

# INVESTMENT OFFER

## 2025

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# ODESA PORTSIDE PLANT

 Odesa region, Yuzhne town, 3 Zavodska St.

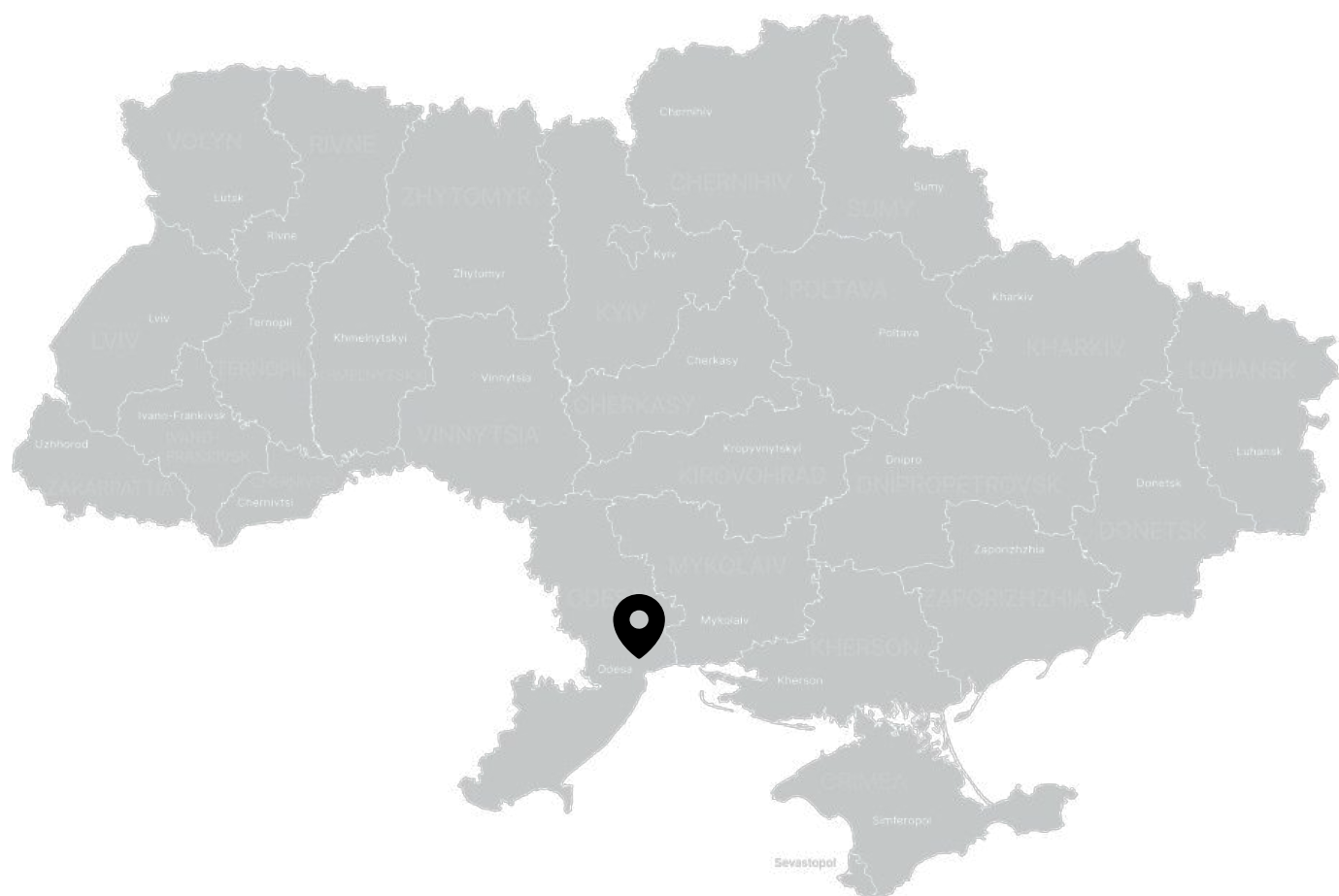
**\$ 112,000,000**  
Starting price

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**

