STATE PROPERTY FUND OF UKRAINE

INVESTMENT OFFER

2025

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ODESA PORTSIDE PLANT

Odesa region, Yuzhne town, 3 Zavodska St.

$ 112,000,000
Starting price

in use: 252.41 ha

rented: 67.86 ha

Total land area

99,5667 %
shares



A chemical production plant with its own transshipment facility on the shores of the Black Sea

Location – Pivdennyi Port, accessible to Panamax-type vessels (depth of 13.5 meters)

Transport

120 units of vehicles and special equipment

Production facilities

- Annual production capacity:
- **1,160** thousand tons of ammonia
- **951** thousand tons of urea
- **16** thousand tons of liquefied carbon dioxide
- Possibility of rapid modernization for the production of green ammonia

4 million tons of ammonia transshipment per year
120 thousand tons – ammonia storage capacity (the largest in Europe)
10% of the world's ammonia is shipped through Odesa Portside Plant (OPP).

Land plots

- **24 land plots in use** with a total area of **252.41 ha**;
- **11 rented land plots** with a total area of **67.86 ha**

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SUMYKHIMPROM

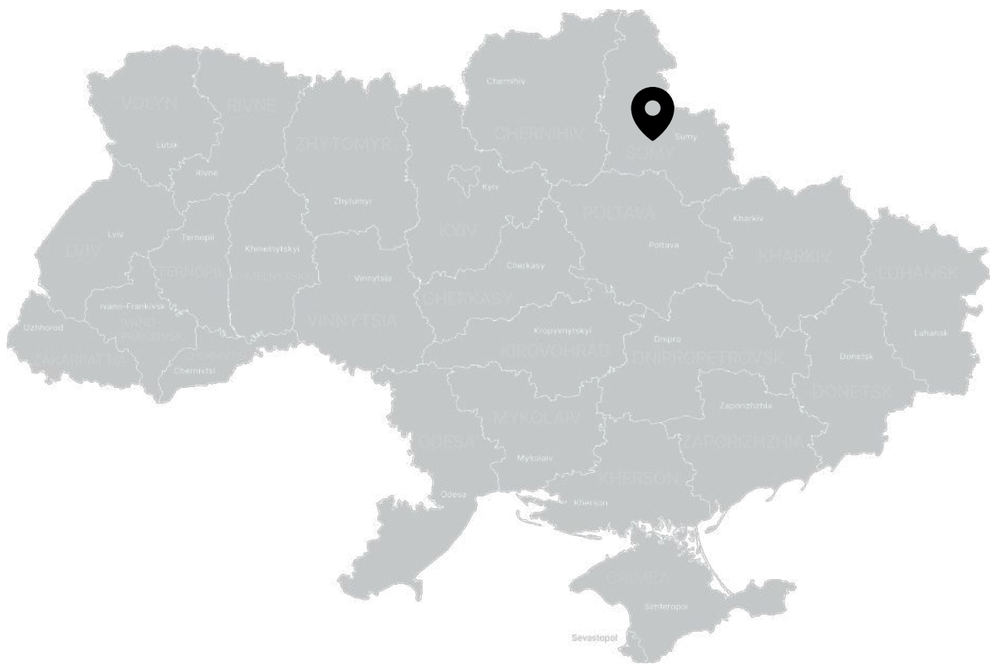
Sumy city, 12 Kharkivska St.

$ 28,000,000
Starting price

226 ha
Land area under management

99.9952 %
shares

11.06.2025
Auction date



Main activities

The company is one of the largest enterprises in Ukraine involved in the production of complex mineral fertilizers, including phosphorus, titanium dioxide, sulfuric acid, and other types of inorganic chemical products. The company manufactures over **30** brands of NPK fertilizers with varying nutrient ratios to suit different soil and climatic conditions.

Annual production capacity

450 thousand tons of single-, double-, and triple-component fertilizers

500 thousand tons of sulfuric acid

95 % of production is exported

40 thousand tons of titanium dioxide (the largest in Ukraine)

Licenses

77 licenses

Real estate

23 registered units

Transport

157 units of vehicles and special equipment

Land plots

40 registered land plots with a total area of **636.84 ha**

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OCEAN PLAZA SHOPPING AND ENTERTAINMENT CENTER

Kyiv city, 176 Antonovycha St.

2.9689 ha

Total land area

134,627.2 sq. m.

Building and structures area



Ocean Plaza shopping and entertainment center includes:

- **70,000 m²** of leased space
- **420** stores
- **1,200** parking spaces
- **40** restaurants and cafes
- Cinema
- Hypermarket
- Amusement park
- Rooftop beach club

Signature feature – the largest oceanarium in Western Europe

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.

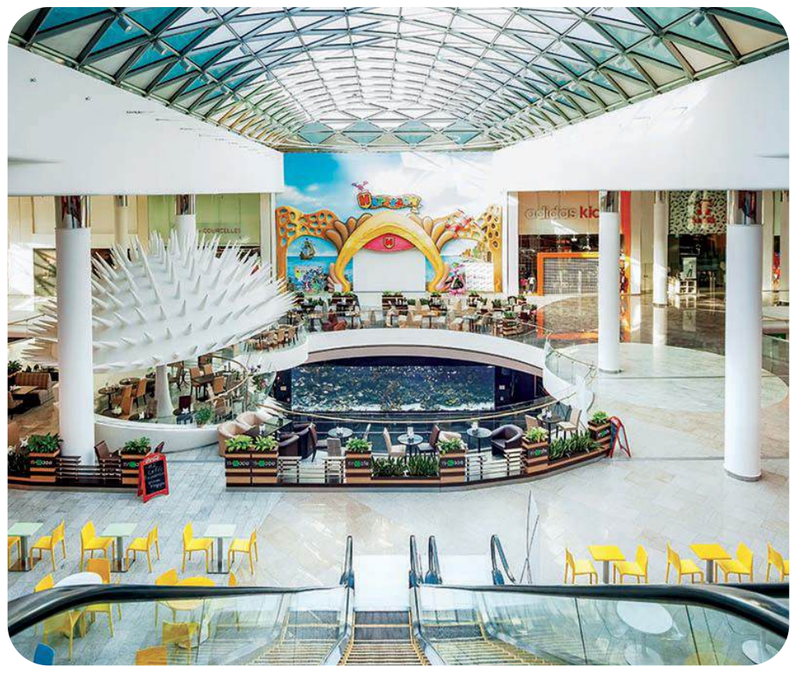
In 2021, Ocean Plaza shopping and entertainment center was recognized as the best large shopping center in Ukraine according to the RAU Awards rating.

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.

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HOTEL "PRESIDENT" ****

Kyiv city, 12 Hospytalna St.

33,019.80 sq. m.

Building and structures area

100 %

shares



Overview

Featuring an indoor swimming pool and a wellness centre, President Hotel Kyiv offers accommodation in Pecherskyi district, nearly **20** minutes on foot from Khreshchatyk. The venue is placed in the heart of Kyiv, a stroll away from Khreschatyk Street.

