

2026

MORE THAN JUST CONSULTING

DEVELOPER

RDA 
Retail & Development Advisor

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Retail & Development Advisor

RETAILER



Retail & Development Advisor

**Ukrainian consulting company
providing full-fledged services in
commercial real estate**

13 years

in the commercial real estate
market of Ukraine

1650+

successful
transaction

2.6M

sq. m of GLA
leased out

110+

brands entrusted us with the
development of their projects

810K

sq. m of GLA
implemented concepts

2 offices in Lviv and Kyiv

OUR ADVANTAGES



We know the multifaceted specifics of the Ukrainian market



We bring together experienced industry experts to **strong team** of like-minded individuals.



We possess particularly **valuable market insights**



Developing a strong **team of experts**



We have a **well-deserved reputation** as a responsible and reliable partner



We maintain **long-standing relationships of trust** with most market players



Growing in strong partnership with **RAU and USCS**



MARKETING
RESEARCH



ARCHITECTURAL
CONCEPT



FINANCIAL MODEL

OUR SERVICES



PREBROKERAGE



BROKERAGE



PROPERTY
MANAGEMENT

MARKETING RESEARCH

WHAT WE ANALYZE AND RESEARCH



Market, demand,
and location
analysis



Assessment of
the competitive
environment



Identifying the
target
audience



Traffic
forecast



Risk
minimization

ARCHITECTURAL CONCEPT



Parking

- Optimal quantity of parking spaces
- Traffic organization
- Definition of unloading zones



Architecture

- Planning of the facility in accordance with standards and requirements of market operators
- Effective organization of customer traffic
- Space allocation for optimal tenant mix and profitability



Facades

- Architectural identity of the object
- Recognizable external image
- Accent evening lighting

PREBROKERAGE

01 RESEARCH ON TENANTS' DEMAND

- location interest
- requirements for format and area
- expected rental rates

02 REFINING THE CONCEPT BASED ON FEEDBACK FROM OPERATORS



FINANCIAL MODEL OF **THE PROJECT**



Income: rental rates, rental income budget



Financing: equity and debt capital, cost of credit resources



Cash flows: FCFF / FCFE Cash flows:



Effectiveness: assessment of the project's investment effectiveness based on key indicators : NPV, IRR, ROI, PBP

BROKERAGE



TENANT MIX FORMATION

- engaging high-quality retail tenants
- ensuring tenant synergy



COMMERCIAL TERMS AND CONDITIONS

- rental rate optimization
- preparing and structuring lease agreements



NEGOTIATIONS AND CLOSING DEALS

- negotiations between developer and tenant
- concluding agreements on mutually beneficial terms

