

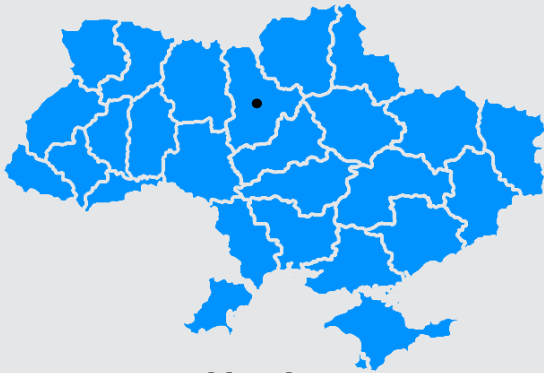
# Property complex of SOE "Hotel "Ukraina"

**USREOU code (ЄДРПОУ):** 22926100

4, Heroiv Nebesnoi Sotni Alley, Kyiv city



## General characteristics



**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**

**Business activity:** Hotels and similar accommodation (NACE code: 55.10).

**The volume of sales of products (works, services) for the period 2021 - Q1 2024:** UAH 164,930.0 thousand.

**Information about real estate:** the object includes **14 registered units of real estate and infrastructure** (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 city.

**Information about the land plot located at the address:**  
**4, Heroiv Nebesnoi Sotni Alley, Kyiv city:**

Land area (ha)	Cadastral number	Purpose of the land plot	Form of ownership, grounds for the right to use the land plot, information on encumbrances
1.5141	800000000:76:021:0049	03.08 For the construction and maintenance of tourist infrastructure and catering facilities	The owner is the State of Ukraine represented by the Kyiv City State Administration. The right to permanent use of a land plot. Order of the executive body of the Kyiv City Council (Kyiv City State Administration) dated August 16, 2018 No. 1498 "On the provision of permanent use of land plots on the 4, Heroiv Nebesnoi Sotni Alley in the Pecherskyi District of Kyiv city for the operation and maintenance of a hotel and for the construction, operation and maintenance of the memorial and museum complex". Extract from the State Register of Property Rights to Real Estate on the registration of another property right dated August 30, 2018 No. 136080622. There are no encumbrances.

**Vehicles information:** 9 units of motor vehicles manufactured in 2000 - 2016.

**Information on lease agreements:** part of the real estate of the enterprise with a total area of **13 sq. m** is leased in accordance with **3 agreements**. The deadline for the existing lease agreements is **until February 9, 2029**.

**There are no objects on the company's balance sheet that are not subject to privatization.**



## Main financial indicators:

#	Indicators (thousand UAH)	2021	2022	2023	Q1 2024
<b>1.</b>	<b>Assets</b>	<b>43 546</b>	<b>41 991</b>	<b>1 046 196</b>	<b>1 047 637</b>
1.1	Fixed assets	37 750	34 429	1 040 253	1 041 817
1.2	Current assets	5 796	7 562	5 943	5 820
<b>2.</b>	<b>Equity</b>	<b>29 203</b>	<b>2 734</b>	<b>1 002 335</b>	<b>1 002 046</b>
<b>3.</b>	<b>Total income, including:</b>	<b>100 538</b>	<b>21 628</b>	<b>32 340</b>	<b>10 424</b>
3.1	Net income from sales of products (goods, works, services)	99 599	20 670	31 948	10 384
<b>4.</b>	<b>Total costs, including:</b>	<b>100 377</b>	<b>48 097</b>	<b>43 449</b>	<b>13 552</b>
4.1	Cost of goods sold (goods, works, services)	79 952	34 374	28 400	10 287
4.2	Administrative costs	15 239	11 508	13 862	2 228
4.4	Other operating costs	2 125	799	414	757
4.6	Income tax expenses	-	-	-	-
<b>5.</b>	<b>Net profit (loss)</b>	<b>161</b>	<b>-26 469</b>	<b>-11 109</b>	<b>-3 128</b>

### As of March 31, 2024, the SOE "Hotel "Ukraina" has:

- wage arrears – **UAH 3,875 thousand**;
- overdue accounts payable – **UAH 21,012 thousand**;
- debt to the budget – **UAH 10,784 thousand**, including:
  - personal income tax – **UAH 4,766 thousand**;
  - tourist tax – **UAH 1,485 thousand**;
  - land tax – **UAH 4,533 thousand**.

### The company does not have any mobilization tasks (orders).

### The enterprise has no emissions and discharges of pollutants for 2023 – Q1 2024.

Removal of solid household waste for 2023 - Q1 2024 for the enterprise as a whole is 694.2 m<sup>3</sup>, environmental fees and charges were paid in the amount of UAH 155,140.0.

### Privatization conditions:

- maintaining the main business activity of the company;
- repayment within 6 months from the date of transfer of ownership of the property complex of SOE the debts on wages and to the budget that exist on the date of transfer of ownership of the acquired property complex;
- repayment of overdue accounts payable of the enterprise existing on the date of transfer of ownership of the acquired property complex with the exception of debt to individuals and legal entities in relation to whom the special economic and other restrictive measures (sanctions) were applied in accordance with the Law of Ukraine "On Sanctions" and persons related with them, as well as creditors, the beneficiaries of which are citizens/residents of the Russian Federation and/or the Republic of Belarus;
- social guarantees for employees in accordance with the requirements of labor legislation;
- preventing the dismissal of employees of a privatized state enterprise on the initiative of the new owner or a body authorized by him within six months from the date of transfer of ownership of the acquired property complex;
- compliance with the requirements and additional restrictions of environmental legislation on the use of the facility.

The period for fulfilling the buyer's obligations regarding conditions that do not have a specific period for their fulfillment is five years from the date of transfer of ownership of the acquired property complex to the buyer.



## Contacts

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