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INVESTMENT DEVELOPMENT OF TERRITORIES: REGULATORY INDICATORS AND STRATEGIC VECTORS

This study explores modern regulatory mechanisms for territorial investment development, establishing a specialized framework of strategic imperatives and performance indicators. It examines the conceptual foundations and practical implementation of regional investment policy as a mechanism for achieving sustainable, socially-oriented regional development. By investigating the functional aspects of investment design, the authors provide a robust instrumental basis and define core principles for regional strategic growth. They define regional investment policy as a collaborative system of measures involving government bodies and business structures, aimed at the rational attraction and utilization of limited investment resources. The article further develops a methodological foundation for extrapolating innovative investment models onto various territories, while addressing the conceptual nature of risks within the sphere of international business. The study identifies the implementation of regional investment projects as a primary tool for operationalizing this policy, noting that success depends on the alignment of priorities between public authorities and the private sector. The practical significance of the research is supported by a detailed economic and statistical analysis of foreign direct investment (FDI) within the Odesa region. The paper indicates that addressing the challenges requires a comprehensive, systematic approach to investment resource formation and the enhancement of regional policy mechanisms to foster a more favorable investment climate. Ultimately, the paper systematizes key indicators used in economic-statistical modeling to enhance risk prediction and ensure a more accurate evaluation of investment project effectiveness. These findings provide a strategic roadmap for policymakers to optimize resource allocation and mitigate systemic risks in an increasingly volatile global economic environment.

Keywords: direct investment, investment development, investment activity, investment strategy, gross regional product, qualitative indicators, regulatory mechanism, territorial development.

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ІНВЕСТИЦІЙНИЙ РОЗВИТОК ТЕРИТОРІЙ: РЕГУЛЯТОРНІ ПОКАЗНИКИ ТА СТРАТЕГІЧНІ ВЕКТОРИ

У цьому дослідженні розглядаються сучасні регуляторні механізми розвитку територій, встановлюється спеціалізована система стратегічних імперативів та показників ефективності. Вивчаються концептуальні основи та практична реалізація регіональної інвестиційної політики як механізму досягнення сталого, соціально орієнтованого регіонального розвитку. Досліджуючи функціональні аспекти інвестиційного дизайну, автори надають міцну інструментальну основу та визначають основні принципи регіонального стратегічного зростання. Вони визначають регіональну інвестиційну політику як спільну систему заходів за участю державних органів та бізнес-структур, спрямованих на раціональне залучення та використання обмежених інвестиційних ресурсів. У статті далі розвивається методологічна основа для екстраполяції інноваційних інвестиційних моделей на різні території, одночасно розглядаючи концептуальну природу ризиків у сфері міжнародного бізнесу. У дослідженні визначено реалізацію регіональних інвестиційних проектів як основний інструмент для операціоналізації цієї політики, зазначаючи, що успіх залежить від узгодження пріоритетів між органами державної влади та приватним сектором. Практичне значення дослідження підтверджується детальним економіко-статистичним аналізом прямих іноземних інвестицій (ПІІ) в Одеській області. Зазначається, що вирішення цих проблем вимагає комплексного, системного підходу до формування інвестиційних ресурсів та вдосконалення механізмів регіональної політики для сприяння більш сприятливому інвестиційному клімату. Зрештою, у статті систематизовано ключові показники, що використовуються в економіко-статистичному моделюванні, для покращення прогнозування ризиків та забезпечення точнішої оцінки ефективності інвестиційних проектів.

Ключові слова: прямі інвестиції, інвестиційний розвиток, інвестиційна діяльність, інвестиційна стратегія, валовий регіональний продукт, якісні показники, регуляторний механізм, територіальний розвиток.

General statement of the problem and its connection with important scientific and practical tasks. The investment process serves as a strategic trajectory and a fundamental pillar for the sustainable socio-economic growth of both the nation and its individual regions. Stimulating investment activity and strategically scaling capital inflows are essential drivers for executing structural economic reforms and advancing Ukraine’s shift toward an innovation-driven investment model.

Consequently, achieving both immediate and long-term socio-economic reform targets necessitates more than just a balanced investment policy; it demands the creation of robust regulatory mechanisms. These frameworks must be specifically tailored to address the unique economic realities and developmental nuances of the country’s diverse regional landscapes [1].

