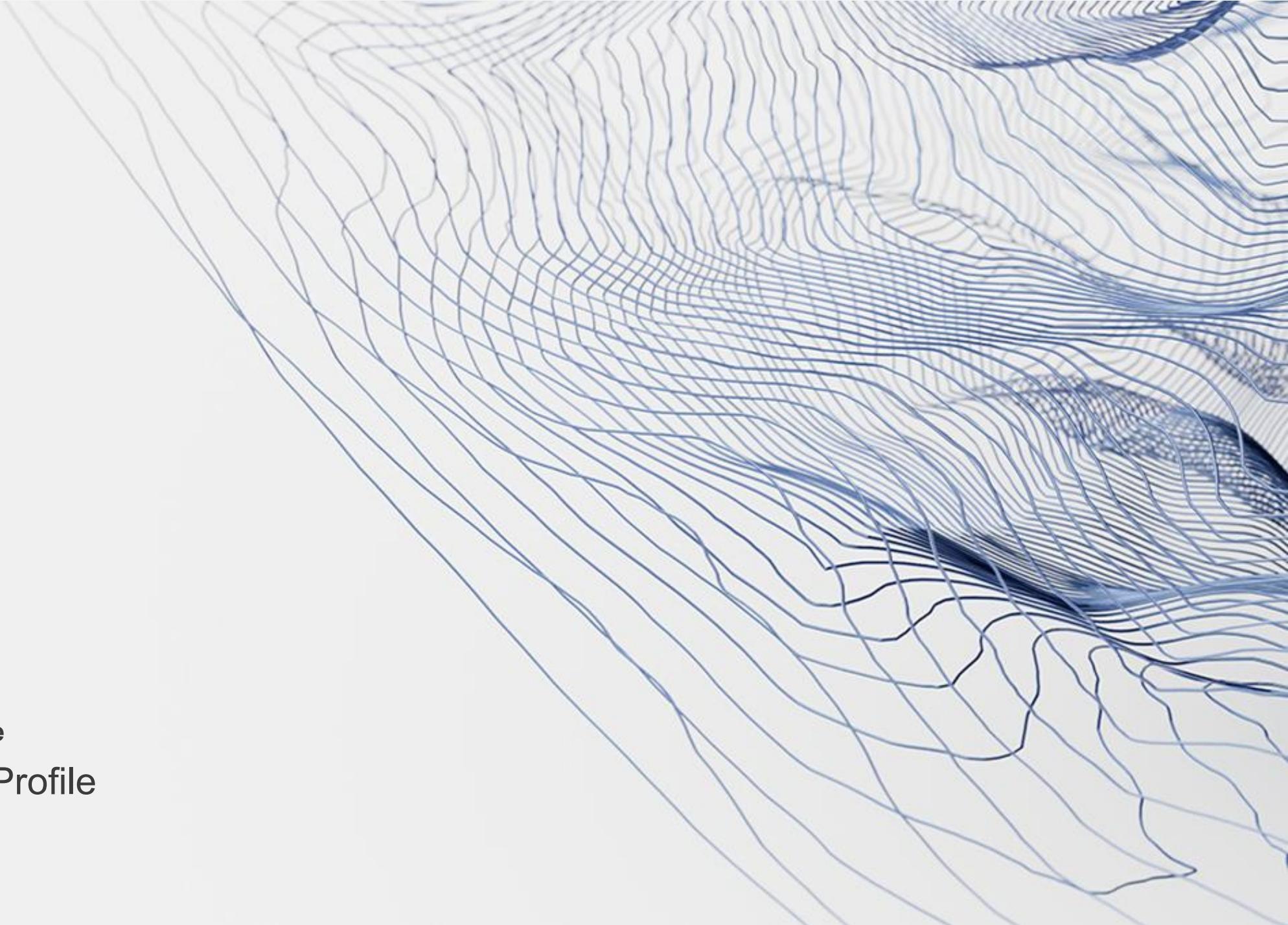
