



Ukrainian agricultural market overview



# 1. Introduction to FinPoint

# Background information

- 1 FinPoint is the most successful investment-banking firm in Ukraine
  - Independent privately-owned company founded in 2003 by management and key employees of a leading Austrian and CEE investment bank
  - Since 2003, we advised on dozens of transactions for a total size of around US\$ 4bn
- Wide sector experience, which includes financial institutions, food and agriculture, consumer goods, telecommunication, construction materials, etc.
  - Participated in most M&A processes in Ukrainian market #1 adviser by number of deals
  - Access to wide network of business owners in CIS
  - Diverse range of experience buy & sell-side; local & international clients
- Cooperation of FinPoint with Rothschild provides a unique combination in the Ukrainian market
  - FinPoint and Rothschild have entered into an agreement under which both support each other's activities in the Ukrainian market or with respect to Ukrainian clients





# 1. Introduction to FinPoint

# Selected financial sector credentials

Oschadbank

**OSCHADBANK** 

Adviser to Oschadbank on

submitting a bid for certain

assets of Delta Bank

2015

FinPoint is by far the most experienced adviser in Ukraine's financial sector

Diverse range of experience: buy-side and sell-side M&A transactions debt restructuring strategy review, independent valuation, etc. local and international clients



stake in Bank Trust, midsized Ukrainian bank

2015

















2008





**FUIB** 

Consultant to FUIB on

strategy in transactions

business development







**Prestige Bank** 

Adviser to shareholders of

mid-sized Ukrainian bank

on sale of 51% to Erste

Bank for US\$ 105m

2006

ERSTE .





# 1. Introduction to FinPoint

# Selected industrial credentials



Current

**Pharma Start** 

Adviser to shareholders of

Ukrainian pharmaceutical

producer on sale of 100%

to Acino Pharma

2015













**Biosintez** 

Auchan

Auchan

Advisor to Auchan on

acquisition of

supermarket network in

Ukraine

2013

Galychyna

ГАЛИЧИНА

Co-adviser(1) to a large

Ukrainian dairy

producer

2011



The Coca Cola Company







**BelObst** 

Adviser to fruit fillers

producer on strategic

options

Current



# 2. Ukrainian macroeconomic trends

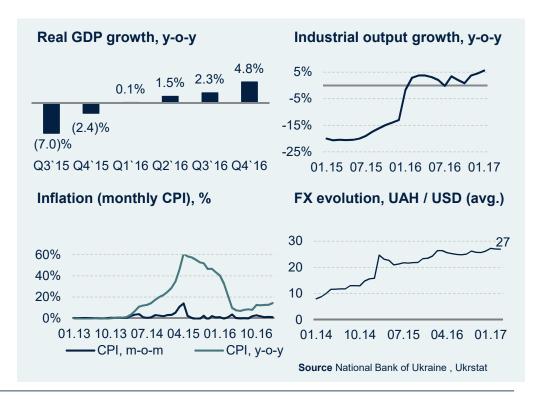
# Broadening revival of economic activity underway as fundamentals improve

- Ukraine is a large developing country with US\$ 93bn GDP and 43m population (2016)
- Economy is consistently recovering after 2014-15 decline. Signs of recovery:
  - 4.8% y-o-y real GDP growth in Q4'16
  - 2.8% industrial production growth in 2016
  - Rising real incomes: +8.8% y-o-y in Jan-Nov 2016
  - Improving consumer and investor confidence: 4.0% y-o-y growth of retail trade turnover in 2016, 17.1% y-o-y FDI inflow growth in 2016
- **Reforms ongoing**: reduction of regulation, stabilization of budget and trade imbalances
  - IMF maintains affirmative outlook and has been working with the government for 3 consecutive years, providing support in reforms implementation
- Doing Business rating improved: 137→80 in 2013-16

### **Key macro indicators**

	2014	2015	2016	2017f	2018f	2019f
Real GDP growth, %	(6.6)	(9.9)	2.3	2.0	3.2	3.5
Nominal GDP (US\$bn)	132	91	93	96	102	112
CPI (%, avg)	12	49	14	12	10	7
UAH / USD rate	12	22	26	28	30	31
Inward FDI (US\$bn)	0.3	3.0	3.4	1.7	2.5	3.3

Sources: Ukrstat, IMF, World Bank, National Bank of Ukraine



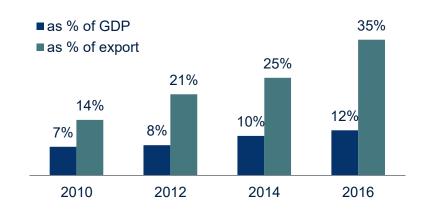


# 3.1 Agro as an important sector of Ukrainian economy

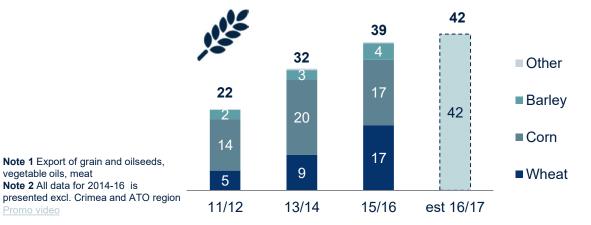
# Agriculture stands for 12% of GDP and 35% of export