The hotel is **2.1** km from Maidan Nezalezhnosti. The city centre is close by, about **20** minutes' walk away. You can get to Olympic National Sports Complex Home Stadium in a few minutes by car.

Hotel complex

One of the largest hotels in the center of Kyiv

- **374** rooms
- SPA complex
- **2** large conference halls
- Underground parking
- **5** banquet halls
- Entertainment complex

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PRESIDENT HOTEL
KYIV | UKRAINE











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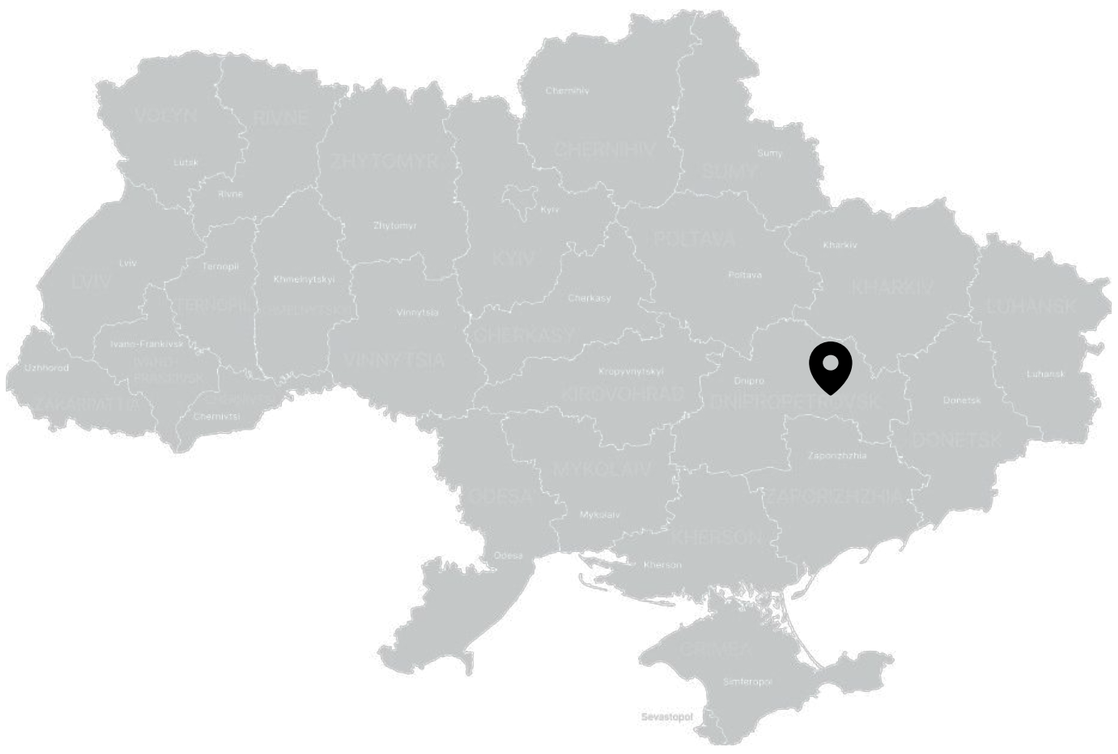
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DEMURINSKY MINING AND PROCESSING PLANT

Dnipropetrovsk region, Vasylkivskyi district, village Novoandriivka, Gagarina St., bldg. 2a, office 4

$ 7,000,000
Starting price



Overview

LLC "Demurinsky Mining and Processing Plant" is one of the largest mining and processing enterprises in Ukraine.
Since 2006, the enterprise has been developing the Vovchanske complex placer titanium-zirconium deposit in Dnipropetrovsk region. Preliminary processing is carried out at the mine site, followed by mineral separation at the processing plant.

The deposit contains 5 million tons of raw material with an average heavy mineral content of 9%, including:
2.3 million tons of ilmenite;
700 thousand tons of rutile;
200 thousand tons of zircon.

Sales volume of products (works, services) for the period 2021–2023:

₴ 703,938 thousand UAH

The asset includes:

vehicles, technical equipment, furniture, and inventory

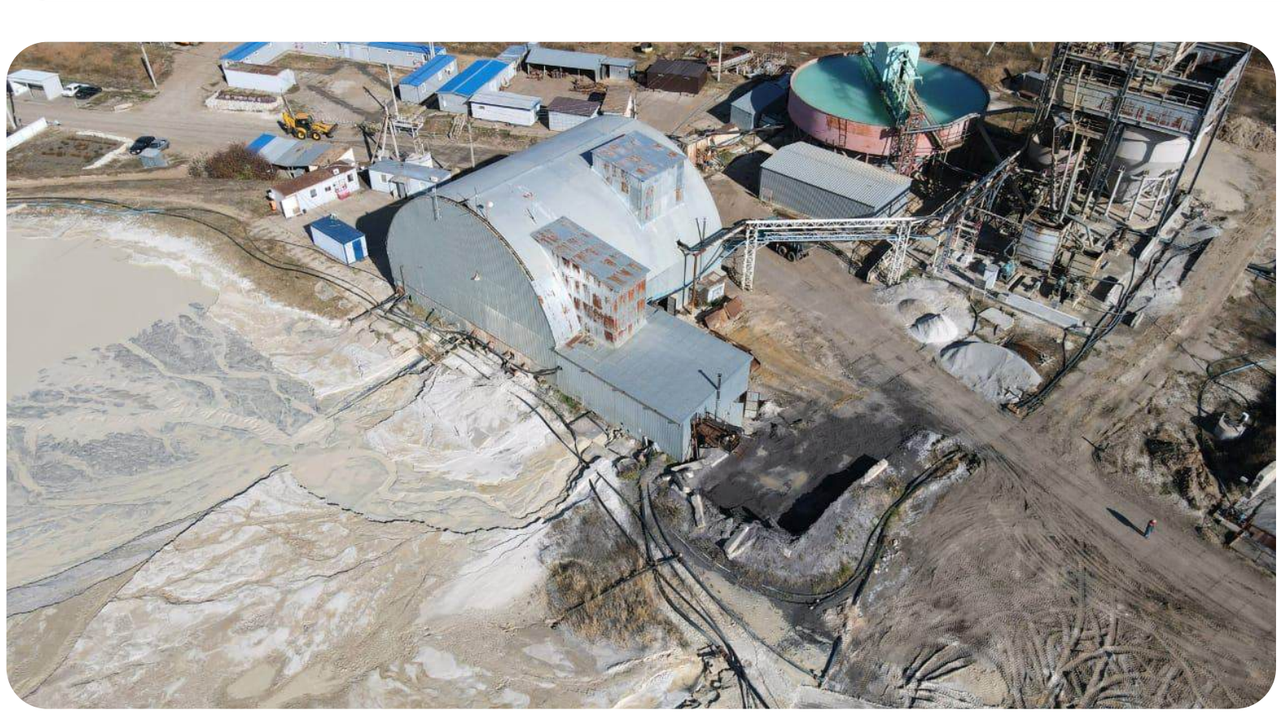
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VINNYTSIAPOBUTKHIM

Vinnytsia region, Vinnytsia city, Akademika Yangelya St., 4

$ 7,300,000
Starting price

100 %
shares

4.1074 ha
Total land area

28,638.5 sq. m.
Building and structures area



Main activities

Manufacture of soap and detergents, cleaning and polishing products.

