





- UTG was founded in Ukraine in 2001.
- The only consulting company in the country that successfully overcame crises in 2004, 2007/2008, 2013/2014. Holds a steady position of national leaders for over 20 years
- Received 12 national and international awards in the nominations for “The Best Consulting Company”
- Unites over 30 professionals
- Supervised of 40 new international retail brands for entering to the market
- 112 shopping centers launched around Ukraine
- > 1,400 completed consulting works for commercial and residential real estate
- Provides full range of consulting, leasing, brokerage, and agency services

BUSINESS PROFILE

Strategic consulting	Architectural design	Brokerage	Investments	Property management
Marketing Research	Architectural Audit	Exclusive Leasing	Selection of Objects for the Investor	Property Management
Best Use Analysis	Architectural Concept	Commercial Audit	Portfolio Management	Facility Management
Concept Development	3D Visualization	Representation of Tenants	Sales / Purchase Organization	Management Audit
Business Planning	Interiors / Navigation	SEC Commercial Management	Investment Attraction	
Due Diligence	Planning & Engineering Support			

NATIONAL AND INTERNATIONAL AWARDS



OUR CLIENTS

MC DONALDS



COLLEZIONE

collezione

ТПС-НЕДВИЖИМОСТЬ

TPS



IKEA



HAPPYLON



ФОКСТРОТ



OBI



SEB BANK



ИНТЕРМАРКЕТ



REAL



IMAX



К.А.Н. DEVELOPMENT



PRAKTIKER



HCM GROUP



ТОМС ГРУП



SPAR UKRAINE



PRIVATBANK



КИЇВМІСЬКБУД



BILLA



KING CROSS



ПОЗНЯКИЖИТЛОБУД



AUCHAN



ФУРШЕТ



LC WAIKIKI



ECE EUROPA BAU-UND ECE



AIC



BUCHAN GROUP



AVIV ARLON GLOBAL



KING STURGE



TMM



BOUGUES



MORGAN STANLEY



FOZZY GROUP



КОМФОРТ СЕРВИС



KFC



SONAE SIERRA



ПАККО ХОЛДИНГ



MARKS&SPENCER



AVEC GROUP



SCC



CHAPMAN & TAILOR



UDP



SEVEN HILLS



MICHAEL KORS



SHAPIR



BEBE



STRATEGIC CONSULTING

1,400 Consulting Works

The total area of projects – 36,000,000 m2

Geography - Ukraine, Russian Federation, Belarus, Georgia, Kazakhstan, Moldova

Consultation of investors from the USA, Canada, Poland, Austria, Czech Republic, Hungary, Lithuania

Our services:

- Market Research
- Feasibility Study
- Best Use Analysis
- Conception Development (shopping center, business center, residential property, multifunctional complex)
- Master Planning
- Audit and Optimization of the Existing Concept (Re-conception)
- Engineering and Technical Consulting
- Financial Analysis and Business Planning
- Due Diligence



SHOPPING CENTERS



RESIDENTIAL PROPERTY



BUSINESS CENTERS



HOTEL REAL ESTATE



MULTIFUNCTIONAL COMPLEX



URBAN PLANNING



TECHNICAL CONSULTING



PORTFOLIO OPTIMIZATION



COMMERCIALIZATION OF
PREMISES



SEC "OCEAN PLAZA" (KIEV)

Key Indicators:

- Year of construction = 2012
- Four commercial floors
- GBA = 135,000 m²
- GLA = 70 000 m²
- Annual RTO = \$231MM
- Average daily footfall = 70,000 people
- MAPIC 2013 - "Best Retail & Leisure Development" finalist

UTG Company Scope of Works:

- Commercial Potential Analysis
- Catchment Area, Intensity of Transport and Passenger Flows
- Consumer Preferences Analysis
- Pre-brokerage
- Optimal Format Determination
- Footfall Forecast
- Architectural Concept, Floor Plans
- Financial Analysis of Economic Efficiency Indicators
- Exclusive Brokerage
- Investment Sale