- Agriculture is the 3<sup>rd</sup> largest sector of Ukraine's economy: 12% of GDP in 2016
- Significant potential of agro sector allows to fulfill domestic demand and export increasingly large amounts, making the country an important player in the global agricultural market
  - Agriculture stands for 35% of export of Ukraine (US\$13bn1)
  - Key export products: sunflower oil and grain

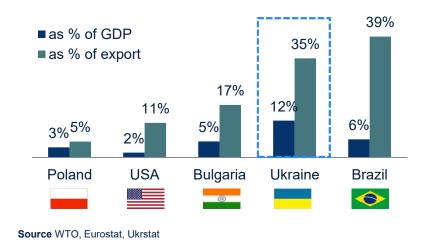
#### Agriculture contribution to Ukrainian economy



### Ukrainian grain export structure, m tons



#### Share of agriculture in the economy





vegetable oils, meat

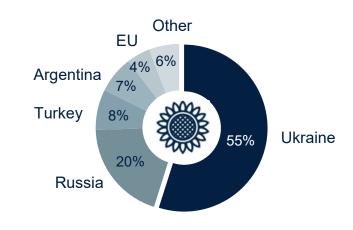
Note 2 All data for 2014-16 is

# 3.2 Ukraine as an important player in the world agri market

# Leading positions in trade of key agri commodities

Export, MY 2015/16

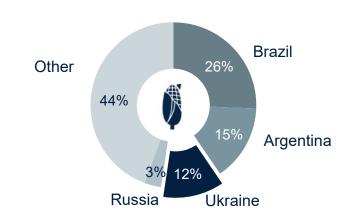
Sunflower oil: #1



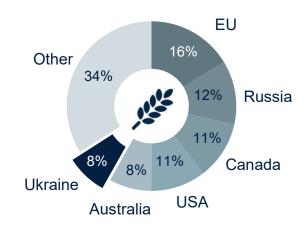
Barley: #3



Corn: #3



Wheat: #6



Source USDA



# 3.3 Competitive advantages in agro: summary

# Prospective sector of the economy with strong competitive advantages

Ukraine enjoys a number of strong competitive advantages in agriculture...

- 1 Lower production costs compared to regional peers
  - Lower price for domestically produced fertilizers (c. 60% of fertilizers used)
  - Average salary in agro US\$292 per month the lowest in the region
  - US\$35 / ha agro land rental rate the lowest in the region
  - Fertile black soil and favorable climate conditions →
     lower WC needs per ha

# 2 Lower transportation costs

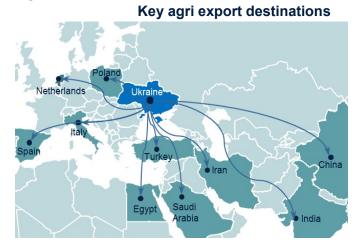
- Shorter average distance to ports (300 km in Ukraine vs 900 in US vs 1,500 in Brazil)
- Direct access to EU and Asia through road, railway and port system (13 ports)

# 3 Developed infrastructure

- Storage capacity of c.50m t (vs grain harvest of 60m t, oilseeds 17m t)
- Transshipment: 43m t per year grain, over 11m t oil

# 4 Regulation and taxation

- Beneficial VAT treatment, simplified single tax system
- 32.5m ha of arable land under common regulatory environment





# 3.4 Overview of agricultural environment

# Exceptional arable land and favorable climate

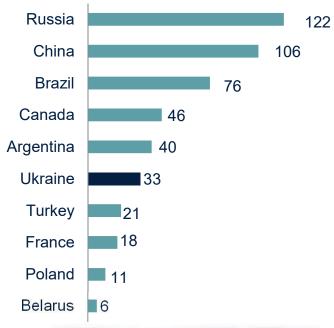
#### Land bank

- Area of Ukraine is 60m ha, of which 32.5m ha (55%) is arable land
  - The largest arable land bank in Europe
  - Arable land could be increased to c.40m ha
- Chornozem, or black soil, one of the most fertile soils in the world, covers over 60% of arable land
   → lower working capital required to achieve the same productivity as other countries
  - Ukraine stands for c. 25% of the global chornozem area
  - Almost half of land bank is covered with chornozem

#### **Climate**

■ Moderate continental climate with high level of precipitations and availability of water resources → favorable weather conditions for crops production