Overview

PJSC "Vinnytsiapobutkhim" is a company specializing in the production of household chemicals and chemical products for a wide range of consumers.

Production of goods

The company is engaged in the production of the following goods:
• cleaning and washing supplies (for home, kitchen, plumbing, etc.);
• laundry and garment care products;
• disinfectants;
• other household chemical products.

Market Impact:
• The enterprise is one of the domestic manufacturers of household chemicals, contributing to the development of Ukrainian industry and reducing dependence on imported products.
• It provides the market with affordable and high-quality products that compete with other domestic and foreign brands.
• It creates jobs and contributes to the economic development of the region.

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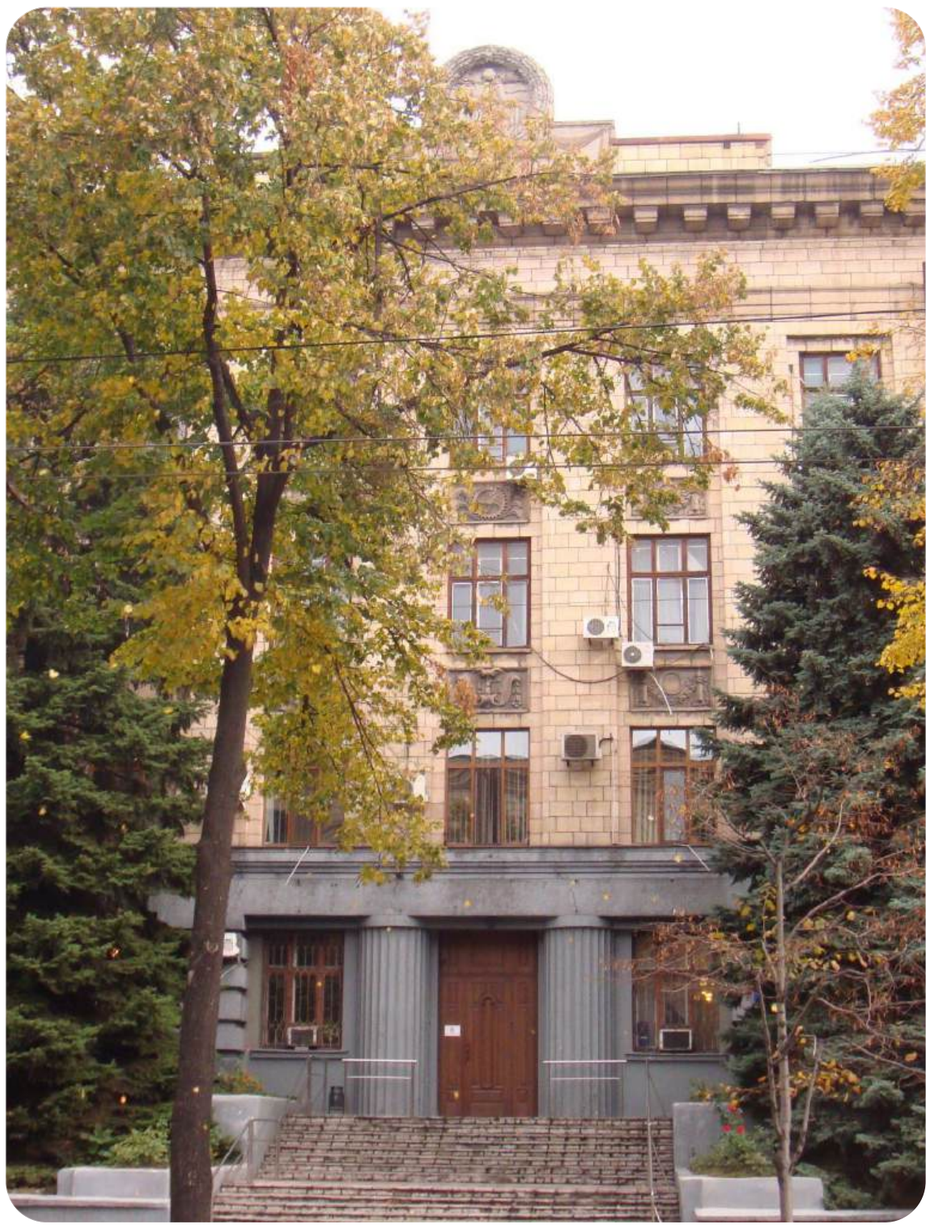


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TITANIUM INSTITUTE

Zaporizhzhia region, Zaporizhzhia city, Sobornyi Ave., 180

2.8973 ha

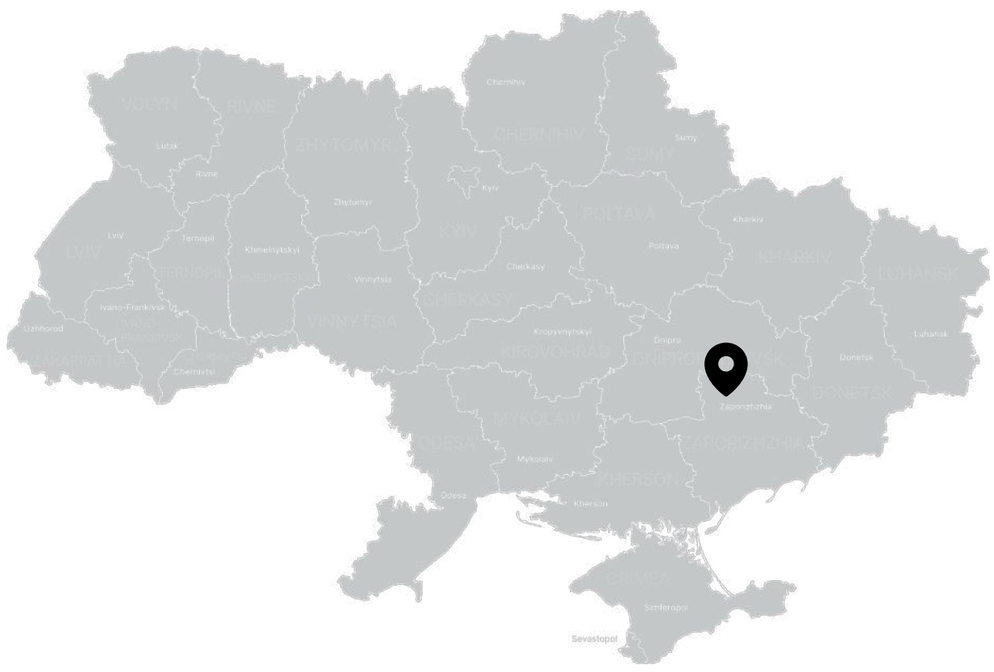
Total land area

26,482.96 sq. m.