SEC "LAVINA MALL" (KIEV REGION)

Key Indicators:

- Year of Construction = 2016
- 1.5 Commercial Floors
- GBA = 164,500 m²
- GLA = 115,000 m²
- Annual RTO = \$224MM
- Non-working Day Footfall = 85,000 people
- European Property Awards - "Retail Development Ukraine"

UTG Company Scope of Works:

- Commercial Potential Analysis
- Catchment Area, Intensity of Transport and Passenger Flows
- Consumer Preferences Analysis
- Pre-brokerage
- Optimal Format Determination
- Footfall Forecast
- Architectural Concept, Floor Plans
- Financial Analysis
- Exclusive Brokerage



“TARYAN TOWERS” (KIEV)

Key Indicators:

- Year of Construction = 2019/2020
- 30 Residential and Two Shopping Floors
- GBA = 130,000 m²
- GLA = 11,500 m²
- GSA = 70,000 m²

UTG Company Scope of Works:

- Commercial Potential Analysis
- Catchment Area, Intensity of Transport and Passenger Flows
- Competitive Threat Analysis
- Pre-brokerage
- Optimal Format Determination
- Architectural Concept, Floor Plans
- Financial Analysis of Economic Efficiency Indicators



“TAIROVO GARDENS” (ODESSA)

Key Indicators:

- Year of construction = 2019-2027
- Land Plot = 15 ha
- 12-24 residential floors + Three Commercial Floors in Shopping Center
- GBA > 250,000 m²
- GLA = 8,000 m²

UTG Company Scope of Works:

- Commercial Potential Analysis
- Census of Nearest Environment
- Competitive Threat Analysis
- Catchment Area, Intensity of Transport and Passenger Flows
- Pre-brokerage
- Optimal Format of Shopping Center
- Footfall Forecast
- Architectural Concept for Residential
- Architectural Concept for Trade
- Financial Analysis



“101 TOWER” (KIEV)

Key Indicators:

- Year of construction = 2012
- A Class
- 27 Office Floors
- GBA = 58,500 m²
- GLA = 38,500 m²
- Parking = 259 Cars

UTG Company Scope of Works:

- Commercial Potential Analysis
- Census of Nearest Environment
- Competitive Threat Analysis
- Optimal Format Determination
- Architectural Concept, Floor Plans
- Financial Analysis of Economic Efficiency Indicators



“MOST CITY” (DNEPR)

Key Indicators:

- Year of Construction = 2006
- GBA = 117,500 m²
- GLA of Trade = 33,000 m²
- GLA of Offices = 10,000 m²
- GSA = 13,550 m²
- Parking = 800 Cars

UTG Company Scope of Works:

- Commercial Potential Analysis
- Census of Nearest Environment
- Competitive Threat Analysis
- Catchment Area, Intensity of Transport and Passenger Flows
- Pre-brokerage
- Optimal Format of Shopping Center
- Footfall Forecast
- Architectural Concept for Offices
- Architectural Concept for Trade
- Financial Analysis



“KYIV BUSINESS HARBOUR” (KIEV)

Key Indicators:

- Year of Construction = Conception
- Land Plot = 385 ha
- International University (20 ha)
- Industrial Park (121 ha)
- Medical Center (5 ha), Recreational Park Area, Office Building (48 ha)
- Residential Buildings (62 ha)

UTG Company Scope of Works:

- Commercial Potential Analysis
- Catchment Area, Intensity of Transport and Passenger Flows
- Competitive Threat Analysis
- Pre-brokerage
- Optimal Format Determination
- Architectural Concept
- Financial Analysis of Economic Efficiency Indicators



“UNIVER CITY” (KIEV REGION)

Key Indicators:

- Year of Construction = Conception
- Land Plot = 278 ha
- International University (25 ha)
- Mix of 130 Cottages and Quarterly Buildings (up to 12 floors)
- Medical Center (2.5 ha), School (9 hectares), Recreational Park Area, Office Building (3 ha), Shopping Centers (9 ha)