#### Arable land, m ha







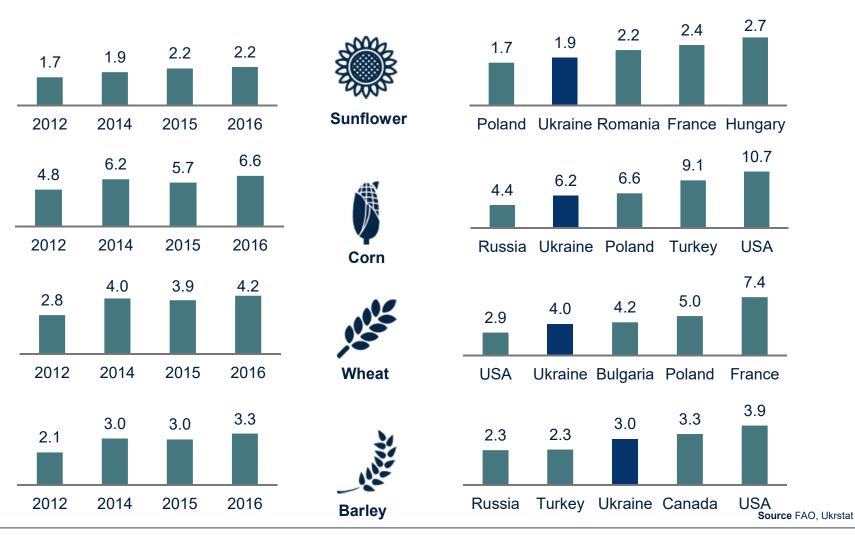


# 3.5 Productivity benchmarking

# Growing yields with room for further improvement

### Crop net yields in Ukraine, t/ha

### Crop net yields: international benchmark 2014, t/ha



# 3.6 Productivity benchmarking

# Significant room for improvement exists

Key factors contributing to productivity improvement



6.5

5.8

5.7

4.2

Wheat yields

2016, t/ha

MHP

Astarta

Ukraine's

avg

**IMC** 

Source Companies' data

Compliance with agronomic rules



Usage of higher quality seeds



Proper fertilization and crop protection



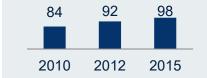
More intensive machinery usage

 Lack of knowledge about modern agribusiness practices, poor investments and inability to quickly undertake management decisions

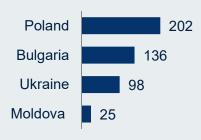
- 70 seed plants, o/w only 25 are able to produce high quality seeds
- Growing seeds import, still far below Ukrainian needs
- In Ukraine 10-65% of seeds (depending on crop) are of high quality vs 90% on average in France

 Nearly 20% of agricultural crops are treated without nonorganic fertilizers





#### Fertilizer usage 2015, kg/ha



- One of the lowest among peers rate of machinery usage per hectare
- Lack of modern machinery affect both quality and yield of crops (c.10-20% of harvest is lost)

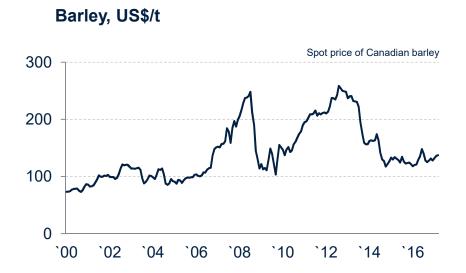
Source FAO. Ukrstat. ICU. Countries' statistical offices



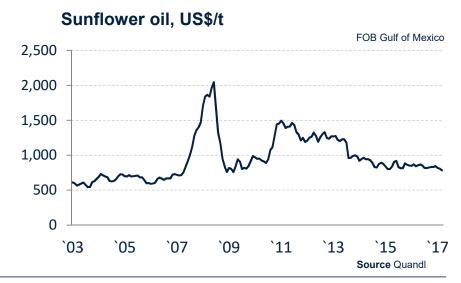
# 3.7 Agricultural commodities price development