Building and structures area

100 %

shares



Overview

Titanium Institute is one of the largest enterprises in Ukraine, specializing in the production of titanium products, including titanium alloys, semi-finished products, and finished goods.

Main activities

Research and experimental development in the field of other natural and technical sciences.

Information about the object (real estate)

The object includes **56** units of real estate (administrative, industrial, warehouse buildings and structures, etc.) and infrastructure (sewerage, cable, water supply networks, roads, fencing, etc.) with a total area of **26,482.96** sq. m.

Main product range

- Research and experimental development in the field of other natural and technical sciences; production of other non-ferrous metals.
- Activities in the field of engineering, geology, and geodesy, providing technical consulting services in these areas.
- Production of other non-ferrous metals.

Information about vehicles

3 units of vehicles from 2002 to 2019

Information about land plots

5 land plots with a total area of **2.8973 ha**

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MOTORDETAL-KONOTOP

Sumy region, Konotop city, Vyryvska St., 64

$ 7,000,000
Starting price

23.5927 ha
Total land area

89,545.2 sq. m.
Building and structures area



Overview

"MotorDetal-Konotop" is a well-known European specialized manufacturer and supplier of high-quality cylinder sleeves for internal combustion engines, metal products according to customer drawings; it provides services in turning, grinding, locksmith, milling, thermal treatment of parts, and carpentry services.

Information about the object (real estate)

the property includes 56 units of real estate and infrastructure (production, warehouse, administrative buildings and structures, etc.) with a total area of 89,545.2 sq. m, located at the following addresses: Sumy region, Konotop city, Vyrivska St., 64; Sumy region, Konotop city, Metalistiv St., 16.

Information about land plots

4 registered land plots with a total area of **23.5927 ha**

Information about lease agreements

a part of the real estate of the privatization object with a total area of 1,179.4 sq. m. has been leased according to 6 contracts. The maximum term of the existing lease agreements is until 23.08.2027

Information about vehicles

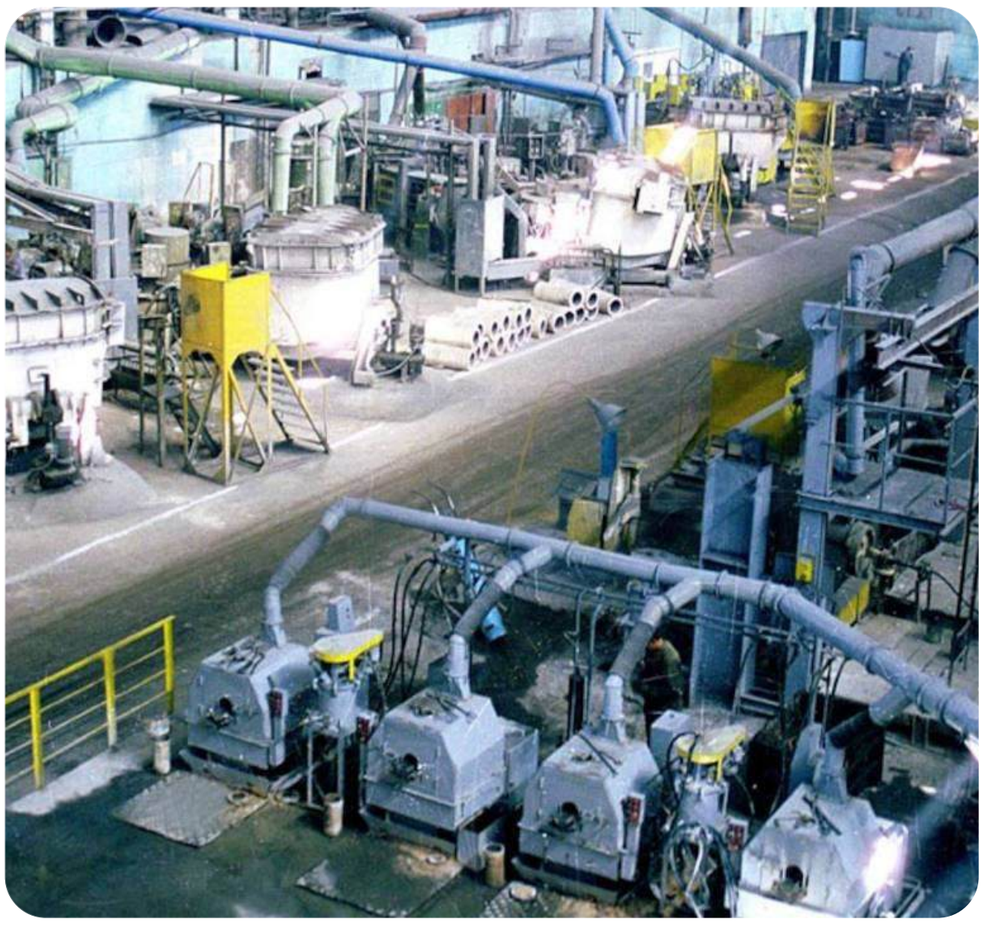
55 units of vehicles and special equipment, including 6 mobilized

List of assets

2469 units (equipment, furniture, inventory, etc.)