Ukraine's current socio-economic landscape underscores the pivotal role of investment policy as a cornerstone of the national economy. Functioning as a primary catalyst for growth, the investment process represents a strategic trajectory essential for the sustainable advancement of both the state and its regional jurisdictions. By intensifying investment activity and strategically scaling capital inflows, Ukraine can facilitate vital structural reforms and transition toward an innovation-centric development model. Ultimately, achieving today’s immediate and long-term reform objectives requires more than just a balanced policy; it demands the establishment of

sophisticated regulatory mechanisms that are specifically calibrated to the country's evolving economic realities [2].

In examining the mechanisms of public administration in Ukraine, researchers categorize their structure into target-oriented, functional, methodological, analytical, and instrumental components. While supporting this classification, it is essential that the systematic management of regional development reflects a coherent structure that aligns with specific tasks and functions; such a mechanism must be integrated, purposeful, and sufficiently flexible to adapt to ongoing systemic transformations. Furthermore, both economic research and practical business experience emphasize that attracting foreign investment is vital for Ukraine's progress toward European living standards. Unlike credit resources, which escalate public debt, foreign capital introduces technical innovation, advanced management practices, and modernized production technologies. Given the finite nature of these resources, it is imperative to focus on the most critical economic trends to effectively enhance the investment climate and optimize the overall business environment.

Analysis of recent studies and publications that have initiated the solution of this problem and on which the authors rely. The work of many foreign and domestic scientists and specialists is devoted to the study of problems associated with regional investment policies. A wide range of issues related to research in the area of investment activity and attracting foreign investment in order to improve the investment climate are reflected in the works of domestic and foreign scientists and economists.

For example, Zhylinska O. (2018) presents innovative methods for the development of industries. Ilysheva and Krylova (2014) in their work paid attention to accounting, analysis and strategic management of innovation activity. Fabozzi F. (2008) explores investment management. Authors like Elton E., Gruber M., Brown L. and Goetzmann R. (2014) investigate the question of modern portfolio theory and investment analysis. Piarce J. (2013), for instant, had dedicated his works to strategic management, formulation, implementation, and control. Karpenko L. (2018) is working on the issues of base alternatives and the paradigm of impact investing development in the coordinates of globalization changes and euro integration. Some economists explore development issues of innovation policy of the European Union (Lipková L. 2012, Navratil B. 2016). Research in the formation of international strategies can be seen in articles of scientists Lipkova L. & Bohac (2016).

However, the need for continuous development and the search for alternative ways of effective implementation of the regional investment policy, investment projection of territories, the development of bond indexing strategy makes it necessary to constantly improve existing methods and develop new mechanisms for attracting investment resources to the regional economy. Thus, the chosen research topic is relevant, requiring constant improvement and elaboration of ways to optimize the investment projection of territorial development. The apparatus of mathematical statistics will allow you to approach the issues of rationalization of investment decisions.

Formulation of the article's objectives (setting the task). This work explores the conceptual foundations of investment forecasting for regional development, utilizing a bond indexing strategy to model international investment strategies within the context of globalization and European integration. By systematizing various instrumental tools, the author establishes a framework for enhancing the prognostic validity of international investment activities at the regional level.

A comprehensive analysis of the bond indexing strategy is provided, detailing its inherent advantages and drawbacks. Through the application of mathematical models, the research investigates the impact of Foreign Direct Investment (FDI) on the real sector of regional economies, specifically identifying how these influences manifest under conditions of economic transformation and regional security.

Focusing on the macroeconomic stabilization of the Odesa region, the study calculates and substantiates a point estimate for its current level of economic security. These findings allow for a critical evaluation of regional investment policies, highlighting key challenges and priorities.

Consequently, the work offers scientific and practical recommendations designed to refine state regulatory mechanisms, improve the local investment climate, and bolster overall competitiveness.

Ultimately, the regional potential of the Odesa region necessitates a strategic focus on attracting FDI into the vital sectors of the Ukrainian economy to ensure long-term stability and growth.

The practical significance of this research is demonstrated through the economic and mathematical forecasting of Foreign Direct Investment (FDI) within the region. By utilizing correlation and determination coefficients, the study substantiates the most appropriate trend forms for these projections. Additionally, the author introduces a specialized scoring system for assessing economic security.

A central component of the work is the construction of a functional model that measures the impact of two critical factors - FDI and the unemployment rate—on the Gross Regional Product (GRP). The findings validate the efficacy of the bond indexing strategy as a reliable tool for forecasting territorial investment development.