Long-term growing trend, despite temporary slump since 2011





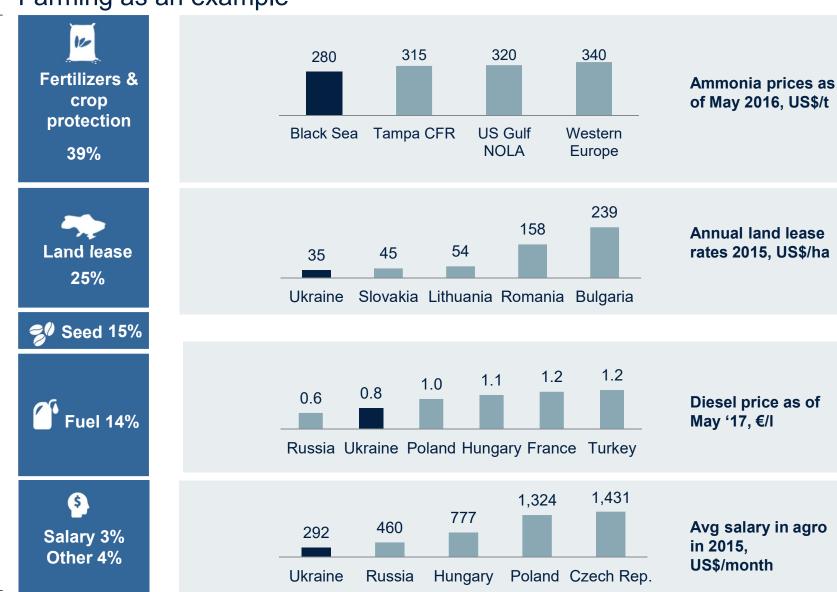






# 3.8 Costs analysis

# Farming as an example





**Astarta crop** 

(100% in total)

production

costs

# 3.9 Land market overview

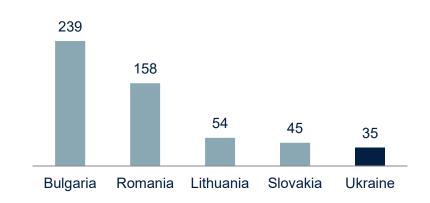
### **Key figures**

- US\$300-450 / ha average price of lease holding rights
- US\$80 / ha average market cost of lease contract prolongation
- US\$35 / ha average rental rate

#### **Overview**

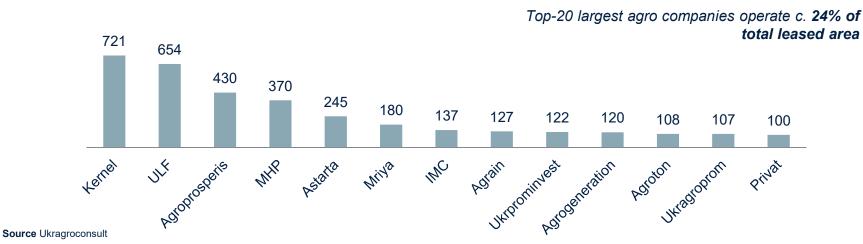
- C. 30m ha of agricultural land is privately owned
  - Very fragmented ownership (average plot of 4ha) → low bargaining power of land owners
- Moratorium on agri land sale since 2001 → majority of land is leased
  - Land market reform: the latest IMF memorandum sets out the necessity to liberalize the land market → law approval is expected by end-May 2017
- Lease payments: average \$35/ha → much lower compared to the EU peers
- **Up to 60%** of lease payments are done in the form of agri products, this share tends to decline

### Lease payments for agricultural land, US\$/ha



Source Statistical services of respective countries

### Largest agroholdings by leased land in 2016, k ha



# 3.10 Infrastructure: storage capacities

Developed storage infrastructure, although investments in modernization required

- Total storage capacity is c.50m t¹
  - 36m t of c.730 certified silos
    - >30% of silos are operated by large agroholdings
    - c. 46% are floor-type granaries
  - 10-20m t of uncertified capacity (mostly outdated) operated by private farmers
- Insufficient modern elevator storage capacities
- Increasing production and expanding export will drive new modern silos construction



Steel silo

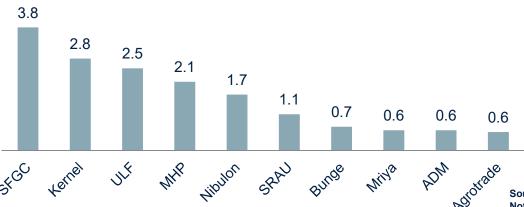


Floor-type granary



Concrete silo

#### Top-10 companies by storage capacities 2015, m t



Source Ukrstat, Elevatorist.com

Note 1 Local experts estimate Note 2 State Food and Grain Corporation Note 3 State Reserve Agency of Ukraine

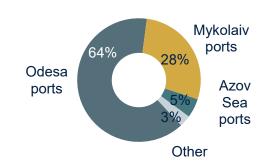


# 3.11 Infrastructure: sea ports

# Close proximity to ports → strong transportation advantage

- 13 ports along the Black and Azov Sea coastlines
  - Grain: throughput capacity 43m t, vegetable oil:
     11m t
- All ports are state-owned; some terminals leased out to private grain traders under long-term contracts
- Deep-water sea ports near Odesa account for >60% of Ukraine's maritime grain turnover
- On-going investments: Bunge (vegetable oil terminal) and Cofco (grain terminal) in Mykolaiv

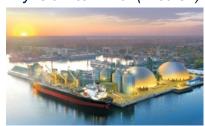
#### Grain export handling volumes by ports, 2014