## 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**

## 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).





## Contacts

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🌐 <https://is.gd/Mt6vQ3>





# SUMYKHIMPROM

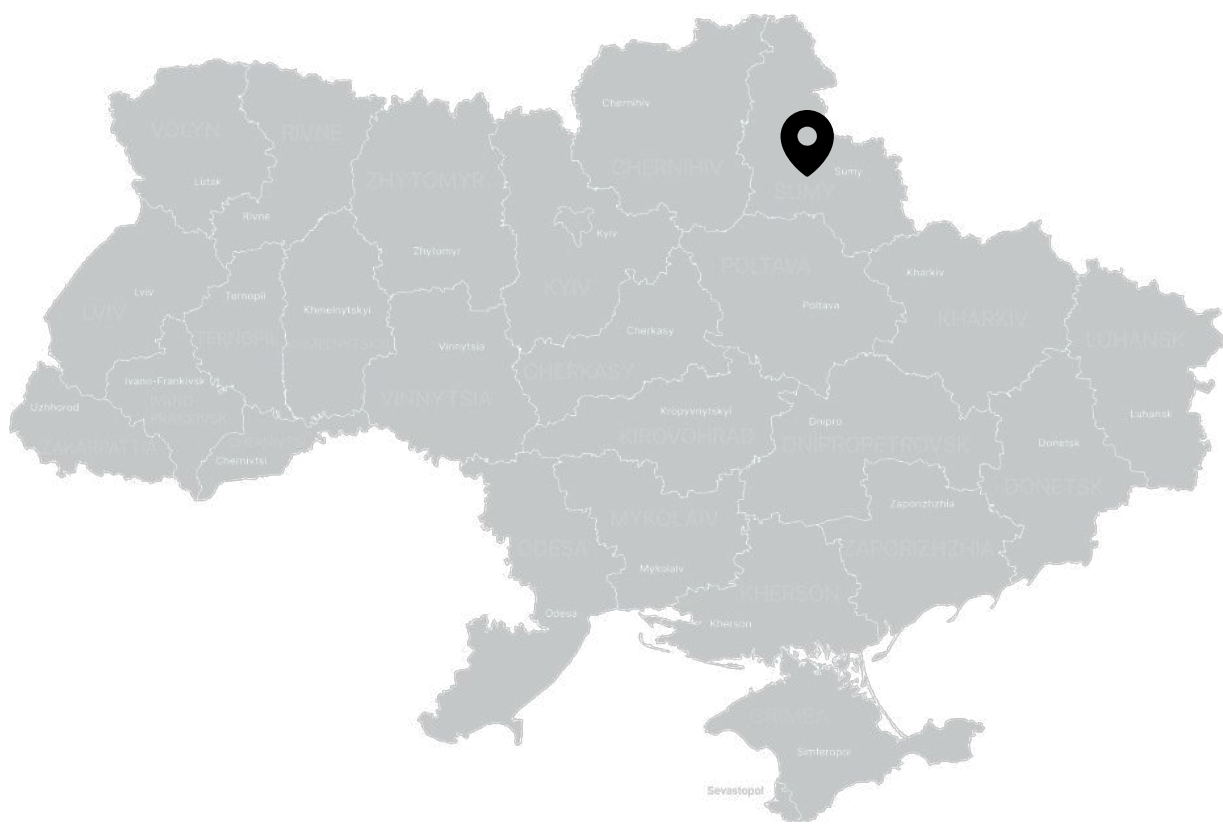
 Sumy city, 12 Kharkivska St.

