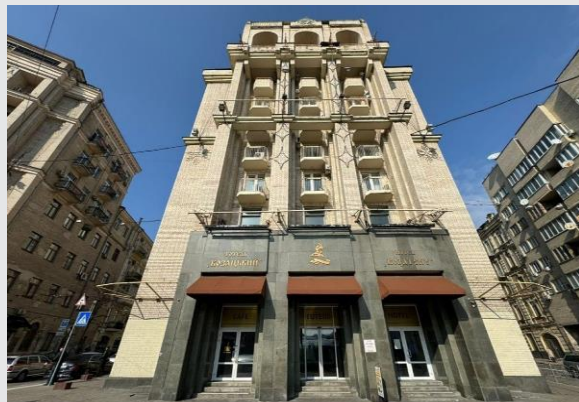


Property complex of SOE Hotel "Kozatskyi"

USREOU code (ЄДРПОУ):14303572

1/3, Mykhailivska St., Kyiv city



General characteristics

The main business activity according to the Charter: hotels and similar accommodation.

The volume of sales of products (works, services) for the period of 2021 – Q1 of 2024: UAH 82,513.00 thousand, including export - UAH 0.

The main range of products: hotel services (accommodation, organization of conferences, seminars, etc.) and restaurant services (catering).

Information about real estate located at the address: 1/3, Mykhailivska St., Kyiv city:

Name	Total area, sq. m	Registration number	Basis of ownership	Form of ownership and owner
Hotel building	9,513.0	2956376480000	Extract from the State Register of Property Rights dated June 18, 2024 No. 383383787	State / State Property Fund of Ukraine

Functional use: 1211.1 Hotels.

The hotel includes 135 rooms.

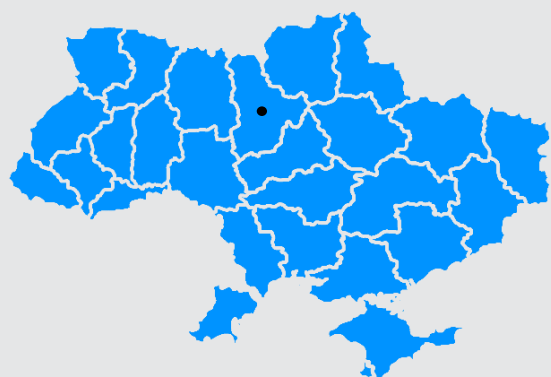
There is a **cafe** on the ground floor of the Hotel "Kozatskyi" building.

The hotel features a **restaurant with 3 halls and 5 conference halls** with an area of 39.3; 35.5; 92.3; 46.7; 367.5 sq. m with a capacity of 45-250 people.

Information about the land plot, located at the address: 1/3, Mykhailivska St., Kyiv city:

Land area (sq. m)	Cadastral number	Purpose of the land plot	Form of ownership, grounds for the right to use the land plot, information on encumbrances
2,425.0	8000000000:82:017:0002	Operation and maintenance of the hotel building	State act on the right of permanent use dated June 29, 2000 No. II-KV/006731

The company's balance sheet includes a land plot at the address: 5, Shevchenka Lane, Kyiv city with a cadastral number 8000000000:76:017:0010, which is not part of the privatization object.



Total land area
0.2425 ha

Total area of buildings and structures:
9,513.0 sq. m

Number of employees:
(as of 31.03.2024)
60



Main financial indicators:

#	Indicators (thousand UAH)	2021	2022	2023	Q1 2024
1.	Assets	192 265	191 491	166 001	164 259
1.1	Fixed assets	185 600	183 472	157 980	157 382
1.2	Current assets	6 644	7 886	8 021	6 663
2.	Equity	189 075	180 563	151 082	148 820
3.	Total income, including:	34 520	23 447	25 935	4 609
3.1	Net income from sales of products (goods, works, services)	33 378	22 997	21 608	4 530
4.	Total costs, including:	33 553	31 959	31 934	6 871
4.1	Cost of goods sold (goods, works, services)	23 084	24 428	19 571	5 712
4.2	Administrative costs	4 545	4 067	2 914	784
4.4	Other operating costs	1 002	1 234	7 996	45
4.6	Income tax expenses	212	311	241	0
5.	Net profit (loss)	967	-8 512	-5 999	-2 262

As of 31.03.2024:

Overdue accounts payable – UAH 9,087.00 thousand, including:

- wage arrears – **UAH 0.00 thousand;**
- debt to the budget – **UAH 9,087.00 thousand;**
- other accounts payable – **UAH 0.00 thousand.**

Volume and main nomenclature of products (works, services):

Period	Total income, thousand UAH	Income by main activity, thousand UAH
2021	34 520	31 780
2022	23 447	21 760
2023	25 935	19 677
Q1 2024	4 609	3 868

Vehicles information: 2 cars.

List of assets (movable property) that are recorded on the balance sheet of the enterprise and are part of the privatization object: 1494 units (equipment, furniture, inventory, etc.) (for more details see the appendix to the information notification).

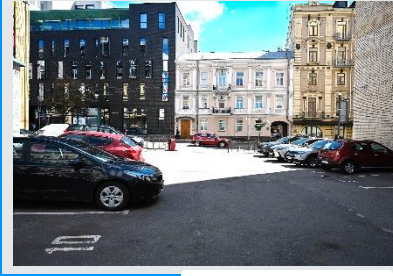
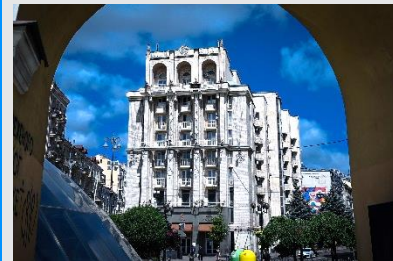
As of March 31, 2024, part of the enterprise's real estate with a total area of 35.67 sq. m was leased in accordance with 2 contracts. The lease agreements are valid until **April 25, 2026.**

SOE Hotel "Kozatskyi":

- does not produce emissions or discharges of pollutants into the environment, environmental fees are not charged or paid;
- there are no mobilization tasks (orders) and protective structures for civil protection.

Privatization conditions:

- repayment of debts on wages and to the budget within 6 months;
- preventing the dismissal of employees during 6 months.



Contacts

SPFU Contact center:

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