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BUILDING COMPANY UKRBUD

Kyiv city, Yevhena Sverstyuka St., 23

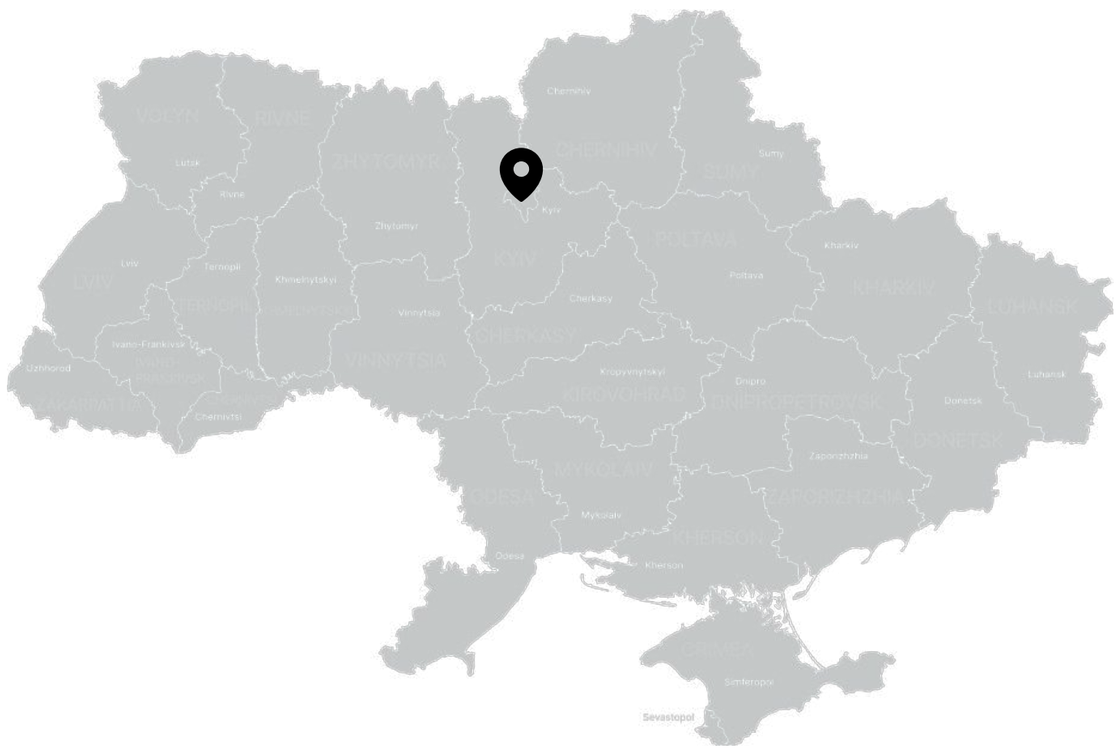
$ 6,400,000
Starting price

11.5737 ha
Total land area

113,918.73 sq. m.
Building and structures area

100 %
shares

18.06.2025
Auction date



Overview

The enterprise is engaged in the design of industrial and civil engineering facilities, performs construction and installation works, and provides training and retraining of workers for the construction industry.

The enterprise consists of 11 subsidiaries:

6 design institutes;
4 training and course complexes;
1 training center.

The technical and technological equipment of the company and its subsidiaries allows it to perform design and construction-installation works of various levels of complexity.

Additional information

There is real estate in every region of Ukraine

Land plots

15 land plots with a total area of **11.5737 ha**

Vehicles

12 units of vehicles and special equipment

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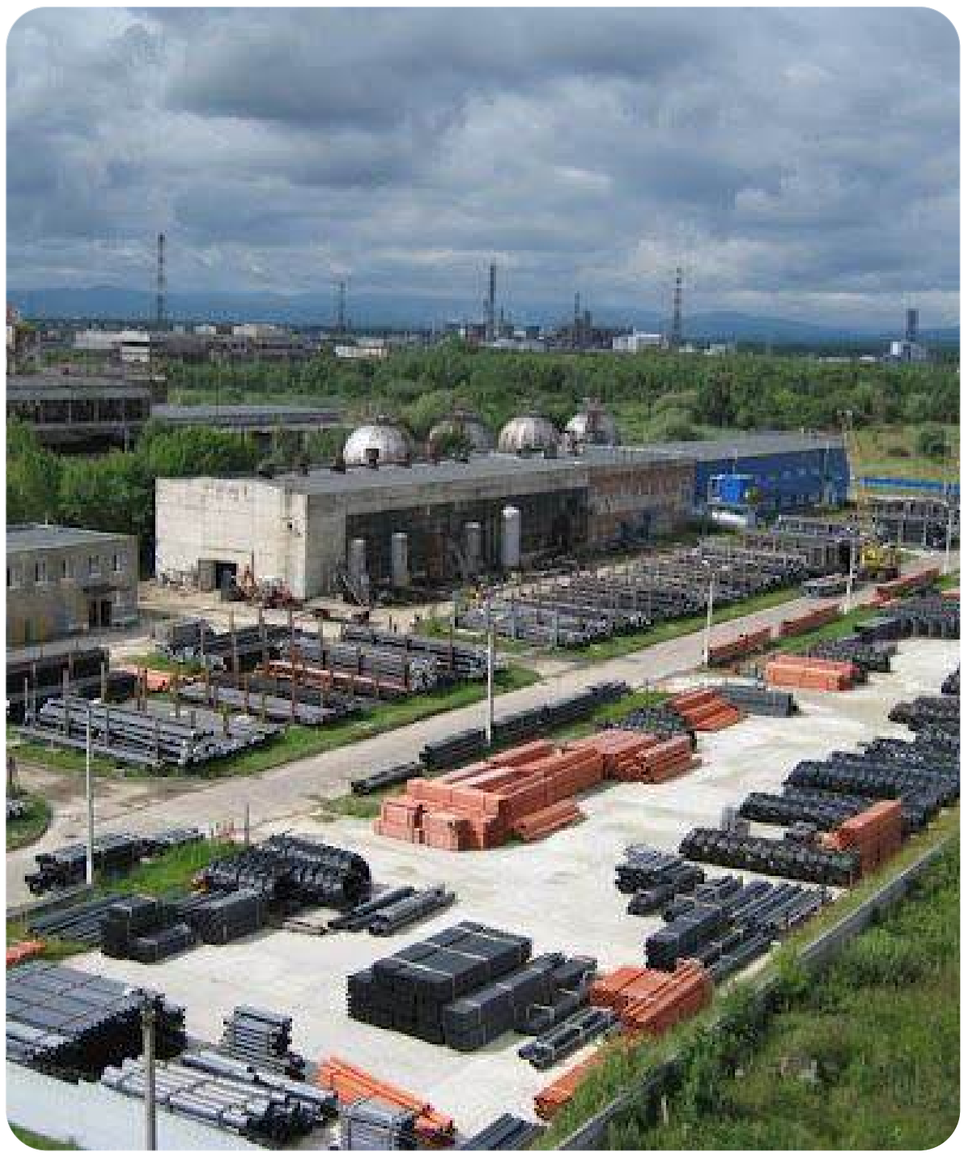


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KALUSH PIPE PLANT

Ivano-Frankivsk region, Kalush city, Promyslova St., 7

8.8553 ha

Total land area

17,144.5 sq. m.

Building and structures area

100 %

shares



Overview

KALUSH PIPE PLANT is one of the leading enterprises in Ukraine, specializing in the production of steel pipes for various purposes, including for the oil and gas industry, construction, and other industrial sectors.

Main activities

production of steel pipes (electric welded, seamless, and profile pipes);

manufacture of pipes for oil and gas pipelines, heating systems, water supply, and other communications.

Main sales markets

Ukraine, European countries, other regions of the world.

Key clients

Oil and gas companies, construction organizations, industrial enterprises.

Impact on the market

The company is an important supplier of pipes for strategic industries, particularly the oil and gas and energy sectors.

It provides high-quality products that compete in both domestic and international markets.

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LVIV SPECIAL CONSTRUCTOR BUREAU "TOPAZ"

Lviv city, Lychakivska St., 110

3806 ha

Total land area

2,997.7 sq. m.