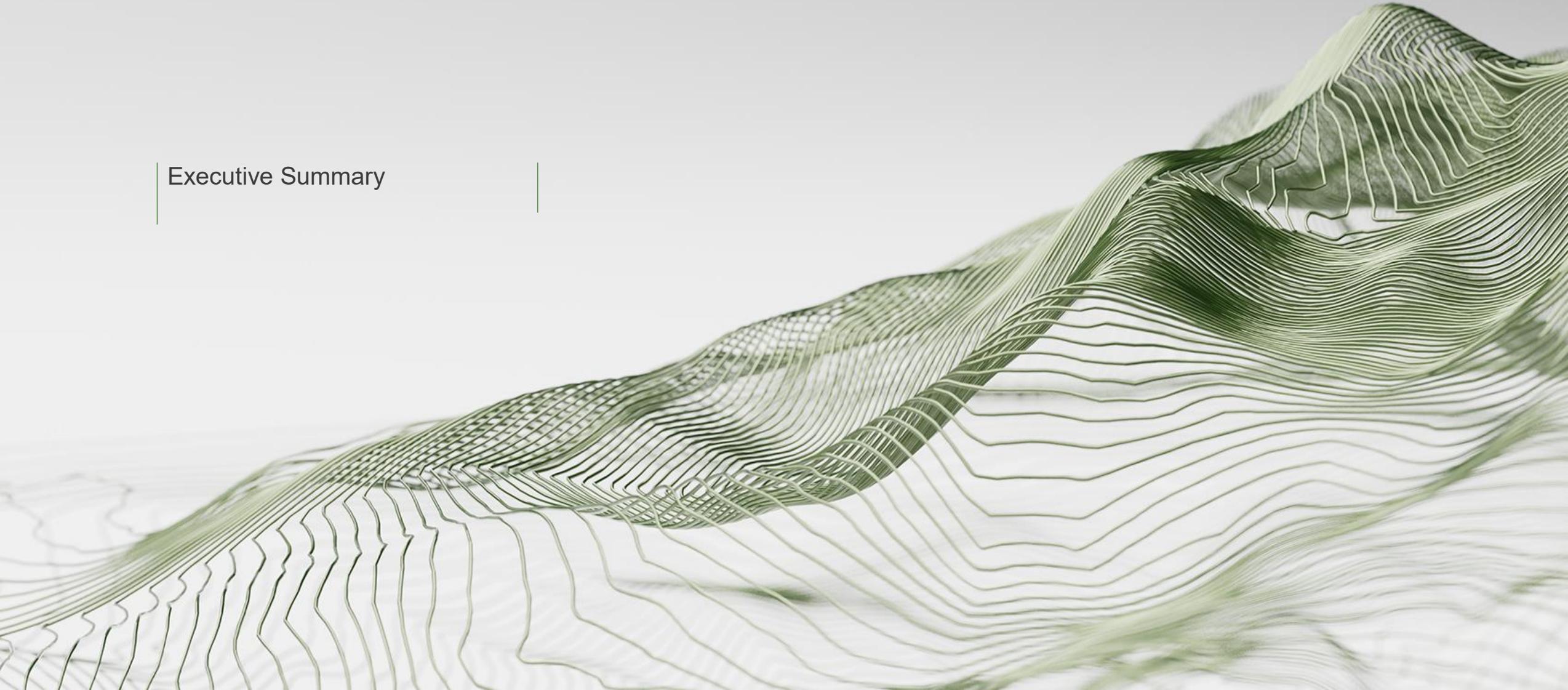