**\$ 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)

## Land plots

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

## Licenses

**77** licenses

## Real estate

**23** registered units

## Transport

**157** units of vehicles and special equipment





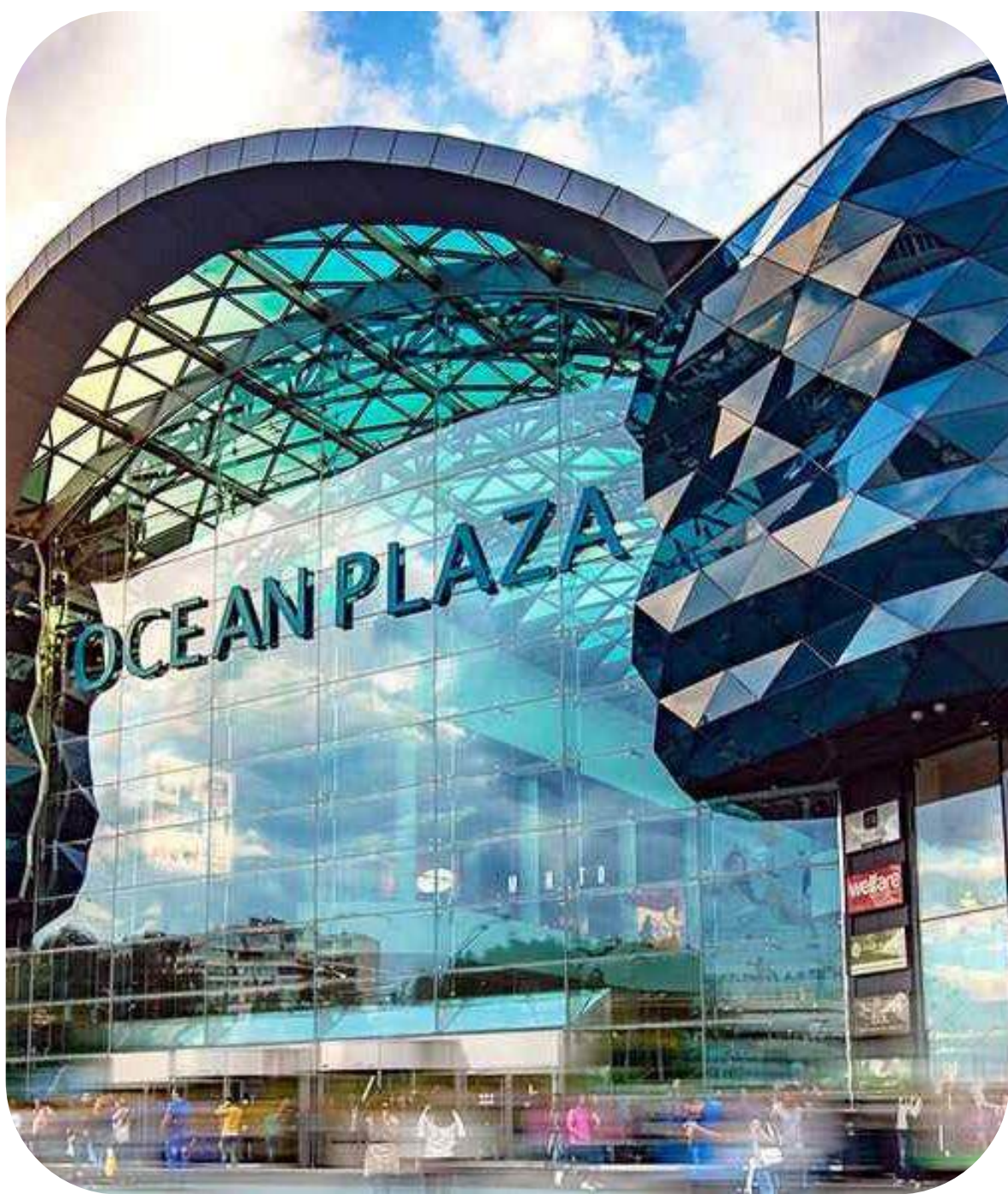
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# OCEAN PLAZA SHOPPING AND ENTERTAINMENT CENTER

 Kyiv city, 176 Antonovycha St.