Building and structures area



"Topaz" collaborates productively with the National Bank of Ukraine's Banknote and Minting Works

Overview

Lviv State Special Constructor Bureau "Topaz" was established in March 1973 as the leading enterprise for the design and production of equipment in the jewelry industry.

Main activities

- research and experimental development in other natural and technical science;
- production of jewelry and similar products;
- production of precious metals;
- forging, pressing, stamping, profiling; powder metallurgy;
- waste recycling from radio engineering and electronics production for the extraction of precious metals.

Real estate

8 units
with a total area of **2,997.7 sq. m.**

Vehicles

3 units of vehicles and special equipment

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NEPOLOKIVTSI GRAIN PROCESSING PLANT

Chernivtsi region, settlement Nepolokivtsi, Mahedralna St., 43

$ 5,133,806
Starting price

19.8222 ha
Total land area

41,546.7 sq. m.
Building and structures area



Overview

Property complex of SOE "Nepolokivtsi Grain Processing Plant" is an active enterprise, whose main activity is the production of flour and cereal industry products.

The following assets are included in the property complex:

- 129 units of real estate: elevators, warehouses, water towers, administrative buildings, and buildings for economic activities;
- 24 units of transport and special equipment: trucks, tractors, locomotives, trailers, buses, and a fire truck.

Sales volume of products from 2021 to the 3rd quarter of 2024:

18,474.0 thousand UAH

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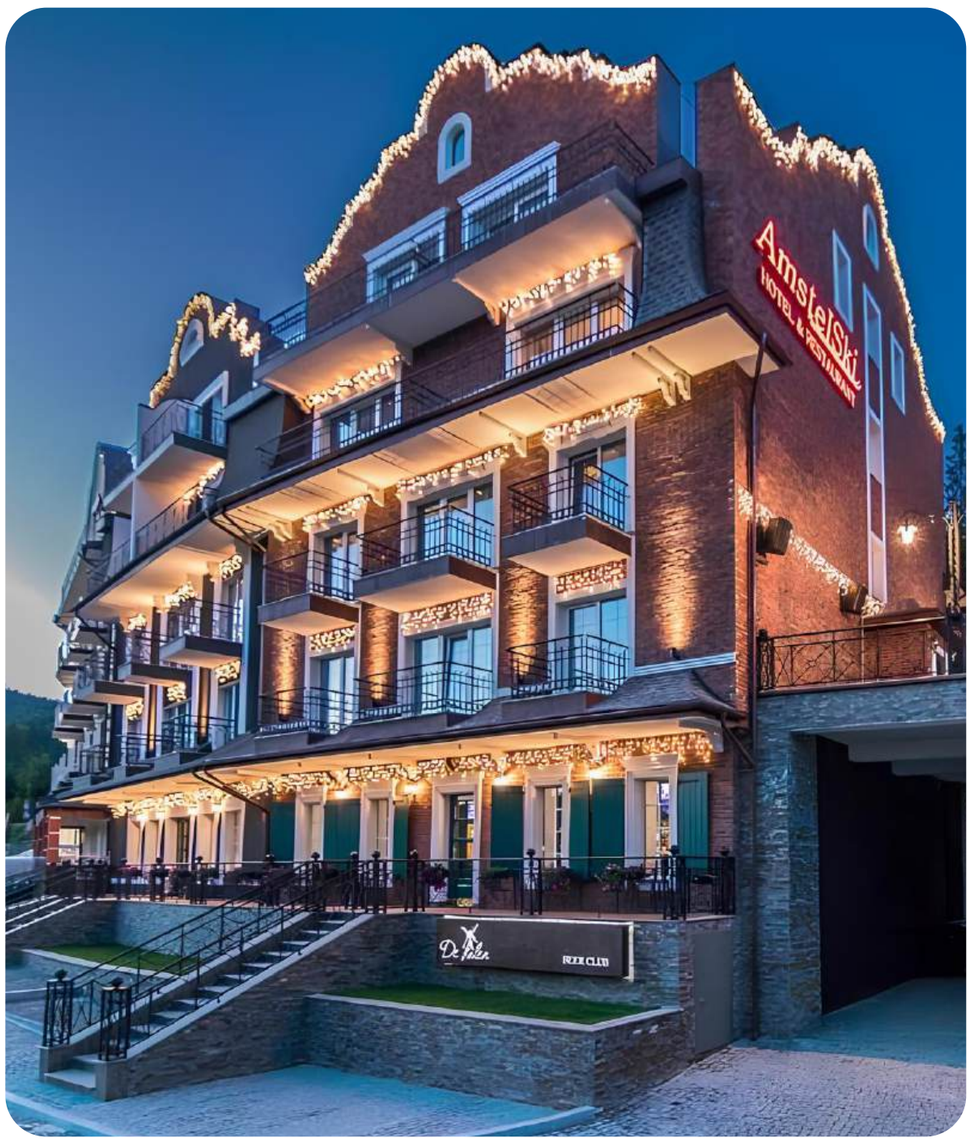


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Hotel "AMSTELSKI"

Ivano-Frankivsk region, Yaremche City Council, Polianytsia village, Vyshni plot, building 332 and 332a.

0.1224 ha

Total land area

1,610.5 sq. m.

Building and structures area



Overview

The four-star AmstelSki Hotel with direct access to the ski slopes is located at the Bukovel resort, 100 meters from the Vityag-2 ski lift and 200 meters from the Vityag-5 ski lift.
Guests have access to a terrace, bar, shared lounge, ski storage room, and 24-hour front desk.

All rooms are equipped with a balcony, air conditioning, flat-screen TV, work desk, wardrobe, kettle, and private bathroom. Some rooms offer mountain views.

A buffet breakfast is served every morning. The hotel's restaurant specializes in European and Dutch cuisine.

Guests can enjoy skiing and cycling in the surrounding area.

The hotel complex also includes:

- 1 large conference hall
- De Molen restaurant
- Multimedia room
- Old Bro barbershop