gleeds

**Gleeds Ukraine**  
**Company Profile**



Executive Summary



# Gleeds Ukraine Company Profile

## Executive Summary



**Colin Ross**

General Director

colin.ross@gleeds.ua

+ 380 44 581 0116

## Welcome

I am pleased to present this document, outlining the achievements and vision of Gleeds Ukraine, underlining our commitment to delivering world-class construction and property consultancy services.

As the Country Director of Gleeds Ukraine, it is my privilege to share our journey and future aspirations with you. Gleeds is a globally recognized construction and property consultancy firm, with a rich history reaching 150 years. Our operations in Ukraine began in 2003, with our office opening in 2005, and since then, we have grown exponentially to become a trusted partner in the Ukrainian construction industry, despite several financial crisis, revolutions, invasions, and the current war.

With a dedicated team of professionals, we provide a comprehensive range of services including project management, cost management, Technical Supervision (Technadzor), sustainability, and advisory services. From our base in Kyiv, we service projects throughout Ukraine, having worked in all Oblasts at some point.

We hold ISO 9001:2015 and ISO 27001 Certificates enabling to provide assurance of work processes, transparency, accountability and security.

Gleeds Ukraine is committed to delivering excellence in every project we undertake. Our track record, commitment to sustainability, and vision for the future position us as a key player in the Ukrainian construction and property consultancy sector.

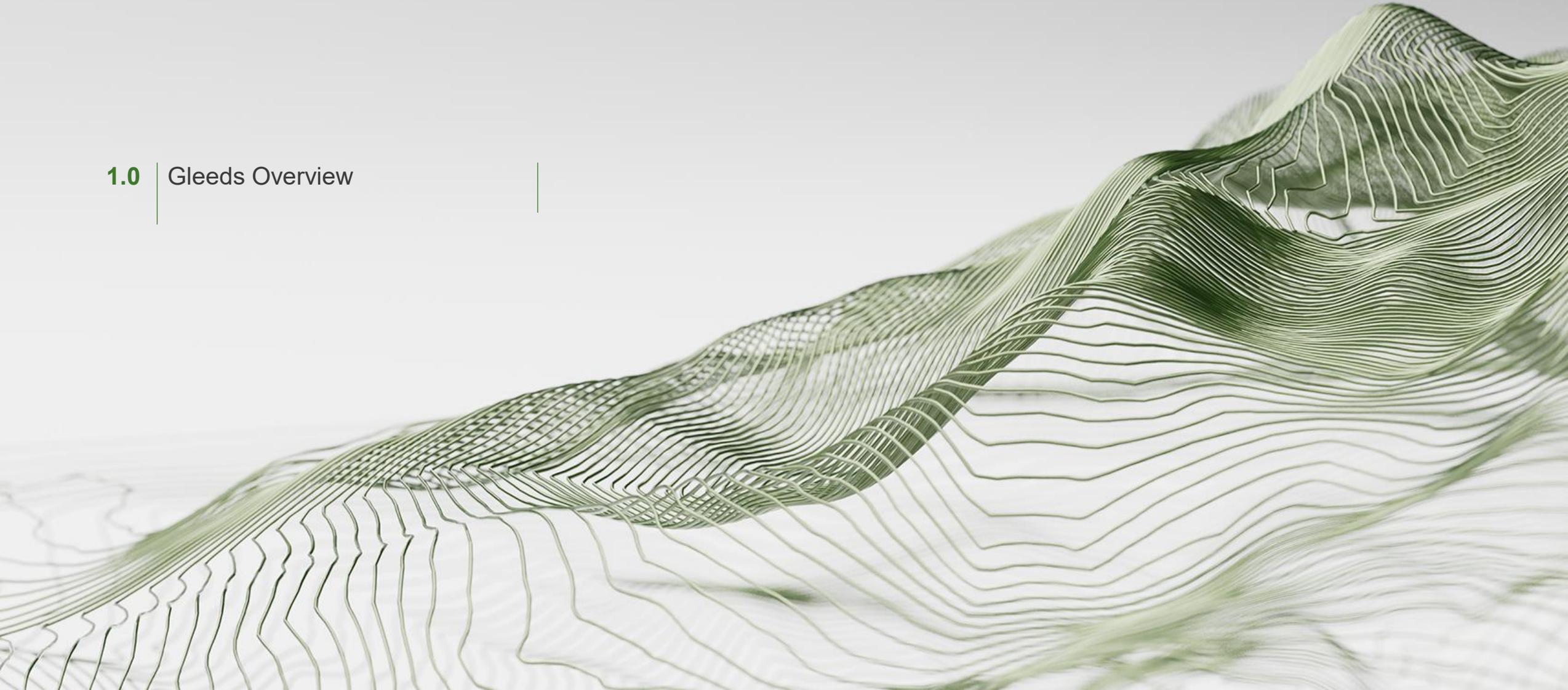
We appreciate the trust our clients have placed in us and look forward to continued growth and success.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Colin Ross', written over a faint, light-colored grid pattern.

