

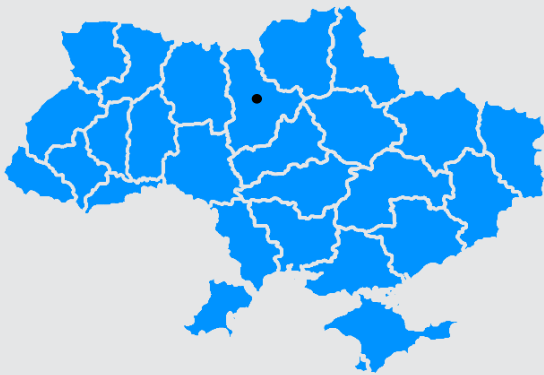
State block of shares of the Ocean Plaza shopping and entertainment center

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 31.03.2025):
4

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.

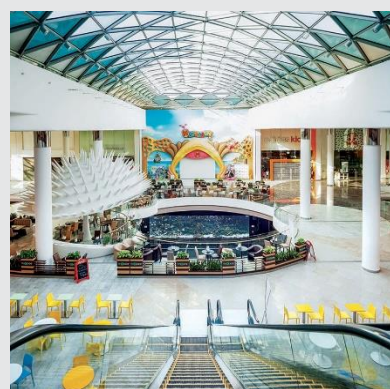
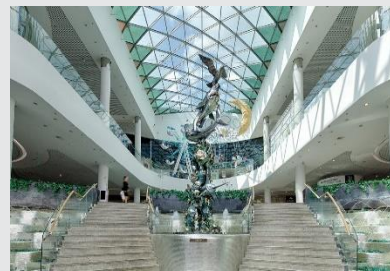
Main financial indicators:

#	Indicators (thousand UAH)	2022	2023	2024	Q1 2025
1.	Assets	1 976 056	2 478 069	3 138 872	2 213 832
1.1	Non-Current assets	1 704 128	1 772 457	1 781 087	1 760 283
1.2	Current assets	271 928	705 612	1 357 785	453 549
2.	Liabilities	1 976 056	2 478 069	3 138 872	2 213 832
3.	Total income, including:	428 766	800 570	1 173 840	318 043
3.1	Net income from sales of products (goods, works, services)	361 580	648 884	962 296	247 091
4.	Total costs, including:	3 117 563	2 010 417	2 573 936	427 326
4.1	Cost of goods sold (goods, works, services)	207 331	329 247	316 749	79 537
4.2	Administrative costs	12 971	5 831	6 725	1 831
4.4	Other operating costs	52 931	133 862	143 949	36 640
4.6	Income tax expenses	381 089	148 796	1 121	0
5.	Net profit (loss)	-1 926 619	-912 255	-1 397 854	-109 283

Debts (as of 31.03.2025):

Accounts payable - UAH 3,129,118.0 thousand, including:

- debt for goods, works and services – **UAH 69,266.0 thousand;**
- debt to the budget – **UAH 18,380.0 thousand;**
- insurance arrears – **UAH 131.0 thousand;**
- wage arrears – **UAH 539.0 thousand.**



Contacts

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

privatization@spfu.gov.ua

Asset information: <https://is.gd/GRhH00>