Looking ahead, future research will focus on a more granular analysis of the methodologies and mechanisms required to implement regional investment policies. This involves exploring the synergy between regional and municipal authorities and business entities, alongside the systematization of procedures to evaluate the overall effectiveness of regional investment projects.

Presentation of the main research material with full justification of the scientific results obtained. Let's begin our research with regional investment policy and implementation of regional investment projects. Author has special scientific interest for studding the conceptual bases of regional investment policy, In the context of the interaction of regional, municipal authorities and business structures, the regional investment policy is a system of measures undertaken by regional authorities aimed at attracting and rational use of investment resources of all forms of ownership with a view to sustainable and socially-oriented development of the region. Within the framework of the regional investment policy, the activities of government institutions, as well as non-government entities, can be implemented to introduce a system of measures and mechanisms to stimulate investment activity, create a favourable investment climate and efficient use of investment resources in the region. One of the effective tools for implementing regional investment policy is the implementation of regional investment projects. An integral property of resources, including investment, is their limited nature. That is why often the problem arises of identifying and selecting priorities for regional investment projects. Comprehensive development of the region and an effective solution to the problem of regional investment distribution is possible only if there is a regional investment policy [3].

Within the framework of the regional investment policy, the activities of government bodies, as well as non-government entities, can be implemented to introduce the system of measures and mechanisms to stimulate investment activity, create a favourable investment climate and efficient use of investment resources in the region. One of the effective tools for the implementation of regional investment policy is the implementation of regional investment projects.

An integral property of resources, including investment, is their limited nature. That is why often the problem arises of identifying and selecting priorities for regional investment projects. Comprehensive development of the region and an effective solution to the problem of regional investment distribution is possible only if there is a regional investment policy. Moreover, the regional investment policy should be determined not only by government, but also take into account the interests of business, as the business community chooses its priorities both in projects and in the areas of their possible and profitable implementation. Due to the coordination of the priorities of regional investments, the manifestation of the interaction of regional, municipal authorities and business structures in the course of regional investment policy is carried out [4].

Systematization of scientists and economist's studies made it possible to highlight the main difficulties in implementing regional investment policies and attracting regional investments,

namely:

− relatively low attractiveness of the investment climate in most regions, which is caused by deformations and structural imbalances in regional development;

− lack of a systematic approach to the formation of state regional policy, the imperfection of legal regulation of regional economic development, the insufficient use of instruments of state stimulation of investment development of regions;

− insufficient influence of the system of formation of local budgets and transfers on the economic development of regions;

− outflow of labour and capital from one locality to the benefit of others (young people leave Ukraine and move to Europe);

− low efficiency and effectiveness of supporting regional investment activities through centralized resources, inhibition and opposition to decentralization of the budget process, low level of budget discipline;

− aggravation of investment competition between regions.

Of great importance for the implementation of regional investment policy is the problem of forming investment resources − both at the regional and local levels.

The next some words about meaning *bond indexing strategy***.** Bond indexing means designing a portfolio so that its performance will match the performance of some bond index. In indexing, performance is measured in terms of total rate of return achieved (or simply, total return) over some investment horizon. Total return over some investment horizon incorporates all three sources of return from holding a portfolio of bonds.

Advantages and Disadvantages of Bond Indexing. Several factors explain the recent popularity and phenomenal growth rate of bond indexing. First, the empirical evidence suggests that historically the overall performance of active bond managers has been poor. Second is the reduced advisory management fees charged for an indexed portfolio compared with active management advisory fees. Advisory fees charged by active managers typically range from 15 to 50 basis points. The range for indexed portfolios, in contrast, is 1 to 20 basis points, with the upper range representing the fees for enhanced and customized benchmark funds. Some pension funds have decided to do away with advisory fees and to manage some or all of their funds in-house following an indexing strategy.

Lower non-advisory fees, such as custodial fees, make up the third explanation for the popularity of indexing. Finally, sponsors have greater control over external managers when an indexing strategy is selected. For example, in an actively managed portfolio, a sponsor who specifies a restriction on the portfolio's duration still gives the manager ample leeway to pursue strategies that may significantly underperform the index selected as a benchmark. In contrast, requiring an investment adviser to match an index gives little leeway to the manager and, therefore, should result in performance that does not significantly diverge from a benchmark [5].

