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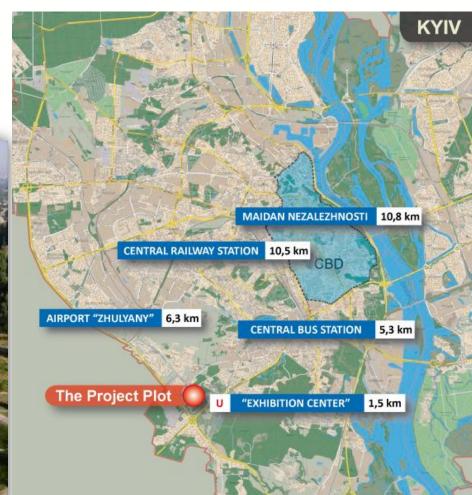






Convenient location























Hotel for a wide audience

- Corporate clients and business-tourists.
- Leisure-tourists.
- Sport-tourists sponsors, teams and fans who will attend events that will take place at the Sport Life water center.
- Lecturers and students, that are participating in student exchange programs between Shevchenko National University and other international universities, as well as their relatives, who are accompanying or visiting them.
- Participants of events in "Expocentre of Ukraine".
- Local's will have an opportunity to gain access to additional hotel services such as pool, spa, and wellness center for a fee.



































The most efficient use of space

ltem	Nmb	Seats	Seats per key	Area	%
Living areas, incl.:				3711 sq m	52%
Guest rooms	150	291	1.94	3493 sq m	
Public areas, incl.:				1212 sq m	17%
Lobby/ Reception/Lounge-bar	1	50	0.33	249 sq m	
Restaurant (incl. kitchen & storages)	1	155	1.03	215 sq m	
Ballroom	1	201	1.34	282 sq m	
Board room	1	17	-	34 sq m	
Beauty salon	1	-	-	58 sq m	
Gym	1	-	-	19 sq m	
Kids room	1	-	-	18 sq m	
Back of the House, Administration and Plant rooms	796 sq m	11%			
Circulation	1466 sq m	20%			
Net useable space	7184 sq m	100%			
Net useable space per key					
Gross Building Area (GBA)	8456 sq m				
GBA per key	56 sq m				
Hotel courtyard, incl. outdoor pool	0.09 ha				
Open Air Parking (90 places)					

Source: ABHG, 2011

















Attractive price

The expected average cost of a standard single room will be approximately \$130 including VAT.

Project budget

• Investments needed for constructing, fitting-out and commissioning of the hotel will amount to \$13.97 mln (VAT included) or about \$93k per room.

Summary of the hotel 2014-2018 performance indicators (at 2011 prices, VAT not included)

•	•	•	•		•
ltem	Q4 2014	2015	2016	2017	2018
Rooms	150	150	150	150	150
Occupancy (Occ.)	48%	58%	67%	70%	70%
Average Daily Rate (ADR)	\$93	\$107	\$117	\$121	\$124
Total Revenue, ths.	\$983	\$5 015	\$6 357	\$6 855	\$7 061
Revenue per Available Room (RevPAR)	\$45	\$62	\$78	\$85	\$87
Earning before interest, tax, depreciation and amortization (EBITDA)	\$283	\$1 840	\$2 590	\$2 867	\$2 953
Return on Sales (ROS, EBITDA/Total Revenue)	29%	37%	41%	42%	42%

Source: ABHG, 2011

29 March 2012, Kylv KYIV INVESTMENT FORUM

















High investment attractiveness of the project:

Subject to the sale of the facility by the investors in 10 years:

- Net Present Value of the project (NPV): \$8,924,093
- Internal Rate of Return (IRR): 22.37%
- Return on Investment in the project (ROI): 15.89%
- Payback Period (PBP): 8 years including the construction period
- Capitalization in 2024: \$36,980,000

Opening of the hotel is expected in the 4th quarter of 2014.

















