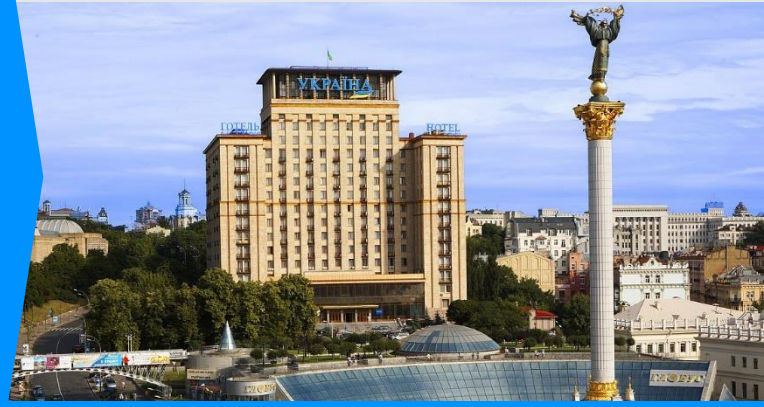


Property complex of SOE "Hotel "Ukraina"

USREOU code (ЄДРПОУ): 22926100

4, Heavenly Hundred Heroes Alley, 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.

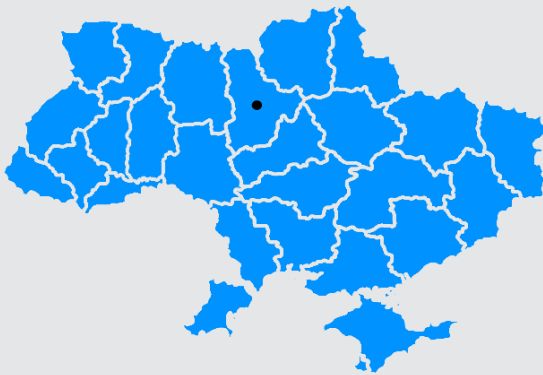
There are **6 conference halls** with a maximum capacity up to 100 people and a meeting rooms.

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: 1 land plot with a total area of **1,5141 hectares** is registered for the right of permanent use for the State Enterprise "Ukraine Hotel".



Total land area
1, 5141 ha

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

Number of employees:
(as of 31.03.2024)
133



Main financial indicators:

#	Indicators (thousand UAH)	2020	2021	2022	2023	Q1 2024
1.	Assets	45685	43546	41991	1046196	1047637
1.1	Non-Current assets	41238	37750	34429	1040253	1041817
1.2	Current assets	4447	5796	7562	5943	5820
2.	Liabilities	45685	43546	41991	1046196	1047637
3.	Total income, including:	35647	100538	21628	32340	10424
3.1	Net income from sales of products (goods, works, services)	34720	99599	20670	31948	10384
4.	Total costs, including:	50222	100377	48097	43449	13552
4.1	Cost of goods sold (goods, works, services)	34732	79952	34374	28400	10287
4.2	Administrative costs	11844	15239	11508	13862	2228
4.4	Other operating costs	1925	2125	799	414	757
4.6	Income tax expenses	-	-	-	-	-
5.	Net profit (loss)	-14575	161	-26469	-11109	-3128

As of 31.03.2024:

Accounts payable – UAH 42,071.0 thousand, including:

- for goods, works, services – **UAH 19,763.0 thousand;**
- debt to the budget – **UAH 10,820.0 thousand;**
- insurance debt – **UAH 500.0 thousand;**
- wage arrears – **UAH 3,875.0 thousand;**
- other accounts payable – **UAH 7,113.0 thousand.**



Contacts

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

privatization@spfu.gov.ua

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