**2.9689 ha**

Total land area

**134,627.2 sq. m.**

Building and structures area



## 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:

- **70,000 m<sup>2</sup>** 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





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# HOTEL "PRESIDENT"

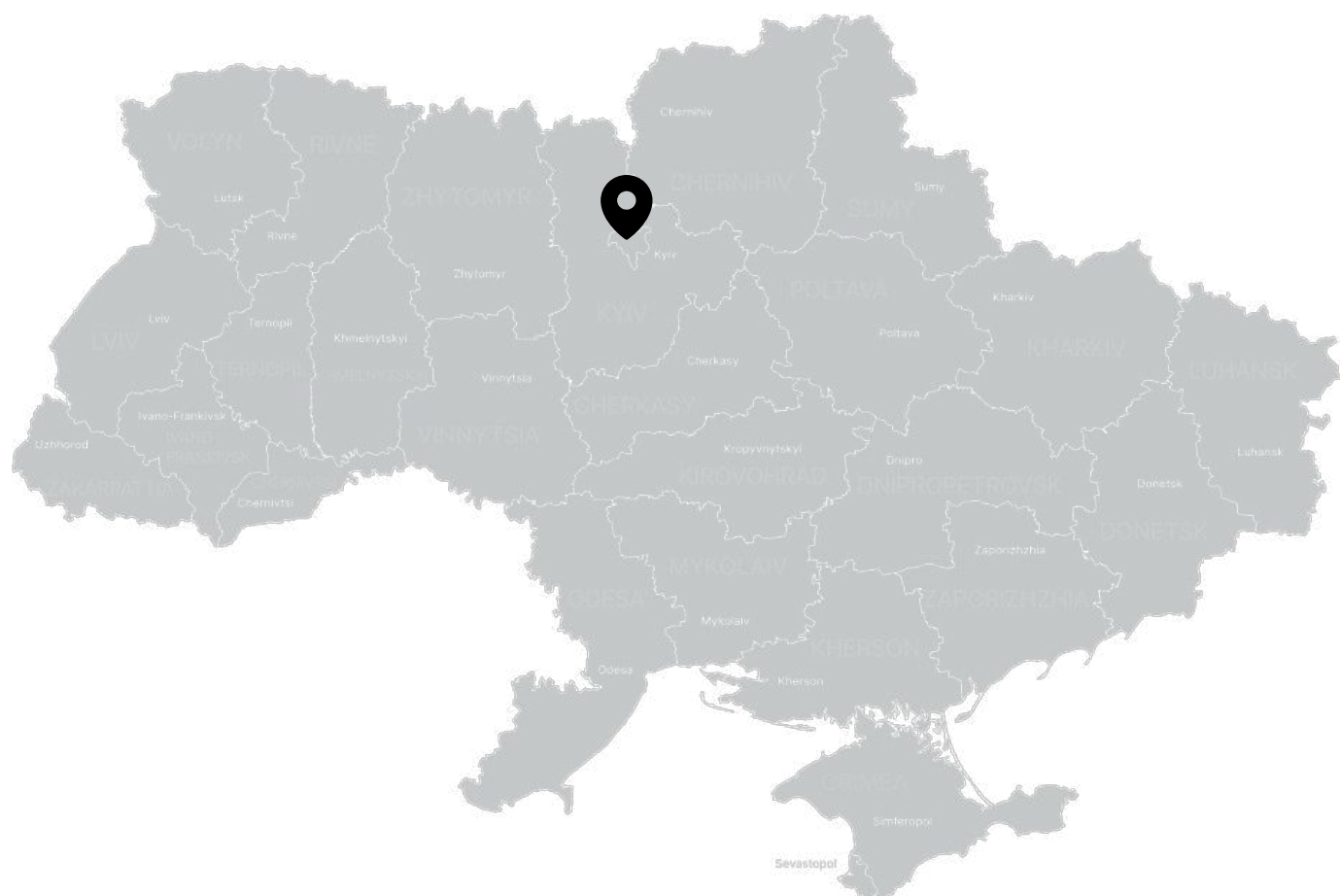
 Kyiv city, 12 Hospytalna St.