#### Transbulkterminal (Kernel)



Mykolaiv terminal (Nibulon)



900 950 300

Argentina

Brazil

USA

Avg distance to port, km

Mykolaiv

luzhnyi
Odesa
Cherse
Skadov
Ust-Dunaiskyi
Reni
Izmail

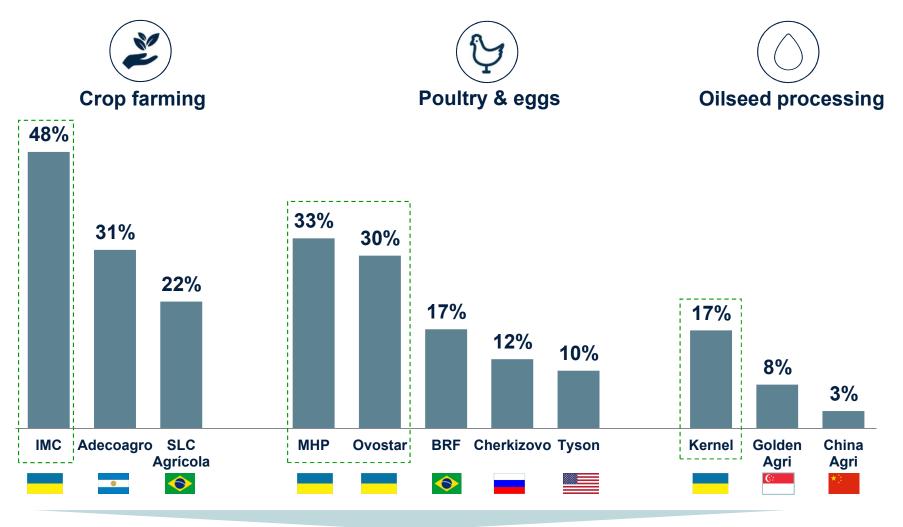




Ukraine

# 3.12 Profitability benchmarking

EBITDA margin comparison (as of May 2017)



Sustainable cost advantage in Ukraine → higher profitability compared to international peers

Source S&P Capital IQ



# 3.13 Development of agro companies stock prices

Stock prices are recovering in line with macro recovery



# 3.14 Agro vs sovereign bond yields

Ukrainian agri corporate debt is priced higher than sovereign borrowings

Sovereign Eurobonds	YTM, %
Ukraine 2020	6.76%
Ukraine 2022	7.55%
Ukraine 2024	8.09%



Quasi-sovereign Eurobonds	
Ukrainian Railway 21	9.33%
Oschadbank 23	7.98%
Oschadbank 25	8.74%
Ukreximbank 22	8.09%
Ukreximbank 23	9.96%
Ukreximbank 25	8.95%



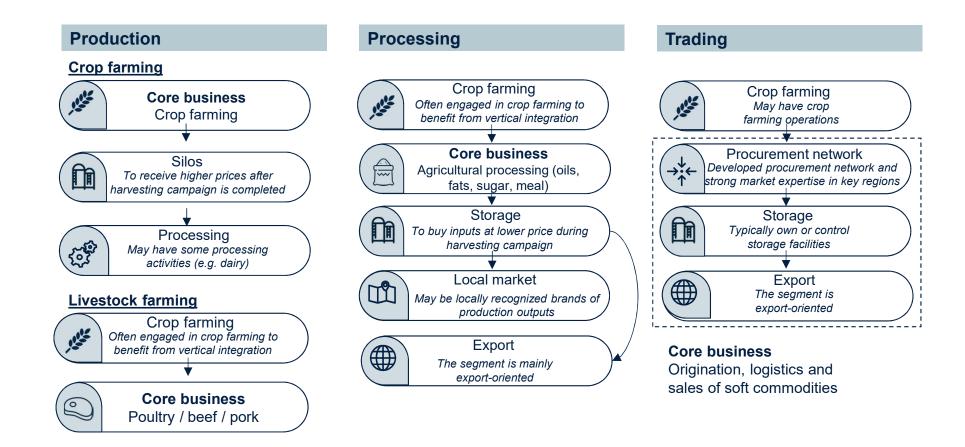


<u>,</u> ,
7.00%
6.32%
7.47%

Yields of corporate agri bonds are lower than that of sovereign and quasi-sovereign bonds of the same maturity



# 4.1 Existing business models on the market



#### **Examples**

















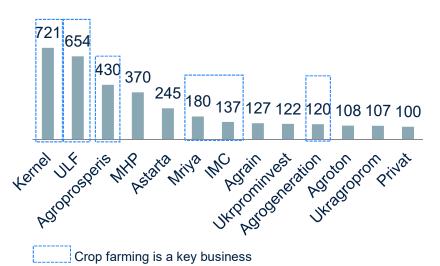
# 5.1 Key segments overview: crop farming