Land plots

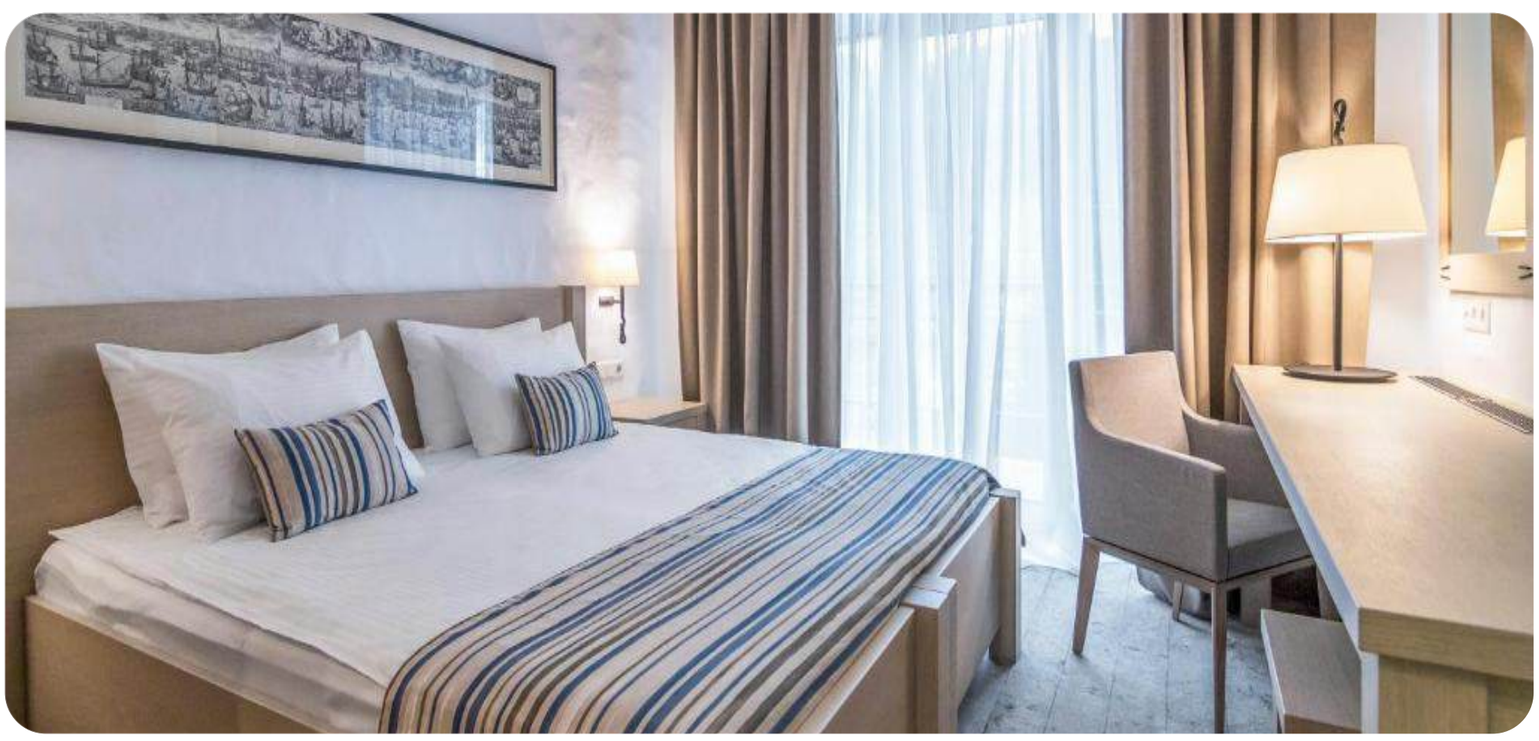
3 land plots with a total area of **0.1224 ha**

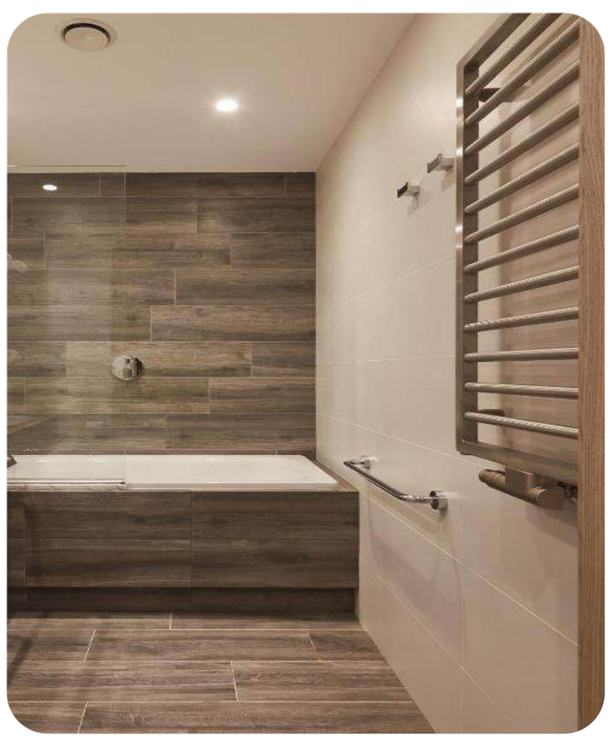
Real estate

The property includes **11** units of real estate (buildings, structures) with a total area of **1,610.5 sq. m.** located at the following address: Ivano-Frankivsk region, Yaremche city, Polianytsia village, Vyschni plot, building 332 and building 332a.

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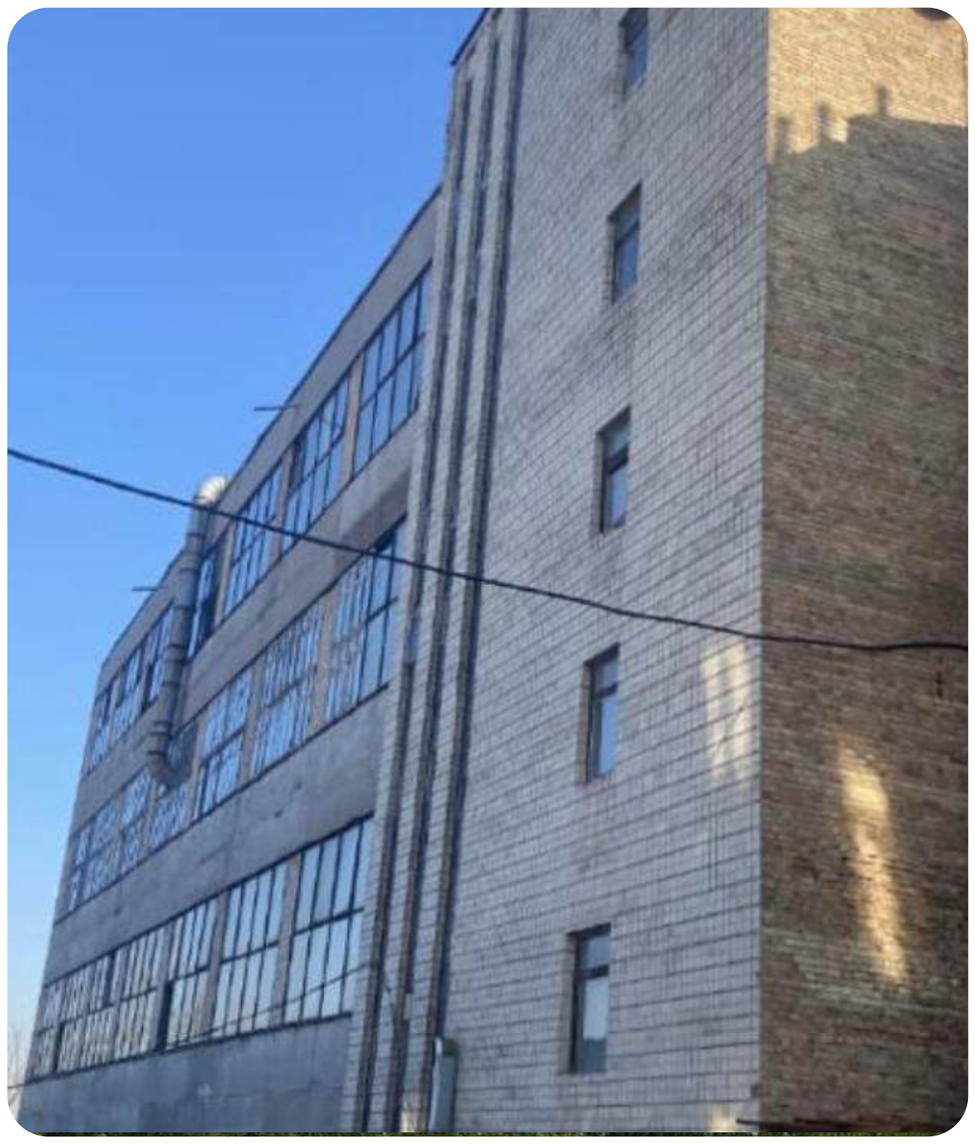