Colin Ross  
General Director, Gleeds Ukraine

1.0 | Gleeds Overview



# 1.0 Gleeds Overview

Global expertise, local knowledge

Gleeds is a global property and construction consultancy that has built its reputation on delivering award-winning projects around the world. Think globally, act locally.

We understand the importance of being able to think and act locally. Each one of our offices is part of the community in which it operates. Independent ownership. We are one of the world's largest independent construction consultancies - privately owned, strong and secure.

Gleeds helps businesses and investors achieve best value from their assets by providing advice that is reassuringly free from conflict of interest. With 150 years' experience, our impartial intelligence is key to helping clients realise their projects on budget, on time and to an exceptional quality.

We have the scale, strength and expertise to successfully manage complex projects and make sure our clients and the communities in which they operate benefit financially, economically and socially.

*“Our vision is to create a business that attracts the best clients, projects and people in the industry”*

**RICHARD STEER**

Worldwide Chairman

78

global offices

28

countries

Over

2,800+

employees worldwide

Independent since

1885

# 1.0 Gleeds Overview

Global expertise, local knowledge

## Gleeds Ukraine

Since opening our office in Ukraine in 2005 we have gained experience on a wide range of projects throughout Ukraine together with a sound knowledge of local procedures, cost trends, workloads and development plans.

Projects completed or upon which we are employed include developments of office, hotel, retail, leisure, residential, logistic, and manufacturing, sustainability and infrastructure nature.

Gleeds' broad exposure to the dynamically developing Ukrainian construction market, utilizing local knowledge and experience gained on the executed projects, together with the support of a global business, give our Clients comfort as regards both our awareness of the market and our ability to deliver.

The official process of Planning, Building Permits, Ukrainian Regulations and other regulatory procedures are understood by Gleeds Ukraine and can therefore be monitored and managed through to completion.

Our main services are: Project and Cost Management, Technical Due Diligence, Project Monitoring, Technical Supervision (Technadzor), LEED and BREEAM consultancy.

- Part of Gleeds **Europe**
- More than **100+ TDD**
- **20 years** within the local market
- **Qualified specialists** with knowledge of Ukrainian, English and other languages
- Successful **COOPERATION** with partners (design, fire safety, etc.)
- In-house team of **Mechanical and Electrical expertise**
- Licensed **BREEAM assessor**



**We're shaping the future of the built environment with a sustainable and socially conscious mindset**

### Professionalism with personality

To us, business is personal. We set the highest standards of competence, integrity and respect – without compromise. But our kind of professionalism isn't cold and clinical, it's warm and relational. We care about the person behind the job title, bringing the best of ourselves to connect on a human level and make every interaction a great experience.

### Excellence with humility

Our teamwork is built on trust. We take pride in doing exceptional work together. But we're not just in it for ourselves. We're in it for our clients – fighting for their best interests, even when that's the difficult thing to do. And we're in it for each other – trusting in our colleagues and capabilities so that, together, we can rise to our potential.

### Innovation with agility

We believe in the power of unconventional wisdom. With over 150 years in business, we understand the value of best practices and proven processes. But we don't let them get in the way of progress. Fast movers and flexible thinkers, we challenge ourselves to outdo expectations and solve problems in fresher, better ways.

## Project Management

- Establishment and development of Client's Brief
- Generation of, and co-ordination of, Project Team
- Project planning and programming
- Design management
- Value engineering
- Monitoring the project's progress and reporting
- Technical supervision services (Technadzor) – company employees are technical supervision certified engineers
- Management of commissioning at handover
- Collating and reviewing completion documentation
- Management of defects rectification

## Technical Supervision

- Executing functions of technical supervision (construction supervision) over construction works. This is normally a part of Project Management but can be contracted separately as well.