REAL ESTATE MANAGEMENT



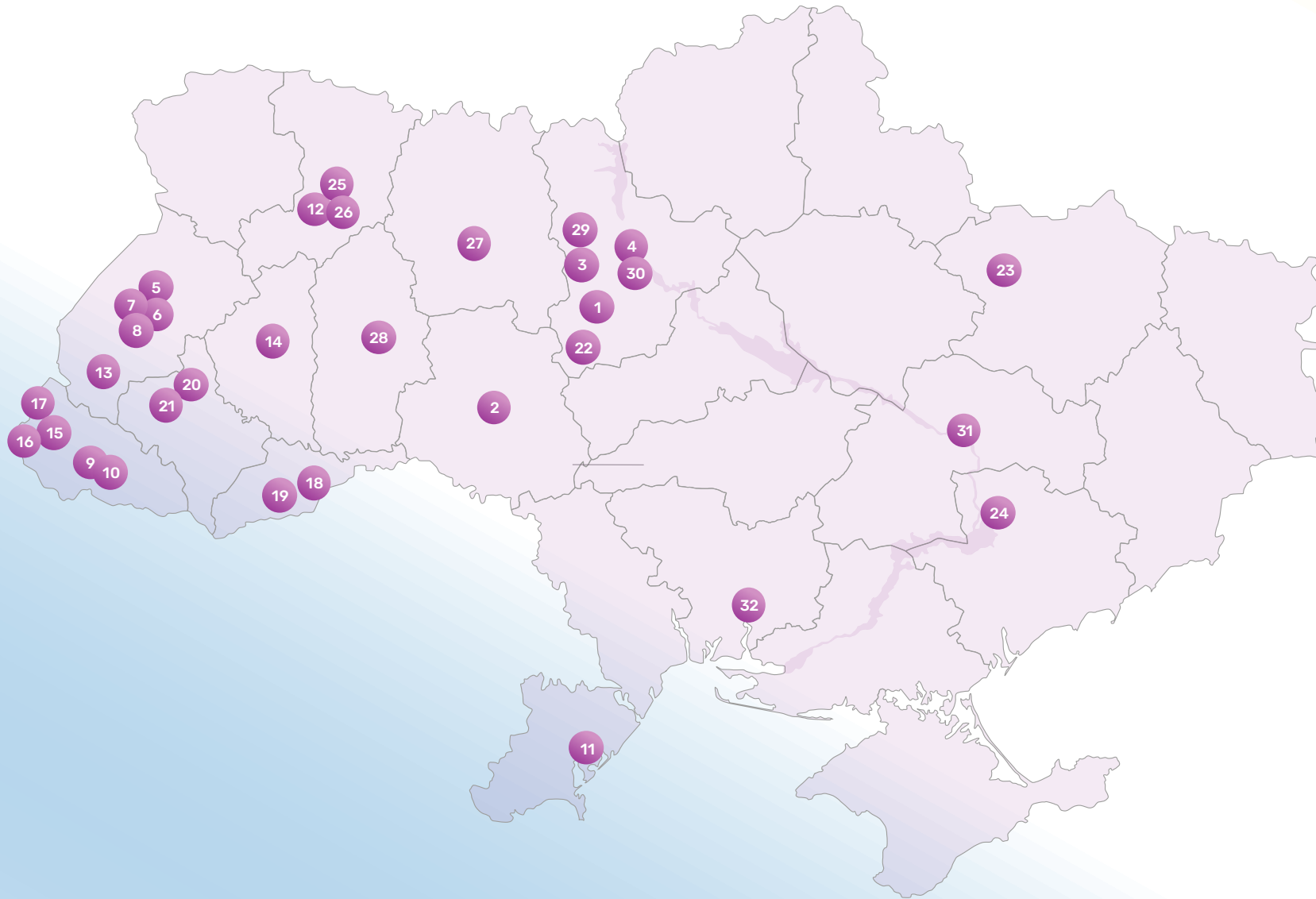
01 LEASE MANAGEMENT::

- legal support
- ongoing negotiations with tenants
- signing and prolongation of lease agreements
- control of timely payments
- control of commercial terms of agreements
- verification and audit of additional payments from turnover
- formation of tenant activity analytics
- systematic improvement of tenant mix and planned rotations
- guarantee period for lease agreements – 1 year

