

06.02.2024

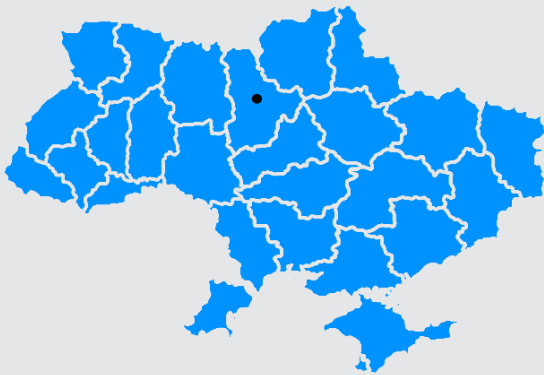
# State block of shares of the Ocean Plaza shopping and entertainment center

USREOU code (ЄДРПОУ): 34693827

Kyiv city, 176 Antonovycha St.



## General characteristics



**Total land area**  
2.9689 ha

**Total area of buildings and structures:**  
134,627.2 sq. m

**Number of employees**  
(as 30.09.2023):  
5

**The object of privatization is the state share in the amount of 66.65% in the authorized capital of the Lybid Investment Union LLC, which owns the Ocean Plaza shopping and entertainment center.**

**Main activity according to the NACE:** 68.20 Rental and operating of own or leased real estate.

**Description:** Ocean Plaza is one of the largest shopping and entertainment complexes of Kyiv, Ukraine. It was inaugurated in November 2012 as a joint project of the development companies UDP and KAN Development. The shopping center is located on Lybidska Square next to the metro station of the same name, in close proximity to the historical part of the city.

**The total area of the building is 134,627.2 sq. m, the rental area is over 70,000.0 sq. m.**

In 2021, Ocean Plaza shopping and entertainment center was recognized as the best large shopping center in Ukraine according to the RAU Awards rating.

The facade of the building is decorated with a massive strip of triangular glass panels, which are illuminated in blue and resemble waves on the surface of the sea. The interior concept with a fountain and a public aquarium with a capacity of 350 thousand liters, in which exotic fish swim, was developed in collaboration with the Chapman Taylor international design bureau.

Ocean Plaza shopping and entertainment center includes:

- **about 300 stores;**
- **about 30 restaurants;**
- **amusement park;**
- **4K cinema "Cinema City Kyiv";**
- **parking for 1,407 cars;**
- **City Beach Club summer beach complex** with an area of more than **3,000 sq m with two swimming pools, a terrace and an open-air rooftop beach.** The complex, which can accommodate up to 1,200 people and functions as an open-air cinema in the evening, is included in the "Ukrainian Book of Records" for the largest terrace and beach on the roof.

**Information about land plots:** 1 land plot with a total area of **2.9689 hectares.**

**Information on lease agreements concluded for the property:** tbd.



In accordance with the requirements of Article 20 of the Law of Ukraine "On Privatization of State and Municipal Property" in cases provided by the legislation on protection of economic competition, the buyer must obtain permission from the Antimonopoly Committee of Ukraine to directly or indirectly acquire assets in the form of a property complex or structural business unit (hereinafter - the concentration permit). The procedure for filing and reviewing an application for a concentration permit is established by the legislation on the protection of economic competition.

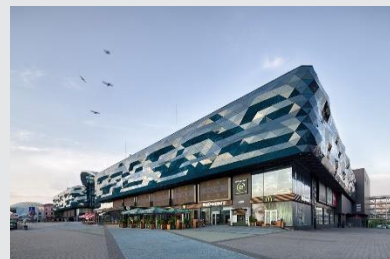
## Main financial indicators:

#	Indicators (thousand UAH)	2020	2021	2022	9M 2023
<b>1.</b>	<b>Assets</b>	<b>1 916 447</b>	<b>1 862 917</b>	<b>1 976 056</b>	<b>2 155 700</b>
1.1	Non-Current assets	1 510 370	1 401 264	1 704 128	1 681 774
1.2	Current assets	406 077	461 653	271 928	473 926
<b>2.</b>	<b>Liabilities</b>	<b>1 916 447</b>	<b>1 862 917</b>	<b>1 976 056</b>	<b>2 155 700</b>
<b>3.</b>	<b>Total income, including:</b>	<b>1 351 040</b>	<b>1 837 674</b>	<b>428 766</b>	<b>529 468</b>
3.1	Net income from sales of products (goods, works, services)	832 863	1 108 778	361 580	421 007
<b>4.</b>	<b>Total costs, including:</b>	<b>2 550 917</b>	<b>1 341 930</b>	<b>3 117 563</b>	<b>775 793</b>
4.1	Cost of goods sold (goods, works, services)	292 202	272 191	207 331	227 569
4.2	Administrative costs	3 997	3 095	12 971	4 299
4.4	Other operating costs	86 417	90 228	52 931	98 938
4.6	Income tax expenses	163 418	-98 084	381 089	37 553
<b>5.</b>	<b>Net profit (loss)</b>	<b>-873 041</b>	<b>299 576</b>	<b>-1 926 619</b>	<b>-171 219</b>

### As of 30.09.2023:

**Current accounts payable – UAH 1,634,695 thousand, including:**

- for goods, works, services – **UAH 14,564 thousand;**
- debt to the budget – **UAH 2,076 thousand;**
- insurance debt – **UAH 0 thousand;**
- wage arrears – **UAH 147 thousand.**



## Contacts

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**Asset information:** <https://is.gd/f1QPMo>