UTG Company Scope of Works:

- Commercial Potential Analysis
- Census of Nearest Environment
- Competitive Threat Analysis
- Catchment Area, Intensity of Transport and Passenger Flows
- Pre-brokerage
- Optimal Format
- Architectural Concept for Residential
- Architectural Concept for Trade
- Architectural Concept for Services
- Architectural Concept for University
- Financial Analysis

AGENCY SERVICES & BROKERAGE

- 50% of professional shopping and entertainment centers in Ukraine are opened with the assistance of UTG
- 112 shopping centers commissioned and operated
- Cumulatively total leased = 4.2 million m²

SEC “Ocean Plaza” (Kiev)
GLA = 70,000 m²



SEC “Lavina Mall” (Kiev)
GLA = 115,000 m²



SEC “Meganom” (Simferopol)
GLA = 115,000 m²



“Global UA” (Zhytomir)
GLA = 66,000 m²



SEC “Respublika” (Kiev)
GLA = 135,000 m²



“Smart Plaza Polytech” (Kiev)
GLA = 15,000 m²



“KOMOD” (Kiev)
GLA = 10,000 m²



“Smart Plaza Obolon” (Kiev)
GLA = 10,000 m²



NEW INTERNATIONAL BRANDS OPENING

Thanks to UTG efforts, 40 international brands entered the Ukrainian market

SÜVARI

Styleavenue

VAPIANO®



s.Oliver®

ARMANI JEANS

bebe

CINNABON

H&M



LC Waikiki

MARINA RINALDI

Soocre'
Handmade Gourmet Candys

WEEKEND

MaxMara

MICHAEL
MICHAEL KORS

NADAPLIDI
VAPAPIJRI



REISS

MARKS &
SPENCER

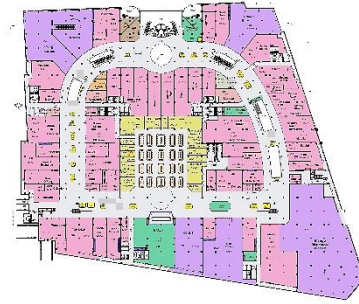
ARCHITECTURAL DESIGN

50% of professional shopping and entertainment centers in Ukraine are opened with assistance of UTG.

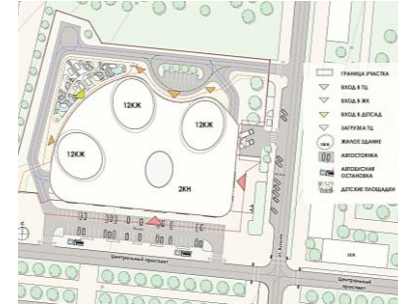
We cooperate with leading international architectural bureaus MADMA, Buchan, Benoy, Aedas, Sonae Sierra, and Chapman Taylor

Our services:

- Architectural Audit and Project Optimization
- Development of Architectural Concept
- Optimization of Existing Conceptual Solutions (Re-conception)
- Master Planning
- Interiors & Navigation
- 3D Visualization
- Design Support
- Architectural & Development Supervision



ARCHITECTURAL CONCEPT



MASTER PLANNING



URBAN PLANNING



INTERIORS



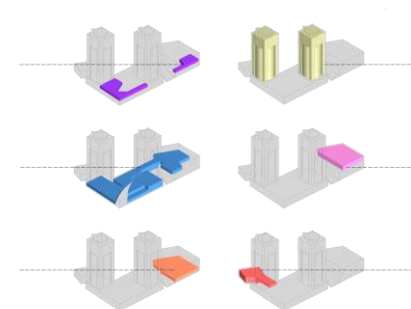
NAVIGATION



AUTHOR'S SUPERVISION



3D VISUALIZATION



VERTICAL AND
LONGITUDINAL PLAN



PROJECT PHASING



“Ukrainian Trade Guild”

Sportivnaya str.
BC “Gulliver” 24th floor
Kyiv, Ukraine
+38-044-537-23-64

www.utgcompany.com

