



# ZHITLOBUDINVEST LCC



*We've been building the  
Stability since 2002*

14years

in the Market

Over  
200  
Projects

Projects implemented by  
the Company and its Top  
Management

20years

average Top Managers'  
working experience in the  
construction industry



Zhitlobudinvest started its business in 2002. Having been in the construction services business for 14 years, the Company proved itself to be a reliable and consistent partner. The Company has a rich portfolio of projects implemented acting as a developer, general contractor or contractor or a subcontractor

and the portfolio shows the Company's dynamic development, prospects for further growth as well as the Company's growing authority in the Ukrainian construction market.

The Company acts under the Licence series AB No. 589726 dated July 27<sup>th</sup>, 2011 issued by the State Architectural-Construction Inspection of Ukraine. The Company may carry out any business listed in the Licence and related to architectural projects as well as act as a customer, general or design contractor.

Zhitlobudinvest LCC itself performs hazardous construction operations in compliance with the Permission No. 4094.13.32 issued by the State Service of Mining Supervision and Industrial Safety of Ukraine.

Since the foundation, the Company's main activities have been the arrangement of housing and industrial construction.

In 2002-2006, the industrial construction was the Company's key area of activities. Within this period the Company built and successfully put into service a filling station chain in the North of Ukraine as well as a number of industrial sites.

Ten years ago in January 2006, Zhitlobudinvest started construction of elite residential complexes. As the regional leader, our Company was one of the main contractors in the construction of apartment buildings in Prospect Mira and Voikova Street in Chernigiv.



In 2007, having strengthened as the regional leader, LLC Zhitlobudinvest established its office in Kyiv which is the Company's General Headquarters now. The experience of exclusive private residence construction ensured the Company's rapid business development in the area of private house property construction.

In parallel with the private house construction activities, the Company performed subcontract works in the construction of apartment blocks in Kyiv. The Company implemented its large-scale projects such as the apartment house in Elizaveta Chavdar str., 1 and the housing and office complex with integrated and attached trade and office premises, the shopping mall and the underground parking in Tankovaya str., 1 in the Shevchenko district of Kyiv.



In 2011, the Company acting as the General Contractor started the construction of the Zverinetskiy Residential Complex ([www.zverinetskiy.com.ua](http://www.zverinetskiy.com.ua)).

Zverinetskiy put in service in 2013 and early rendered for occupation was repeatedly nominated and awarded as the best residential complex in the 'elite' category.

In 2014, the Company started its new Project - the construction of the premium-class Busov Hill Residential Complex.



Over the years of its development, the Company Zhitlobudinvest paid its special attention to the development of its staff potential, and in particular to its Top Management's development. The Top Managers' aggregate portfolio performance counts over 800 successfully designed, built to the highest standard and timely put in service housing and industrial complexes and over 200 apartment houses.

In particular, the Company's Top Management took part in the Projects for the implementation of the Residential Complexes located at: Zverineckaya str., 47, Zverineckaya str., 59; Bohdan Khmelnytsky str., 43; Leskov str., 1; Geroyiv Stalingrada str., 43 B(V) and 43 Г(G); Kudryavskiy Spusk str., 3; Shchorsa str., 36; Andriyevskiy Spusk, 30-34 and a number of residential and non-residential facilities in Staronavodnitskaya street, in Kyiv.



The Company Zhitlobudinvest is the winner of the Ukrainian National Business Rating among construction companies of the Kiev region in 2012-2013.

Private residences developed by Zhitlobudinvest repeatedly became cover-stories of the Ukraine's leading design and architecture glossy magazines. The residences built by the Company were winners and took part in a number of international branch shows including 'SaieDue Living' (Italy).

As the General Contractor of the 'Zverinetskiy' and the 'BusovHill' Residential Complexes the Company Zhitlobudinvest won the following prizes:

2012 – 'Choice of the Year', according to the 'Building' construction magazine, for the Zverinetskiy;

2012 – the 'City Awards' National Prize in the nomination 'The Most Prestigious Residential Complex of the Year', for the Zverinetskiy;

2013 – the maximum five-star rating from the largest Ukrainian real estate portal «Lun.ua», Zverinetskiy;

2013 – 'The Residential Complex of the Year' nomination for the All-Ukrainian Award 'Ukrainian Building Olympus', Zverinetskiy;

2013 — a finalist in the 'The Best Residential Complex' ('premium-class') nomination for the all-Ukrainian Sectoral Award 'The Ukrainian Property Awards', for the Zverinetskiy Project;

2015 – The 'Elite Newbuild' nomination for the for the All-Ukrainian Award 'Ukrainian Building Olympus', for the BusovHill Project.





2012 - the 'City Awards' National Prize in the nomination 'The Most Prestigious Residential Complex of the Year', for the Zverinetskiy;



2013– 'The Residential Complex of the Year' nomination for the All-Ukrainian Award 'Ukrainian Building Olympus', Zverinetskiy;



2015 – The 'Elite Newbuild' nomination for the for the All-Ukrainian Award 'Ukrainian Building Olympus', for the BusovHill Project.

