total cost of which is 10 million euros. The area for both plants is 15 ha.

Asphalt Plant



Investments (estimated)	€ 8 mln
Needed area	15 ha
Railway branch is needed	
Number of employees	205
Annual capacity	300 thousand tones

Reinforced Concrete Products Plant



Investments (estimated)	€ 12 mln.
Needed area	20 ha
Railway branch is needed	
Number of employees	300
Annual Capacity	50 thousands m ³

Construction Waste Recycling Plant



Investments (estimated)	€ 16 mln
Needed area	20 ha
Number of employees	250.
Annual capacity	300 tones/hour