## Cost Management

- Establishment of a realistic Project Budget
- Preparation of Cost Plans
- Risk Analysis
- Preparation of Tender Documentation and procurement of contract
- Cost control and reporting
- Agreement of Final Accounts

## LEED and BREEAM Assessments

- BREEAM and LEED are the leading and most popular environmental assessments methods applied internationally. Gleeds have excellent experience in undertaking both assessments, supporting clients from the inception to completion in order to achieve profit through sustainability

## Project Monitoring

- Providing clear and concise independent assessment of project risks including cost, time and quality.
- Initial Report [due diligence]
- Construction Monitoring
- Final Report

## Technical Due Diligence

- We give funders expert and independent advice they need to provide reassurance that a development merits investment, and that robust processes are in place.
- Our advice gives clients accurate and timely information containing clear, concise risk assessment and mitigation. As well as helping clients make informed decisions, we provide early warnings and practical advice on resolving issues

# 1.0 Gleeds Overview

## Testimonials

*“Throughout the whole appointment until the Project completion Gleeds Ukraine have remained reliable, flexible and responsive. They provided services which are competent and professional that enabled us to avoid potential risks (from the technical point of view) related to our involvement in subject development.”*

**Hasan Demirhan, Vice President Banking, BSTDB**

*“...team has done a tremendous job as it relates to what we would expect from a project management team.”*

**Susan Marciano, Senior Vice President, GSN Games**

# 1.0 Gleeds Overview

## References



**TO WHOM IT MAY CONCERN**

3 March 2018

**REFERENCE LETTER**

Gleeds Ukraine were appointed by GSN Games Ukraine to perform Project Management services in relation to the office space of total area approximately 400 Silver Breeze, Kyiv.

Throughout the entire appointment Gleeds Ukraine have remained reliable, fit responsive. They continued to provide services which are competent and professional enabled us to avoid potential risks (from the technical point of view) related to our investment subject developments.

We would with no hesitation, recommend Gleeds Ukraine services to any company active in real estate market that requires technical assistance.

This reference is given without any liability on the part of GSN Games Ukraine.

Best regards,



Peter Gold  
Director  
GSN Games Ukraine

ТОВ "ГСН ГЕЙМС УКРАЇНА" - 02152, м. Київ, вул. Рибаківська 18, • ЄДРПОУ 40134703 • Банк АТ ОТП БАНК 26000432020023 • Е-а. пошта info-Ukraine@gsgames.com • тел. +380 61 2707067 • Держреєстр ГО.СІ МІТЕП ІПІВ

"GSN GAMES UKRAINE" LLC • 02152, Kyiv, Pavlo Tychkov Str, 18 • ID-Registration No 40134703 Bank AT OTP BANK Account No (Ukraine) 26000432020023 • Email info-Ukraine@gsgames.com • tel. +380 Director Gold Peter Eric



16 September 2018

**TO WHOM IT MAY CONCERN**

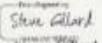
Re: EBRD Consultancy Contract – Gleeds Ukraine LLC

This is to confirm that following the successful cooperation on previous contracts, Gleeds Ukraine LLC has been engaged by the European Bank for Reconstruction and Development (the "EBRD") as a Lender's Supervisor on the construction of "Forum" shopping mall in Ukraine, under Consultancy Contract No: C26014 from 26<sup>th</sup> February 2013 until 31<sup>st</sup> Dec 2018 and Consultancy Contract No: C32762 from 1<sup>st</sup> January 2016 until 31<sup>st</sup> December 2018 to implement the following project:

**Ukraine: Multi Development Forum Lviv – Lender's Supervisor**

In accordance with our usual practice, this reference (although given in good faith) is without any liability on behalf of the Bank or the writer.

Yours sincerely,



Steven Gillard  
Associate Director, Head TC Operations  
Technical Cooperation

45



**BOEING OFFICE FITOUT, KYIV / UKRAINE**

**TO CLIENT:**  
MEP Engineering Ukraine

**SERVICES:**  
Cost Management  
Construction Supervision

**COMPLETION:**  
2015



Gleeds Ukraine was invited by MEP Engineering Ukraine into the project of Boeing Ukraine office fit-out (approx. 2 000 m<sup>2</sup>) in an occupied Class B office building in Kyiv.

Gleeds co-ordinated the refurbishment of the office space which included demolition of existing layout and building of an open floor plate for desks, private offices, meeting rooms, a training room, and various other improvements.

