

Property complex of SOE "Hotel "Ukraina"

USREOU code (ЄДРПОУ): 22926100

4, Institutska St, Kyiv, Ukraine 01001



General characteristics

Business activity: Hotels and similar accommodation.

Description: 4-star hotel in the **14-storey building with a total area of 22,481.5 sq. m, located in the heart of Kyiv** - on the Maidan Nezalezhnosti Square, in a unique place where the cultural, political and entertainment life of the city intersects. The hotel is a 3-minute walk from the Maidan Nezalezhnosti and Khreschatyk Metro Stations and a 10-minute walk from the Secretariat of the President of Ukraine, the Cabinet of Ministers, the National Philharmonic, the St. Sophia and the St. Michael's Golden-Domed Cathedrals, the Mariinsky Palace and the park, the most famous theaters, night clubs and shopping centers.

The hotel includes 363 rooms of Economy, Standard, and Family Standard, Suite, Business Suite, Duplex and Executive Suite categories. In-room facilities include satellite TV and a refrigerator. The bathroom includes free toiletries and perfumes. Free Wi-Fi is available in all rooms and common areas.

Hotel features **the main restaurant "Ukraine"** with a total area of **451 sq. m** and a capacity of **250 people and 4 banquet halls**.

The business center is at the ground floor and equipped with 3 desk top PC's with hi-tech facilities including Internet.

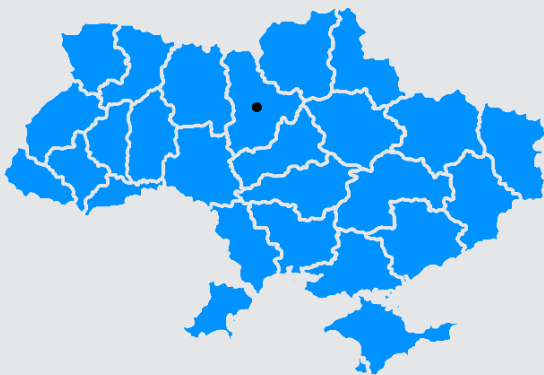
There are **6 conference halls** with a maximum capacity up to 100 people and a meeting rooms.

The hotel also features a beauty salon, sauna and massage facilities, as well as **parking for 69 cars**. A private laundry service is also available.

Real estate: 14 registered units (hotel building, 2 security buildings, 2 non-residential buildings, 2 parking lots, gates, fencing, paving, etc.) with a total area of **26,318.9 sq. m** located at 4, Heroiv Nebesnoi Sotni Alley, Kyiv.

As of August 1, 2023, part of the real estate with a total area of 2 sq. m is leased until October 12, 2026 in accordance with lease agreement No. 8303 dated December 27, 2018.

Land plots: no information available.



Total land area
TBD

**Total area of buildings
and structures:**
26,318.9 sq. m.

Number of employees:
(as of 30.09.2023)
142



Main financial indicators:

#	Indicators (thousand UAH)	2020	2021	2022	Q3 2023
1.	Assets	45 685	43 546	41 991	38 476
1.1	Non-Current assets	41 238	37 750	34 429	32 364
1.2	Current assets	4 447	5 796	7 562	6 112
2.	Liabilities	45 685	43 546	41 991	38 476
3.	Total income, including:	35 647	100 538	21 628	19 589
3.1	Net income from sales of products (goods, works, services)	34 720	99 599	20 670	19 247
4.	Total costs, including:	50 222	100 377	48 097	27 587
4.1	Cost of goods sold (goods, works, services)	34 732	79 952	34 374	17 725
4.2	Administrative costs	11 844	15 239	11 508	9 359
4.4	Other operating costs	1 925	2 125	799	93
4.6	Income tax expenses	-	-	-	-
5.	Net profit (loss)	-14 575	161	-26 469	-7 998

As of 30.09.2023:

Accounts payable – UAH 39,653 thousand, including:

- for goods, works, services – **UAH 18,938 thousand;**
- debt to the budget – **UAH 7,882 thousand;**
- insurance debt – **UAH 1,525 thousand;**
- wage arrears – **UAH 4,330 thousand;**
- other accounts payable – **UAH 6,978 thousand.**



Contacts

SPFU Contact center:
+380-800-50-56-46

privatization@spfu.gov.ua

Asset information: <http://surl.li/kdmaj>