Critics of indexing point out that although an indexing strategy matches the performance of some index, the performance of that index does not necessarily represent optimal performance. Moreover, matching an index does not mean that the manager will satisfy a client's return-requirement objective. For example, if the objective of a life insurance company or a pension fund is to have sufficient funds to satisfy a predetermined liability, indexing only reduces the likelihood that performance will not be materially worse than the index. The index's return is not necessarily related to the sponsor's liability. Finally, matching an index means that a money manager is restricted to the sectors of the bond market that are in the index, even though there may be attractive opportunities in market sectors excluded from the index. While the broad-based bond market indices typically include agency pass-through securities, other mortgage-backed securities such as private-label pass-through and collateralized mortgage obligations are generally not included. Yet it is in these fairly new markets that attractive returns to enhance performance may be available. Table 1 summarizes the advantages and disadvantages of bond indexing [6].

Table 1

Advantages and disadvantages of bond indexing

Advantages	Disadvantages
No dependence on expectations and little risk of underperforming the index	Bond indices do not reflect optimal performance
Reduced advisory and non-advisory fees	A bond index may not match the sponsor`s liabilities
Greater sponsor control	Restrictions on fund management ignore opportunities

Source: systematized by author on basic of Fabozzi, F.J. (2008)

Factors to Consider in Selecting an Index. A money manager who wishes to pursue an indexing strategy must determine which bond index to replicate. There are a number of bond indices from which to select, and several factors influence the decision. The first is the investor`s risk tolerance. Selection of an index that includes corporate bonds will expose the investor to credit risk. If this risk is unacceptable, an investor should avoid an index that includes this sector.

The second factor influencing the selection of an index is the investor`s objective. For example, although the total return of the various indices tends to be highly positively correlated, the variability of total returns has been quite different. Therefore, an investor whose objective may be to minimize the variability of total returns will be biased toward one that has had, and expects to continue to have, low variability (i.e., a shorter duration relative to other indices). Moreover, variability of total return may not be symmetric in rising and falling markets. Investors who have expectations about the future direction of interest rates will favor the index that is expected to perform better given their expectations [7].

Bond Indexes. The wide range of bond market indices available can be classified as broad-based market indices and specialized market indices. The three broad-based market indices most commonly used by institutional investors are the Lehman Brothers Aggregate Index, the Salomon Brothers Broad In- vestment-Grade Bond Index, and the Merrill Lynch Domestic Market Index. The bond market sectors covered by these three indices are the Treasury, agency, investment-grade corporate, mortgage-backed, and Yankee markets.

The specialized market indices focus on only one sector of the bond market or a subsector of the bond market. Indices on sectors of the market are published by the three investment banking firms that produce the broad-based market indices. For example, Salomon Brothers publishes both a corporate bond index (a sector index) and a high-grade corporate bond index that includes AAA- and AA-rated corporate bonds (a subindex of the corporate bond index). Firms that do not produce one of the three broad-based market indices may provide specialized indices. Some examples are the Morgan Stanley Actively Traded MBS Index, the Donaldson Lufkin & Jenrette High Yield Index, the First Boston High Yield Index, the Goldman Sachs Convertible 100, and the Ryan Labs Treasury Index [8].

In recent years, money managers in consultation with their clients have been moving in the direction of customized benchmarks**.** A customized benchmark is a benchmark that is designed to meet a client's requirements and long-term objectives. For example, in December 1986, Salomon Brothers Inc. introduced its Large Pension Fund Baseline Bond Index as a standardized customized benchmark tailor- made for large pension funds "seeking to establish long-term core portfolios that more closely match the longer durations of their nominal dollar liabilities.

Why have broker or dealer firms developed and aggressively marketed their bond indexes? Enhancing the firm’s image is only a minor reason. The key motivation lies in the potential profit that the firm will make by executing trades to set up an indexed portfolio and rebalance it. Typically, a broker or dealer charges a money manager who wants to set up or rebalance an index a nominal amount for providing the necessary data, but expects that the bulk of the trades will be

executed through its trading desks. Also, by keeping the makeup of the index proprietary, those firms attempt to lock in customers to using their index [9].

Indexing Methodologies. Once a money manager has decided to pursue an indexing strategy and has selected an index (broad-based bond market index, specialized market index, or customized benchmark), the next step is to construct a portfolio that will track the index. As with equity indexing, any discrepancy between the performance of the indexed portfolio and the index (whether positive or negative) is referred to as tracking error. Tracking error has three sources:

− transaction costs in constructing the indexed portfolio;

− differences in the composition of the indexed portfolio and the index itself;

− discrepancies between prices used by the organization constructing the index and transaction prices paid by the indexer.