# Increasing grain and oilseeds production

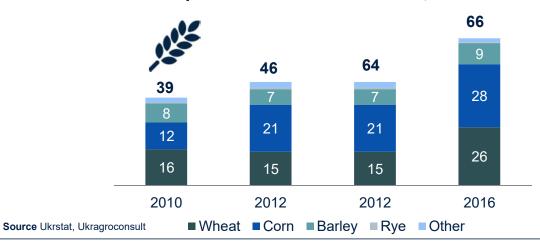
#### ■ 66m t of grain harvested in 2016

- c. 25m t of grain is needed for the domestic consumption, surplus of 30-35m t can be exported
- Share of corn in total production is increasing as global demand for corn as feed crop is growing
- Production of soybean is increasing due to increasing usage of protein reach soybean meal in livestock farming
- Largest land operators have different core businesses: for some of them crop farming is a key business and for the others a part of vertical integration

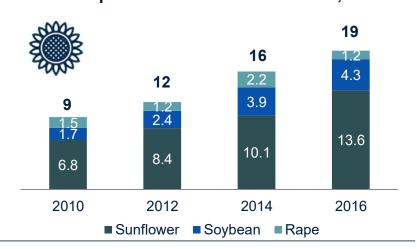
#### Largest land operators in 2016, k ha



#### Grain production structure 2010-16, m t



### Oilseeds production structure 2010-16, m t





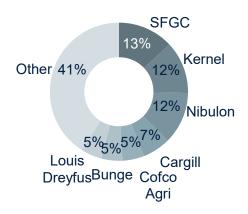
# 5.2 Key segments overview: grain trading

New players emerging on the back of export volumes continuous increase

- **Diversified grain trading** market with no single player having more than 15% of the market
- Market is getting more fragmented: Nibulon market share of 20.5% in 2008/07 vs 13% in 2015/16
- Among largest traders only few (Kernel, Nibulon) are actively involved in farming operations; the rest act primarily as resellers to foreign markets
- Grain traders operate own grain storage networks and sea port transshipment terminals
- Increasing degree of vertical integration: own or leased silos and own sea transshipment terminals

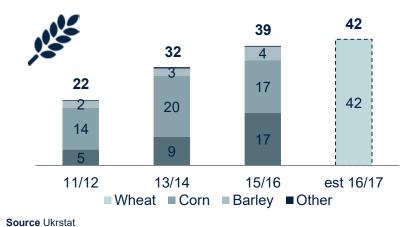
#### Largest crops exporters, MY 2015/16

% of total export

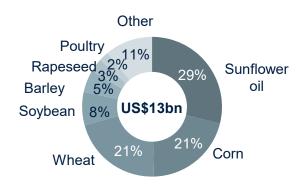


Source Apk-inform, graintrade.com.ua

#### Grain export, m t



#### Export structure of agricultural products, 2016



Source Ukrstat



# 6.1 Key players overview

# Kernel – #1 sunflower oil producer in Ukraine

#### **Business model**



#### Industry

Oilseed processing, crop farming, grain trading

> Controlling shareholder Andriy Verevskyi



721k ha

land bank

>5,000

farmers

#### **Crop farming**

· 2m t of grain and oilseeds annually (20-30% of Kernel's grain export; 6-9% of sunflower seed crush volumes)

3rd party farming -

>2m t of sunflower

seeds annually

>3m t of grain

annually

procurement



#### 2.8m t storage capacity

#### **Storage**

- Storage network across 11 regions of Ukraine
- Grain cleaning, drying and storage services
- 650k t of new capacity added during the last 3



- 10% of total oil production
- Sold in Ukraine under 3 brands and private labels



4-5m t

annually

oilseed crushing capacity

### **Grain export**

Key business

- 80% Middle East. North Africa and EU
- · 20% Eastern Asia and Sub-Saharan Africa

3.5 mt / year

### Oilseed processing

- 9 crushing plants<sup>1</sup>
- 90% of production exported in bulk to China, India, ME, EU etc.



#### Geography of operations

- Regions of presence (farming and silos)
- Transshipment terminal
- Oilseed crushing plants



#### **Export terminals**

- · Own deep-water grain export terminals<sup>2</sup>
- 1 sunflower oil / meal terminal

Up to 6m t annual throughput capacity

Note 1 Including one in Kropyvnytskyi under a tolling agreement Note 2 100%-owned terminal in Ukraine and 1 50%-owned terminal in Taman port (RU, currently being sold)