02 FULL MANAGEMENT:

- lease management
- facility management

OUR CONCEPTS



OUR CONCEPTS



ROSAVA SHOPPING CENTER

Bila Tserkva
GLA: 8 700 m²

1



BOGUN CITY SHOPPING CENTER

Vinnytsia
GLA: 13 000 m²

2



RETAIL PARK KALYNIVKA

Kalynivka
GLA: 1 182 m²

3



RETAIL PARK ZHYTO

Kyiv
GLA: 1 094 m²

4



RETAIL PARK DAVYDIV

Lviv
GLA: 5 762 m²

5



KVARTAL CITY SHOPPING CENTER

Lviv
GLA: 20 000 m²

6



ROAD PARK SHOPPING CENTER

Lviv
GLA: 9 300 m²

7



INFINITY PLAZA SHOPPING CENTER

Lviv
GLA: 22 518 m²

8



RETAIL PARK MUKACHEVO

Mukachevo
GLA: 8 765 m²

9



RETAIL PARK SILVER PARK

Mukachevo
GLA: 3 848 m²

10



URBAN MALL SHOPPING CENTER

Odessa
GLA: 12 223 m²

11



POKROVSKY SHOPPING CENTER

Rivne
GLA: 1 250 m²

12



FAMILY MALL SHOPPING CENTER

Stryi
GLA: 18 500 m²

13



WARSHAWSKY SHOPPING CENTER

Ternopil
GLA: 33 000 m²

14



RIVERVILLE SHOPPING CENTER

Uzhhorod
GLA: 15 600 m²

15



RESIDENS MALL SHOPPING CENTER

Uzhhorod
GLA: 9 970 m²

16



UKRAINE SHOPPING CENTER

Uzhhorod
GLA: 11 700 m²

17



CHEREMOSH SHOPPING CENTER

Chernivtsi
GLA: 11 770 m²

18



GALLERY CHICAGO SHOPPING CENTER

Chernivtsi
GLA: 7 100 m²

19



A7 SHOPPING CENTER

Ivano-Frankivsk
GLA: 7 500 m²

20



A5 SHOPPING CENTER

Ivano-Frankivsk
GLA: 3 000 m²

21



ZHYTO SHOPPING CENTER

Boyarka
GLA: 13 139 m²

22



RULKA SHOPPING CENTER

Valky
GLA: 3 539 m²

23



MAYAK ZAPORIZHIA SHOPPING CENTER

Zaporizhia
GLA: 3 900 m²

24



ZLATA PLAZA SHOPPING CENTER

Rivne
GLA: 12 000 m²

25



HAPPY MALL SHOPPING CENTER

Rivne
GLA: 9 154 m²

26



OLDI SHOPPING CENTER

Zhytomyr
GLA: 17 200 m²

27



TEMP MALL SHOPPING CENTER

Khmelnytskyi
GLA: 26 500 m²

28



RE LINK SHOPPING CENTER

Bucha
GLA: 21 789 m²

29



LAKE PLAZA SHOPPING CENTER

Kyiv
GLA: 22 000 m²

30



APPOLO SHOPPING CENTER

Dnipro
GLA: 36 000 m²

31



KORABELNY SHOPPING CENTER

Mykolaiv
GLA: 33 615 m²

32

OUR PARTNERS



ТРЦ Кінг Крос



BRANDS THAT TRUST US

NOVUS

Marathon

e-zoo

vodafone

Сісн

new balance

CCC

NEWYORKER

LC WAIKIKI

SRIBNA
KRAINA

IMPERO GROUP
ITALIAN MAN BRAND STORES

adidas

PUMA

YVES ROCHER
FRANCE

eva

СТОЛИЧНА
ЮБЕЛІЙНА ПЛАТІВКА

алло
ТІЦЬЯ ШО КОВЕШ

[worldbox]

KFC

estro

ATB

LPP

JYSK

01

УКР
ЗОЛОТО

master
zoo

MULTIPLEX

КОЛО

BOSCH | SIEMENS

STIMMA

YUKI
Chestnut Wonder

МХП

houze

ЛЮКСОПТИКА

ЗОЛОТИЙ
ВІК

АНТОНКА

IQOS

JASMINE

reima

БІЛА РОСЛИНА
BILAROSLYNA

HalfPrice

YARMICH

W8LESS

RESERVED

МІ

ROZETKA

FLY KIDS

crocs

mi

BIOTUS

CI-SHOP.UA

FAMO

bugatti

miraton

MOHITO

DUNA

YABLUKA

Meest

my play

MY HOME

Mr.SCRUBBER

fissman

TATARKA
чобурки по-кримськи

isei
beauty market

LOVE YOU
jewelry gifts

CROPP

COLIN'S

Dinner's

Jack
Wolfskin

SO
VA

ЗОЛОТА
КРАІНА

BROCARD

R

ПРАСЯ

PANDORA

фора

sinsay

НОВА ПОШТА

INTERTOP
FASHIONSHOP

MUST HAVE

.PROSTOR

watsons

COMFY

ТОРГОВЕЛЬНИЙ ЦЕНТР
ЕПІЦЕНТР
XPRESS

Будинок
іграшок

КнигоЛенд

guide

pepco

COMPREHENSIVE BRAND LAUNCH IN UKRAINE

A full cycle of turnkey services



RDA provides comprehensive strategic, legal, and operational support to international brands – from initial market research to the opening of chain stores.