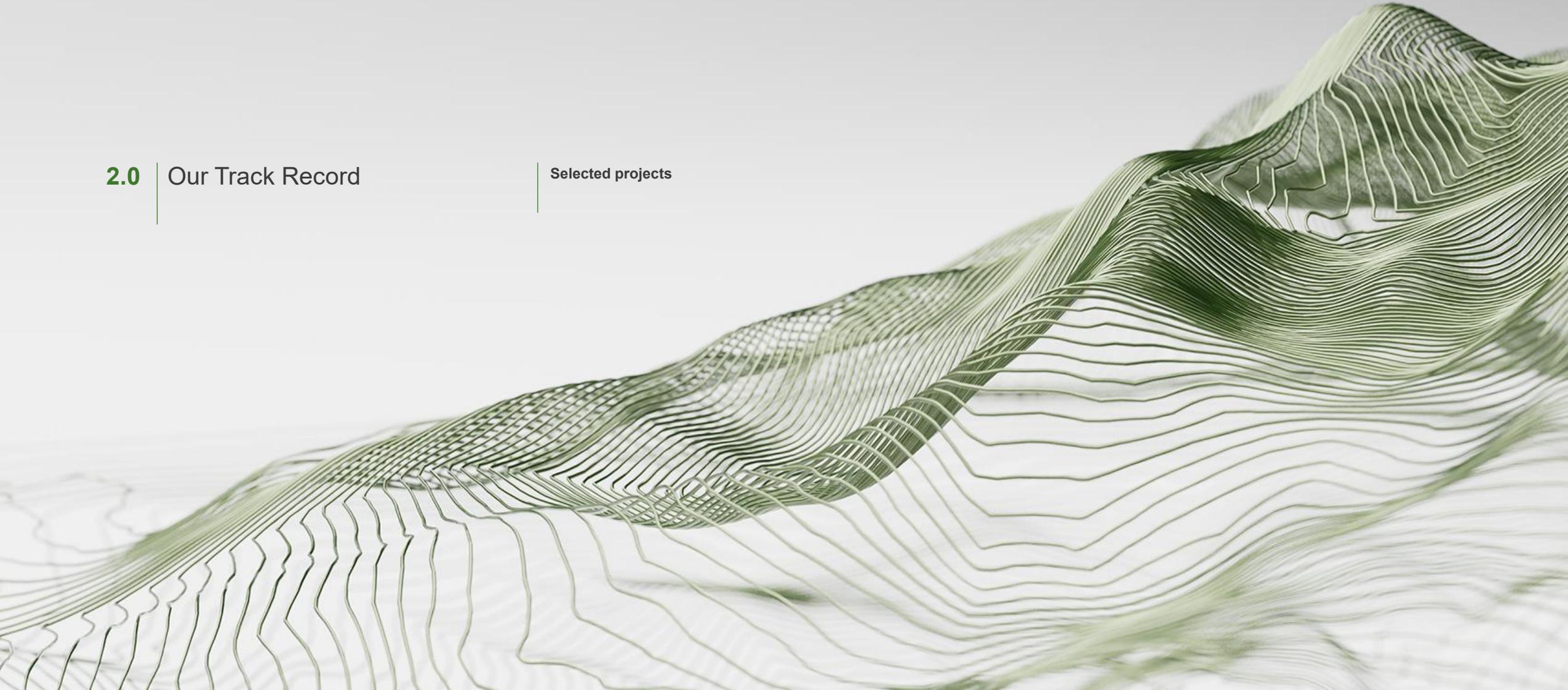
**KEY CHALLENGES:**

- Meeting Client's deadlines in the environment with many changes and some obstructions by the Landlord.
- Communication challenges in relation to understanding of local requirements by international Client.
- Maintaining high safety, health, fire prevention, security and environmental standards. All contractors and vendors are expected to maintain the same high standards.