# 6.1 Key players overview

# Kernel – #1 sunflower oil producer in Ukraine



#### Industry

Oilseed processing, crop farming, grain trading

> Controlling shareholder Andriy Verevskyi

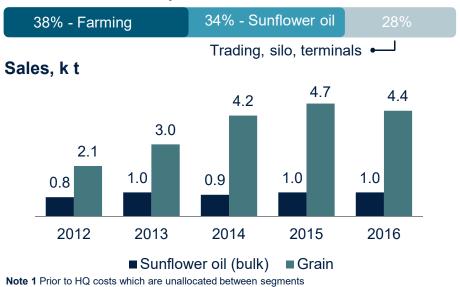
#### **Overview**

- Vertically integrated agroholding engaged in sunflower oil production, crop farming and grain trading
- 7% of the world`s sunflower oil is produced by Kernel
  - 8 oilseed processing plants in Central and Southern Ukraine
- #2 Ukrainian grain exporter in MY 2015/16
- The largest private network of inland silos in Ukraine
- 2 own transshipment terminals in Ukraine and Russia
- US\$729m invested in oilseed crushing, port terminal, storage and farming operations during 2010-15
- Public company listed on WSE since 2007, current MC US\$1.42bn; free float 61.2%
- Recent developments during Q1 2017:
  - Acquired Ukrainian Agrarian Investments with land bank of 240k ha
  - Acquired Glencore's farms in Ukraine with land bank of c. 70k ha
  - Issued US\$500m Eurobonds at interest rate of 8.875%

#### Key financials, US\$m

	2012	2013	2014	2015	2016
Revenue	2,072	2,797	2,393	2,330	1,989
Gross profit	457	411	408	512	460
EBITDA	319	288	223	397	346
EBITDA margin, %	15%	10%	9%	17%	17%
Net profit	207	111	(98)	107	225
Assets	2,116	2,367	1,919	1,466	1,509
Net debt	616	655	684	340	283

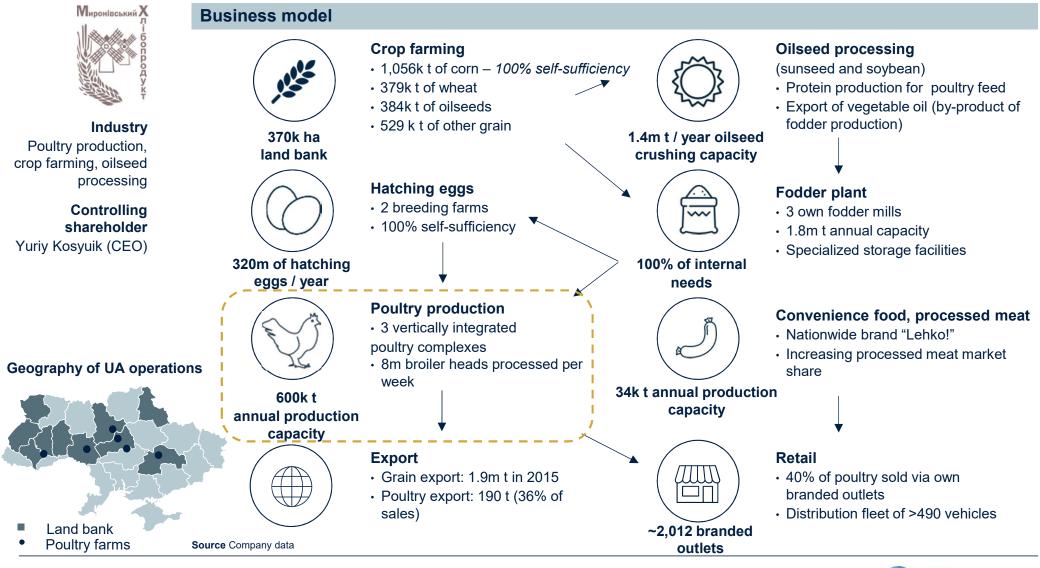
#### FY'16 EBITDA<sup>1</sup> composition





# 6.2 Key players overview

# MHP - #1 poultry producer in Ukraine



# 6.2 Key players overview

# MHP - #1 poultry producer in Ukraine



# Industry Poultry production, crop farming, oilseed processing

Controlling shareholder Yuriy Kosyuik (CEO)

#### **Overview**

- Vertically integrated agro-industrial company, focused on poultry production (60% of sales)
- The largest poultry producer in Ukraine
  - 60% of industrially produced chicken
  - 80% of total poultry export
- Key export markets: 31% CIS, 37% MENA, 21% EU
- #3 largest producer of sunflower oil in Ukraine (8.3% market share)
- Public company listed on LSE since 2008; current MC US\$1,094m; free float 37.7%
- Recent developments:
  - In Apr 2017 issued US\$500m Eurobond at interest rate of 7.75% and repurchased US\$245.2m of its outstanding Eurobonds maturing in 2020
  - Sold its assets in the Crimea for US\$77.5m
  - Acquired poultry cutting facility in the
     Netherlands in 2016 and in Slovakia in 2017