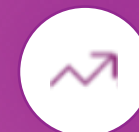
01

Access to top platforms
and protection of the
retailer's interests



02

Optimization of Rental
Rates and Contract
Terms



03

Complete risk
minimization when
entering a new market

WE REPRESENT BRANDS ON EXCLUSIVE TERMS

TENANT REPRESENTATION KEY CLIENTS

pepco[®]
group

guide
(гайд)

Marathon.ua

RDA serves as a full-cycle strategic partner for an international retailer's operations in Ukraine, ensuring maximum protection of its commercial, legal, and operational interests.

PARTNER FEEDBACK



PIOTR BAKIERA
Global Director
of Expansion



Thanks to our exclusive partnership with RDA, we successfully launched Pepco's large-scale expansion in Ukraine.

The RDA team demonstrated high professionalism, securing lease agreements across the country's leading shopping malls and retail parks.



MAKSYM KINASH
Country manager at Modivo
Ukraine



Collaborating with RDA has enabled our chain to effectively expand its presence across key regions of Ukraine.

RDA's expert location assessment and high-quality brokerage services ensure the successful opening of new CCC stores.



ANNA MARSOVA
International leasing and
expansion director Sinsay



Expanding our network in Ukraine is an important strategic move, and choosing the right locations plays a key role in this process.

Thanks to our partnership with RDA, we have successfully opened new stores in promising shopping centers.



OLEKSII GRYSKO
Country manager,
LC Waikiki



Partnering with RDA consistently means prime locations and top-tier brokerage standards.

Thanks to their expertise, we are confidently expanding the LC Waikiki chain across Ukraine's leading shopping malls.



RENATA JAKUBCIONIENE
CEO of the "Retroville"
Shopping Center



RDA has been a reliable partner in expanding our shopping center's tenant base.

Thanks to their efforts, we leased over 7,000 sq. m and brought in new brands, significantly improving our tenant mix.

We highly appreciate the team's professionalism and look forward to continuing our fruitful cooperation.



MAXIM GAVRYUSHIN
Chief Operating Officer,
Budhouse Group



The Retail & Development Advisor team demonstrated in-depth knowledge of the retail real estate sector, which helped us attract new tenants and strengthen the market position of the Nikolsky Shopping Center.

Working with RDA has proven to be reliable and efficient, and we look forward to many more successful joint projects ahead!



YULIA SHCHASLYVA
CEO TPL «Respublika
Park»



Finding the right tenants for a large-scale shopping center is a challenge that we successfully tackled together with Retail & Development Advisor. Their team helped us attract new international and Ukrainian brands, strengthening Respublika Park's position as a leading market player.

We highly value this partnership and see great potential for future joint projects.



ALEXANDER OVERCHUK
CEO of Zlata Plaza and co-
founder of Rentos Group



RDA is our trusted partner in developing shopping centers in Rivne.

As exclusive broker for the Pokrovsky relaunch, they secured anchor tenants and fully leased the space. Their expertise also helped us finalize two-year negotiations to bring Silpo to Zlata Plaza.

OUR TEAM



OLEKSANDR FIALKA

Partner



ANDRII ZHUK

Partner



BOGDAN GRECHNYI

Partner



ANDRII LOTOTSKY

CEO



OLEKSANDR SILIN

CCO



NATALIA SHEVCHENKO

CMO



HANNA YATSENKO

Project
Manager



ALINA ABRAMTSEVA

Project
Manager



VICTORIA PODIK

Project
Manager



OLEG KLOPOV

Real Estate
Manager



IRYNA STEPANKO

Real Estate
Manager



TETIANA YEVTUSHENKO

Real Estate
Manager



ALONA MYROSHNYCHENKO

Real Estate
Manager

YOUR PARTNERS IN THE WORLD OF
RETAIL AND DEVELOPMENT

CHOOSE CONSCIOUSLY!



ANDRII LOTOTSKYI

CEO

 +38 067 619 78 87

 a.lototskyi@rda.ua



OLEKSANDR SILIN

CCO

 +38 066 495 37 67

 o.silin@rda.ua



www.rda.ua