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"KVANT" PLANT

Kyiv region, Kyiv city, Mykhaila Maksymovycha St., 2.

56,744.4 sq. m.

Building and structures area

73 %

shares



Overview

"Kvant" Plant is a research and development strategic enterprise of the Ukrainian industry.

Main activities

- leasing and operation of own or leased real estate;
- production of radiological, electromedical, and electrotherapeutic equipment;
- production of medical and dental instruments and materials.

Additional information

State block of shares – **13,958,068 shares,** which is 73.2784%

Real estate properties

38 real estate objects
with a total area of **56,744.4 sq. m.**

***According to the Order of the Regional Office of the State Property Fund of Ukraine dated May 15, 1998 No. 545, transferred to the Statutory Fund of the Open Joint-Stock Company "Kvant" Plant Kyiv, 2 Trutenko St., which amounts to four million seven hundred sixty-two thousand hryvnias

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.









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POWDER METALLURGY PLANT

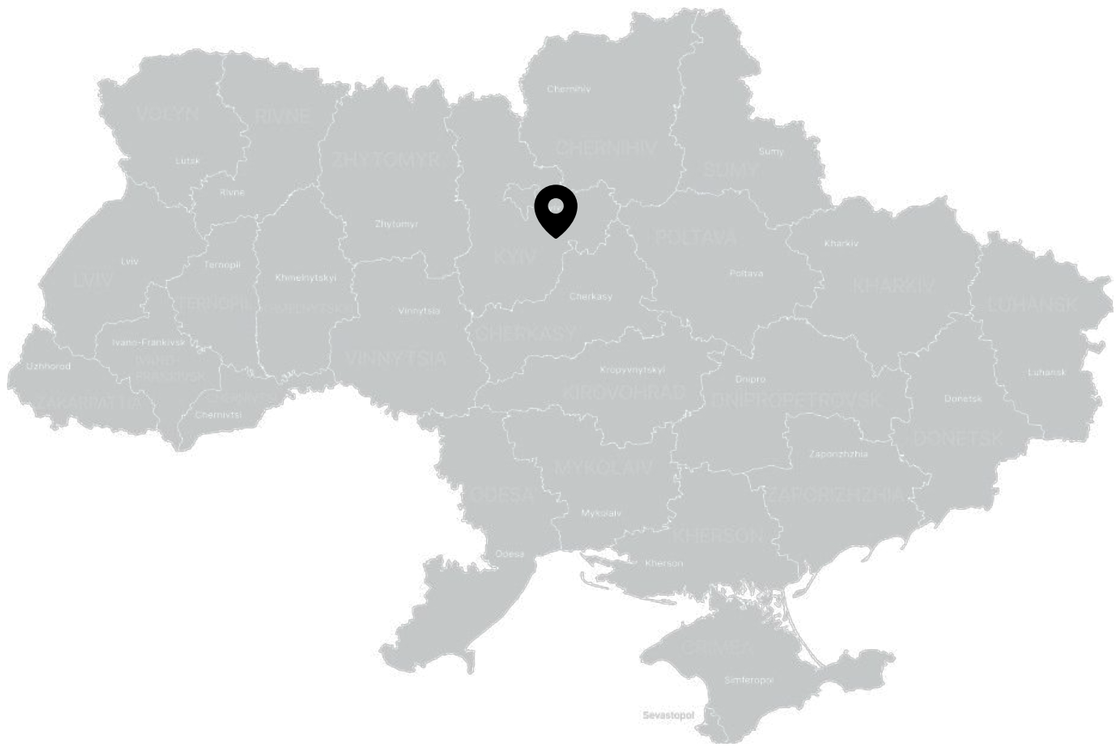
Kyiv region, Brovary city, Promvuzol

42.2996 ha

Total land area

48,341.84 sq. m.

Building and structures area



Overview

Powder Metallurgy Plant – State-Owned Enterprise of the Metallurgical Industry.

Main activities

- iron powder;
- granulated ferrosilicon;
- products made of powder sintered materials (structural and antifriction products, parts for electrical purposes);
- sintered electrode tape;
- hydrocyclones;
- friction products;
- products made of composite materials (layered plastic sheets, products made of layered plastic, sealing materials, etc.);
- digging devices for digging sugar beet roots;
- desktop artistic commemorative medals.

Production capacities

Planned production capacity of friction products – **360 tons**

Production of sintered products – **1,670 tons**

Vehicles

12 units of vehicles and special equipment

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KYIV AUTOMOBILE REPAIR PLANT

Kyiv city, Mykola Vasylenko St., 1

$ 2,315,933.76
Starting price

9.8168 ha
Total land area

32,065.9 sq. m.
Building and structures area



The state's share of corporate rights is 100%

Overview

The plant specializes in overhauling diesel engines, trucks, and tracked combat vehicles.

Main activities

- manufacture of motor vehicles, bodies, trailers and semi-trailers;
- mechanical processing of metal products;
- trade in cars, motor vehicles;
- wholesale and retail trade in parts and accessories for motor vehicles;
- freight road transport;
- lease of trucks;
- repair and maintenance of industrial machinery and equipment.

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.











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DESIGN INSTITUTE UKRMETROTUNNELPROEKT

Kyiv city, Bulvarno-Kudriavska St., 21, office 1

0.2434 ha

Total land area

2,431.4 sq. m.

Building and structures area

The state's share of corporate rights is 100%

Overview

Design institute Ukrmetrotunnelproekt is located in the center of Kyiv. It has its own parking lot.

Main activities

- Activities in the field of architecture;
- Activities in the field of engineering, geology and geodesy, provision of technical consulting services in these areas.

Additional information

Almost all metro stations, underground tunnels, tracks and depots not only in Kyiv, but actually throughout Ukraine were designed by employees of the State-Owned Enterprise "DI Ukrmetrotunelproekt".

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.

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