### Key financials, US\$m

	2011	2012	2013	2014	2015	2016
Revenue	1,229	1,408	1,496	1,379	1,183	1,135
Gross profit	361	422	324	501	366	362
EBITDA	401	468	391	555	459	415
EBITDA margin, %	33%	33%	26%	40%	39%	35%
Net profit <sup>1</sup>	259	311	162	(412)	(126)	69
Assets	1,944	2,488	2,768	2,294	2,076	2,076
Debt	898	1,140	1,302	1,215	1,279	1,236

#### Poultry meat sales, k t



Note 1 Including FX losses of US\$777m in 2014 and US\$419m in 2015, US\$145m in 2016



# 6.3 Key players overview

# Astarta - #1 sugar producer in Ukraine



#### **Shareholders**

Viktor Ivanchyk: 38.7% Valeriy Korotkov: 26.6% Free float: 34.7%

#### **Business model**



245k ha land bank

## **Crop farming**

· 910t of grains and ilseed harvested in 2016 (soybean, wheat, corn, sugar beat)



c.400k t exported annually

#### **Export**

- 84% of produced crops were exported
- Corn and soybean meal export to China
- Export revenue: EUR85m (50% of total sales)



107k t of milk in 2016

#### **Dairy production**

- US\$29m of revenue (7%)
- 15k milk cows
- · Record milk vield -6.6 t per cow

**Beef production** 

· Large beef producer 16k beef cows



30k heads of cattle





## Soybean processing

- · US\$82m of revenue (20%)
- 700 t / day processing capacities
- #1 soybean processor
- 82% of output is exported



# Sugar

- US\$192m revenue (47%)
- #1 in domestic sugar market

**500k t** • 139k t of sugar exported production in 2016



150 m<sup>3</sup> of biogas / day production capacity

#### **Bioenergy**

- Reduced gas consumption by 7%
- 0.5 MW electricity generation





- Regions of presence
- Soybean processing factory
- Sugar plant
- Biogas complex

# 6.3 Key players overview

# Astarta - #1 sugar producer in Ukraine



#### **Shareholders**

Viktor Ivanchyk: 38.7% Valeriy Korotkov: 26.6%

Free float: 34.7%

#### **Overview**

- Vertically integrated agro-industrial holding
  - #1 in sugar production (25% domestic market share)
  - #1 in in soybean processing (21% of domestic processing in 2016)
- Since the beginning of 2016 started soybean products export to China
- Large dairy producer: 107k t of milk produced in 2017 (3.1% domestic market share)
- Public company listed on WSE since 2006, current MC US\$446m
- Recent developments:
  - Storage capacities increase by 82t in 2016, construction of a new 100t silo underway

### Key financials, US\$m

	2011	2012	2013	2014	2015	2016
Revenue	425	402	442	462	350	408
Gross profit	169	124	107	166	158	173
EBITDA	154	106	86	158	145	168
EBITDA margin, %	36%	26%	19%	34%	41%	41%
Net profit	123	55	26	(85)	17	91
Assets	743	850	993	819	590	631
Debt	268	309	351	286	191	174

#### FY'16 Revenue composition

# Production volumes, k t



Source Company data



# 6.4 Key players overview

# Nibulon - Top-3 Ukrainian grain exporter



**Geography of operations** 

#### **Business model**



## **Crop farming**

- Land bank across 12 regions 310k t of grain
- and oilseeds produced in 2015

**Shipbuilding** 

maintenance

construction

operations

· Own fleet

Vessels



### 3rd party farming procurement

- Truck fleet, railway transportation
- Procurement at terminals



### Storage

22 storage and transshipment companies across Ukraine

1.7m t storage capacity



(0000

#### **River transshipment** terminals

· Constructed on Dnipro and South Buh rivers

7 terminals



Regions of presence

Storage capacities

Transshipment sea terminal

# Own river fleet

28 non-propelled vessels, 12 tugboats

131k t capacity



#### **Export terminal**

- Mykolaiv port
- On-site storage facilities

40k t / day transshipment capacity

#### Key financial and operational data

FY'15 financial	s, US\$m	FY'15 volumes, k t		
Revenue	1,946	Grain export	4,200	
Export sales	819	Transshipment <sup>1</sup>	2,500	
		Grain production	310	

Note 1 As of 2014 Source Company data, landlord.ua

#### Overview

- Top-3 grain and oilseeds exporter in MY 2015/16: 4.6m t exported (12% of total country's grain and oilseeds export)
- Key markets: Egypt, Spain, Saudi Arabia, China etc.
- Expansion program under way to boost grain transshipment
  - Deepening of Dnipro and Southern Buh rivers coasts
  - Construction of 13 ships in 2016-18
- Livestock farming: 3k heads of cattle and 5k pigs

Source Company data