One approach in constructing the indexed portfolio is for the money manager to purchase, all the issues in the index according to their weight in the benchmark index. However, substantial tracking error will result from the transaction costs (and other fees) associated with purchasing all the issues and reinvesting cash flow (maturing principal and coupon interest). A broad-based market index could include over 5000 issues, so large transaction costs may make this approach impractical. In addition, some issues in the index may not be available at the prices used in constructing the index. Instead of purchasing all issues in the index, the money manager may purchase just a sample of issues. While this approach reduces tracking error resulting from high transaction costs, it increases tracking error resulting from the mismatch of the indexed portfolio and the index [10].

Generally speaking, the fewer the number of issues used to replicate the index, the smaller the tracking error due to transaction costs, but the greater the tracking error risk due to the mismatch of the characteristics of the indexed portfolio and the index. In contrast, the more issues purchased to replicate the index, the greater the tracking error due to transaction costs, and the smaller the tracking error risk due to the mismatch of the indexed portfolio and the index. Obviously, then, there is a trade-off between tracking error and the number of issues used to construct the indexed portfolio.

There are three methodologies for designing a portfolio to replicate an index:

− the stratified sampling, or cell, approach;

− the optimization approach;

− the variance minimization approach.

For each of these approaches, the initial question that the indexer must ask is, what are the factors that affect a bond index's performance? Each approach assumes that the performance of an individual bond depends on a number of systematic factors that affect the performance of all bonds, and on a factor unique to the individual issue. This last risk is diversifiable risk. The objective of the three approaches is to construct an indexed portfolio that eliminates this diversifiable risk.

The next, author is going to investigate *the Stratified Sampling, or Cell, Approach.* Under the stratified sampling approach to indexing**,** the index is divided into cells, each cell representing a different characteristic of the index. The most common characteristics used to break down an index are: (1) duration, (2) coupon, (3) maturity, (4) market sectors (Treasury, corporate, mortgage-backed), (5) credit rating, (6) call factors, and (7) sinking-fund feature. The last two factors are particularly important because the call and sinking-fur c features of an issue will impact its performance [11].

For example, suppose that a manager selects the following characteristics to partition a Treasury/agency/corporate bond index:

Characteristic 1: Effective duration range: (1) less than or equal to 5 and (2) greater than 5.

Characteristic 2: Maturity range: (1) less than 5 years, (2) between 5 and 15 years, and (3) greater than or equal to 15 years.

Characteristic 3: Market sectors: (1) Treasury, (2) agencies, and (3) corporate.

Characteristic 4: Credit rating: (1) triple A, (2) double A, (3) single A, and (4) triple B.

The total number of cells would be equal to 72 ($2 \times 3 \times 3 \times 4$).

The objective is then to select from all the issues in the index one or more issues in each cell that can be used to represent that entire cell. The total dollar amount purchased of the issues from each cell will be based on the percentage of the index's total market value that the cell represents. For example, if 40% of the market value of all the issues in the index is made up of corporate bonds, then 40% of the market value of the indexed portfolio should be composed of corporate bond issues [12].

The number of cells that the indexer uses will depend on the dollar amount of the portfolio to be indexed. In indexing a portfolio of less than 50 million dollar USA, for example, using a large number of cells would require purchasing odd lots of issue. This increases the cost of buying the issues to represent a cell and, thus, would increase the tracking error. Reducing the number of cells to overcome this problem increases tracking error risk of index mismatch because the characteristics of the indexed portfolio may differ materially from those of the index.

The next, author is going to investigate *the optimization approach.* In the optimization approach to indexing**,** the money manager seeks to design an indexed portfolio that will match the cell breakdown just as described and satisfy other constraints, but also optimize some objective. An objective might be to maximize the portfolio yield, to maximize convexity, or to maximize expected total returns. Constraints other than matching the cell breakdown might include not purchasing more than a specified amount of one issuer or group of issuers, or overweighting certain sectors for enhanced indexing [13].

The computational technique used to derive the optimal solution to the indexing problem in this approach is mathematical programming. When the objective function that the indexer seeks to optimize is a linear function, linear programming (a specific form of mathematical programming) is used. If the objective function is quadratic, then the particular mathematical programming technique used is quadratic programming [14].