**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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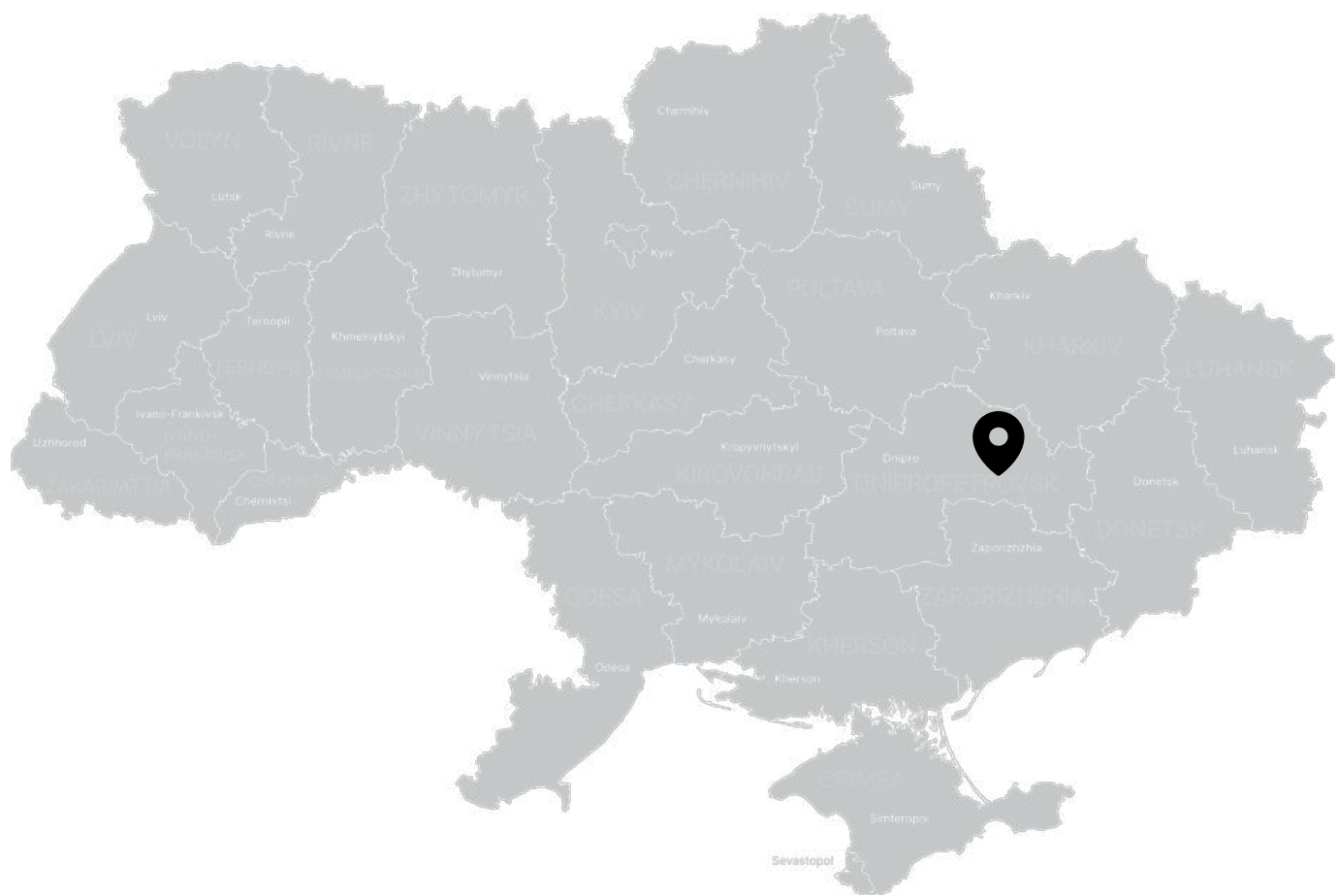




# DEMURINSKY MINING AND PROCESSING PLANT

 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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# VINNYTSIAPOBUTKHM

 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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