Page 1 of 2

**2.0** | Our Track Record

Selected projects



## 2.0

# Our track record

### Case study

Project name

## Nikolsky Shopping Centre

Location

## Kharkiv, Ukraine

- Gleeds served as both the initial project consultant (budget/quality review) and was re-appointed to provide essential project monitoring services for the war-related repair works.
- Completed in September 2021 but was damaged in February/March 2022 due to the war, requiring repairs to approximately 15% of the centre, including critical damage to 20% of the roof and insulation.
- 101,706 sqm total area with 3 underground levels



## 2.0 Our track record

### Case study

Project name

## Kingspan Campus

Location

## Lviv region, Ukraine

- Cutting-edge manufacturing campus in Lviv
- €280 million investment, 10+ production lines, and 600+ workplaces.
- Focus on low-carbon manufacturing and sustainable development.
- Acting as Cost Managers/Quantity Surveyors on the project, our Ukraine team has been responsible for the construction budget since the earliest stages of the project, tender document preparation and management of the tender process.



## 2.0 Our track record

### Case study



Project name

**Wind Park, Confidential**

Location

**Zaporizhzhia region, Ukraine**

*Note: similar project photo*



Project name

**Construction of metro (underground),  
Confidential**

Location

**Ukraine**

*Note: similar project photo*

## 2.0 Our track record

### Case study



Project name

**Rive Gauche Shopping Centre (2nd phase)**

Location

**Kyiv, Ukraine**

*Note: similar project photo*



Project name

**Forum Lviv Shopping mall**

Location

**Lviv, Ukraine**

*Note: similar project photo*

## 2.0 Our track record

### Case study



Project name  
**BOEING Representative Office**  
Location  
**Kyiv, Ukraine**



Project name  
**IQ Business Centre**  
Location  
**Kyiv, Ukraine**



Project name  
**Oracle offices**  
Location  
**Odesa, Kharkiv, Dnipro - Ukraine**



Project name  
**GSN Games office**  
Location  
**Kyiv, Ukraine**

## 2.0 Our track record

### Case study



Project name

**The Radisson Blu Hotel**

Location

**Kyiv, Ukraine**



Project name

**Park Inn by Radisson Hotel**

Location

**Donetsk, Ukraine**



Project name

**Residential and Office  
complex Ministersky**

Location

**Kyiv, Ukraine**



Project name

**Recreational complex**

Location

**Yalta, Ukraine**

## 2.0 Our track record

### Case study



Project name

**Komodor Logistics Park**

Location

**Kyiv region, Ukraine**



Project name

**West Gate Logistic**

Location

**Kyiv region, Ukraine**



Project name

**Amcor Rentsch factory**

Location

**Kharkiv, Ukraine**



Project name

**Automobile Megapolis NIKO  
(Boryspil highway)**

Location

**Kyiv region, Ukraine**

## 2.0 Our track record

### Case study



Project name

**Grain terminal  
modernisation**

Location

**Mykolaiv, Ukraine**

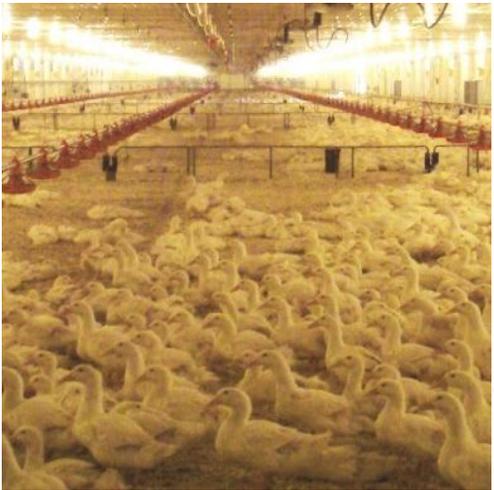


Project name

**Greenhouse complex**

Location

**Donetsk region, Ukraine**



Project name

**Duck broiler complex**

Location

**Chernihiv region, Ukraine**



Project name

**Biogas plant**

Location

**Khmelnytskyi region,  
Ukraine**

## Let's talk...

Now you know more about our service title here, I'd be delighted to talk with you about how we can drive success in your next programme.

Contact me:

**Colin Ross**

**+38044 581 01 16**

or email me at

**[colin.ross@gleeds.com](mailto:colin.ross@gleeds.com)**