The next direction is *variance minimization approach*. The variance minimization approach to indexing is by far the most complex. This approach requires using historical data to estimate the variance of the tracking error. This is done by estimating a price function for every issue in the index. The price function is estimated on the basis of two sets of factors: (1) the cash flows from the issue discounted at the theoretical spot rates and (2) other factors such as the duration or sector characteristics discussed earlier. The price function is estimated, using a large universe of issues and statistical techniques, from historical data. Once the price function for each issue is obtained, a variance equation for the tracking error can be constructed. The objective then is to minimize the variance of the tracking error in constructing the indexed portfolio. Because the variance is a quadratic function (the difference between the benchmark return and the indexed portfolio's return, squared), quadratic programming is used to find the optimal indexed portfolio in terms of minimized tracking error. The biggest problem with this approach is that estimating the price function from historical data is very difficult in the Treasury market, let alone the corporate market or the new-issue market. Also, the price function may not be stable [15].

Although the stratified sampling (or cell) approach seems to be the easiest to use, it is extremely difficult to implement when large, diversified portfolios are taken as the benchmark. In this case, many cells are required, and the problem becomes complex. Also, because the handpicking of issues to match each cell is subjective, tracking error may result. Mathematical programming reduces the complexity of the problem when well-defined constraints are employed, allowing the indexer to analyze large quantities of data optimally.

Conclusions and prospects for further research. This paper advocates for the implementation of a bond indexing strategy as a tool for the investment design of territorial development. Unlike passive management, active bond portfolio strategies are designed to exploit anticipated fluctuations in market factors that impact asset pricing and performance over a set

investment horizon. According to the study, the total return of a portfolio is primarily influenced by four variables:

— fluctuations in general interest rate levels;
— structural shifts in the shape of the yield curve;
— changes in yield spreads between various bond sectors;
— volatility in the yield spread of specific individual bonds.

The total return framework serves as the essential analytical lens through which the impact of these variables on strategic outcomes is measured.

The core of portfolio indexing involves structuring a collection of assets so that its total return replicates the performance of a chosen benchmark index. To achieve this while minimizing tracking error, the work highlights several sophisticated methodologies, including stratified sampling (the cell approach), optimization models, and variance minimization techniques.

Furthermore, the research explores enhanced indexing, where the benchmark's performance acts as a baseline return target for the manager to exceed. To potentially increase gains, managers may utilize the repo market for collateralized borrowing to lever their positions. While this leveraging mechanism can significantly amplify positive returns, it carries the inherent risk of magnifying losses, making it a critical consideration for regional development financing.

The primary objective of regional investment policy must be to ensure stable socio-economic growth by optimizing the utilization of available investment resources. Achieving this requires more than just a quantitative increase in capital; it demands a qualitative shift toward enhancing the economic and social efficiency of these funds. This is accomplished by prioritizing investments in innovative production, the creation of high-performance jobs, and the modernization of infrastructure.

The financial foundation for regional investment activity is heavily influenced by the maturity of financial markets, particularly the banking and stock sectors. Efficient financial markets are vital because they grant corporate entities access to the long-term capital necessary for capital-intensive projects. Furthermore, well-functioning markets reduce transaction costs, boost the overall efficiency of regional investments, and improve the mobility of capital.

Ultimately, regional investment policy should be executed through the design and implementation of targeted investment projects. These should be organized into comprehensive investment programs that align with the priority areas of the region's socio-economic development, while remaining strictly grounded in the realistic financial capacity available for their realization.

The effectiveness of regional investment policy is inherently tied to the local investment climate, which dictates the intensity of investment activity and the overall attractiveness of the area. A top priority for economic development is the creation of a collaborative framework involving regional authorities, municipal governments, and private business structures to attract capital. Furthermore, a region's success depends on the capacity of its infrastructure to absorb and efficiently deploy these funds. Given its specific regional potential, the Odesa region requires a strategic focus on attracting Foreign Direct Investment (FDI) into the real sector of the Ukrainian economy. Research into the region's unique advantages suggests that investment policy should prioritize agriculture, food processing, energy, and tourism—sectors where Odesa maintains a competitive edge. To further bolster this competitiveness, the region should transition toward a digital economy model (incorporating modern standards like the automated exchange of tax information) and actively seek to increase FDI inflows specifically from European Union member states.

Ultimately, these findings validate the bond indexing strategy as an effective tool for projecting territorial investment development. Future research will aim to refine the mechanisms of cooperation between regional authorities, municipalities, and private enterprises. Additionally, there is a clear need to systematize assessment procedures for regional projects and further evaluate how investment modeling can support broader macroeconomic stabilization and development goals.

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