

# Dnipro Hotel

Privatization teaser



Nestled in the heart of Kyiv in close proximity to the country's main square, Maidan Nezalezhnosti, Dnipro Hotel features 186 rooms, restaurants, bars, SPA, and several conference halls.



## Hotel's major advantages

- Central location only a few steps away from the Government Quarter and the key cultural and historical heritage sites of Kyiv.
- Excellent transport accessibility due to location at the intersection of city's main streets with public transport stops (including metro) within a walking distance.
- Breathtaking panoramic views of surrounding parks and the Dnipro River.
- Absence of modern hotel properties with comparable location in Kyiv.
- Availability of surface guest parking area with the total capacity of 56 parking lots.



## General overview of the Hotel



□ Dnipro Hotel is situated on a land plot of 0.2831 ha. In addition, an associated land plot of 0.158 ha in front of the Hotel is used for parking. The JSC Dnipro has a right of perpetual use of the aforementioned land plots.

□ Dnipro Hotel comprises 12,829 sq. m of total area. The building has 12 above-ground floors, one technical floor, mezzanine and basement. The hotel guestrooms and suites are located on floors 4 to 12 and encompass the following 12 types:

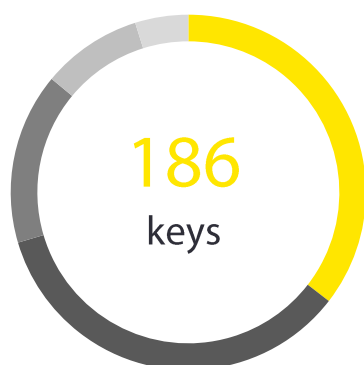
186  
keys

|          |             |             |              |
|----------|-------------|-------------|--------------|
| 7 rooms  | 11-12 sq. m | single      | Budget       |
| 1 room   | 19 sq. m    | double/twin |              |
| 1 room   | 26 sq. m    | triple      |              |
| 42 rooms | 10-12 sq. m | single      | Economy      |
| 23 rooms | 18-19 sq. m | double/twin |              |
| 34 rooms | 10-12 sq. m | single      | Standard     |
| 29 rooms | 18-19 sq. m | double/twin |              |
| 3 rooms  | 26-37 sq. m | family      |              |
| 13 rooms | 25-38 sq. m | small       | Junior Suite |
| 16 rooms | 35-37 sq. m | standard    |              |
| 6 rooms  | 18-35 sq. m | panorama    | Suite        |
| 11 rooms | 50-56 sq. m | standard    |              |

↑  
Rooms area excluding  
bathroom



## Rooms types



Total

66 rooms

Standard

65 rooms

Economy

29 rooms

Junior Suite

17 rooms

Suite

9 rooms

Budget

incl. rooms with a  
panoramic view

35 rooms

32 rooms

27 rooms

17 rooms

5 rooms





## Hotel facilities

three conference rooms,  
a meeting room, two  
restaurants, two bars,  
SPA, parking, etc.

## Meetings&Events

### Borysfen Conference room

- area - 52 sq. m
- up to 20 guests (maximum)



### Leda Conference Room

- area - 85 sq. m
- up to 60 guests (maximum)



### Byzantium Conference Room

- area 44 sq. m
- up to 35 guests (maximum)



### Additionally

- A meeting room for up to 10 guests
- Business Center



## Restaurants and bars

### Dnipro Restaurant

- area - 279 sq. m
- seating capacity up to 100 guests
- buffet capacity up to 150 guests



### Panorama Club Restaurant

- area - 126 sq. m
- seating capacity up to 30 guests
- buffet capacity up to 50 guests



Can be used as  
a conference  
room

### Two bars

- European Lobby Bar - 119 sq. m
- Munich Bar - 63 sq. m



## SPA (326 sq. m)

at SPA guests' disposal:

- massage
- two saunas
- pool
- vibrosauna



## Auxiliary amenities (634 sq. m)

Leased areas:

- Millenium café-bar
- grocery and jewelry stores







## Dnipro Hotel performance indicators



The indicators are based on JSC Dnipro financial statements for 2019.

It has to be taken into account that current technical condition of the Hotel building coupled with inefficient use of Hotel area does not allow for full utilization of the advantages of the Hotel location. Thus, the performance indicators should be treated as achievable in current conditions.

€43  
₴1,253

Average daily rate (ADR) in 2019

52%

Average occupancy in 2019

€23  
₴652

Revenue per available room (RevPar) in 2019

## Hotel location





## Additional information

In the virtual data room (VDR) you can also find next documents:

- audited financial statements for the year ended December 31, 2019 (Grant Thornton)
- feasibility study (Cushman&Wakefield)
- legal due diligence (Baker McKenzie)
- technical due diligence (Delta)

**DNIPRO HOTEL**  
★★★★

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