## The Busov Hill Residential Complex



**Address:** Buslovskaya str., 12 (Pechersk district, Kyiv)

**Market segment:** premium class

**Number of residential floors:** 15-18-21

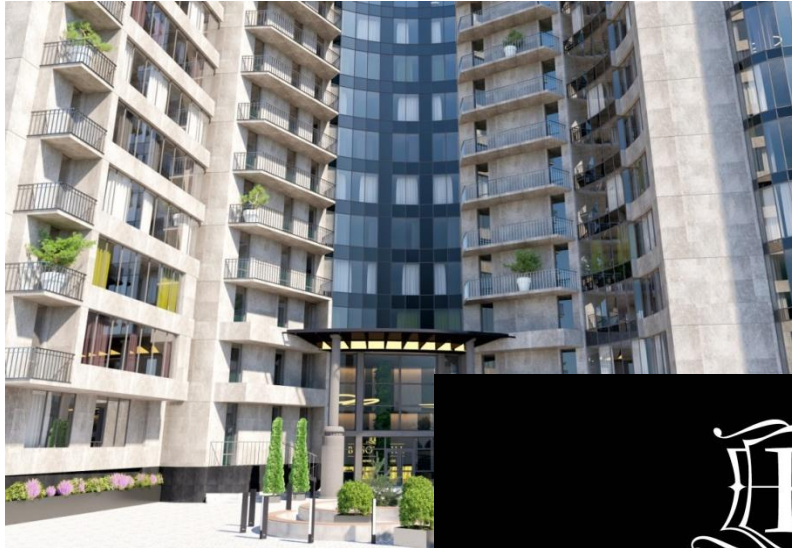
**Number of sections:** 2

**Number of apartments:** 146

**Non-residential premises:** on 1<sup>st</sup>(ground)-2<sup>nd</sup> floors

**Put into service:** 2<sup>nd</sup> quarter of 2017.

[www.busovhill.com.ua](http://www.busovhill.com.ua)

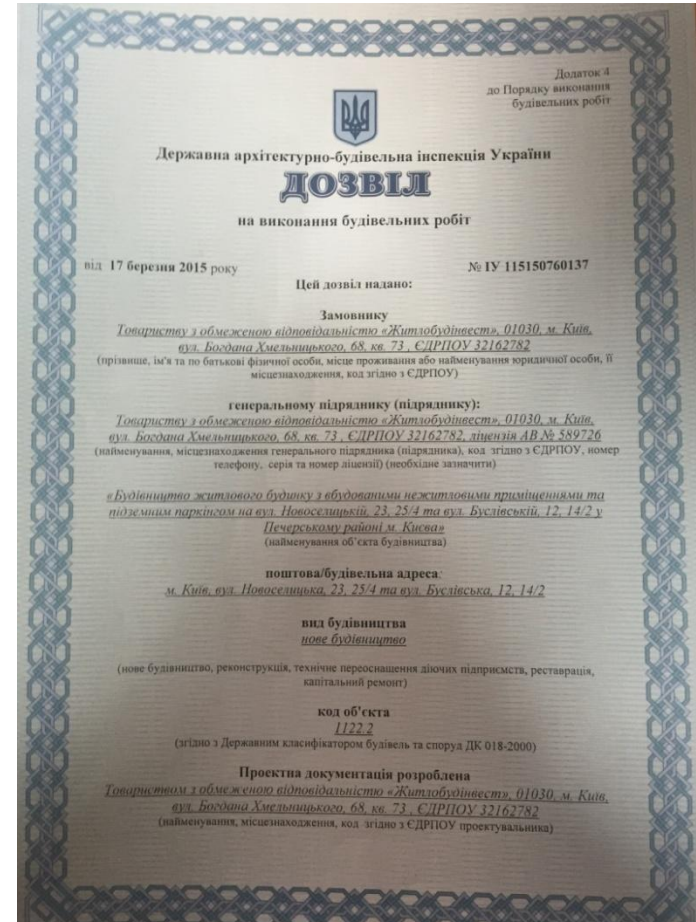


  
BUSOV HILL





The BusovHill is being constructed under the Licence series AB No. 589726 dated July 27<sup>th</sup>, 2011 issued by the State Architectural and Construction Inspection of Ukraine and the Permission No. IY 115150760137 dated March 17<sup>th</sup>, 2015 issued by the Inspectorate of State Architectural and Construction Control. The land is owned by the Company Zhitlobudinvest.



**The main activities of the Company providing a comprehensive and phased implementation of all the developer's necessary tasks are:**

- Land selection and expert evaluation;
- Concept development, selection of cost-efficient projects;
- Obtaining all the necessary permissions for the implementation from the relevant authorities;
- Stipulation of conditions for fund-raising;
- Contractors selection, backing and control;
- Project management;
- Technical supervision;
- Search and attraction of investors;
- Implementation of constructed properties or their transfer into the customer's operation.

## Cooperation options:

**1) Investments in the current 'BusovHill' Project:** batch purchase of residential and non-residential premises with a view to resale or lease. The value of m<sup>2</sup> depends on the amount of invested areas;

**2) Order of the Company's services (separate or complex)** for the selection of land, preparation of documentation for the land, project documentation preparation and approval, construction works of any complexity, putting into operation, registration of titles;

**3) Implementation of joint projects on various conditions, including equity participation.**

More than 20 land plots in Kyiv and Kyiv region are now being developed by the Company.



## **ZHITLOBUDINVEST LCC**

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