Demurinsky Mining and Processing Plant

Full-cycle asset: from titanium-zirconium ore extraction to processing with long-term development potential



The asset combines natural resources, existing infrastructure, and development prospects in international markets.

SPFU

333.4769 ha	5,158 sq m	43	1,039,021,000
Total leased land area	Total built-up area	Number of land plots	Sales volume

Main activity — extraction of ores of other non-ferrous metals.

INVESTOR ADVANTAGES

- Operational mining and processing complex
- Ready-made production infrastructure
- Promising critical minerals sector
- Large land area
- Location in an industrial region

INVESTMENT POTENTIAL

- Expansion of export markets
- Entry into the global titanium raw materials market
- Strong demand from industrial and defense sectors

SALE TERMS

- Privatization through a transparent online auction
- Equal conditions for all investors
- Full disclosure of information
- Clear participation rules

DEMURINSKY MINING AND PROCESSING PLANT — INVEST IN A COMPLEX WHERE RESOURCES MEET DEVELOPMENT OPPORTUNITIES.

Office 4, 2a Haharina Street
Novoandriivka village,
Dnipropetrovsk region
Ukraine



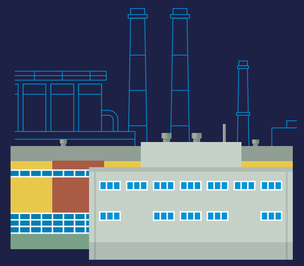
ПВ
Фонд державного майна України
№10-55-25837 від 24.09.2026
3C080BB109AB2598A4000000KBDA8A0047A0F500
Сертифікат дійсний з 31.08.2026 14:05 до 31.08.2028 14:05

MYKOLAIV ALUMINA REFINERY

One of the largest non-ferrous metallurgy complexes in Ukraine and Europe with an energy-efficient production base.



Mykolaiv Oblast, Halytsynove village, 471 Zhovtnevyi Avenue, Ukraine



The largest alumina production enterprise for the aluminium industry with developed infrastructure and strong export potential

SPFU

866 ha	391,000 sq m	metallurgical alumina	1,524,126,720
Total land area	Total built-up area	Main product	Share capital

On-site combined heat and power plant **(CHP)**

Seaport terminal

Railway access infrastructure

INVESTOR ADVANTAGES

- Large-scale industrial production complex
- Developed infrastructure
- Favorable location
- 80% of output exported
- Annual production capacity: 1,769 thousand tonnes of alumina (Al_2O_3)

INVESTMENT POTENTIAL

- Potential for modernization of the production complex
- Implementation of advanced technologies
- Expansion of export markets
- Business scaling opportunities

SALE TERMS

- Privatization through a transparent online auction
- Equal conditions for all investors
- Open access to information
- Clear participation rules

MYKOLAIV ALUMINA REFINERY — A STRATEGIC INDUSTRIAL ASSET WITH ESTABLISHED PRODUCTION CAPACITIES. AN OPPORTUNITY TO INVEST IN AN ASSET THAT ALREADY HAS SCALE AND STRONG GROWTH POTENTIAL

SUMYKHIMPROM



The only domestic producer of certain phosphate fertilizers and one of Ukraine's largest chemical complexes.

SPFU

A strategic chemical industry enterprise in Ukraine with strong production capacity and development potential



637.0311 ha	462.257 sq m	157	434,686,966
Total land area	Total built-up area	Number of vehicles and special machinery units	Share capital

23 real estate assets

40 land plots

a portfolio of 30 mineral fertilizer grades

INVESTOR ADVANTAGES

- Large-scale industrial complex
- Full-cycle production facility
- Strong export potential: up to 95% of output supplied to international markets
- Significant production capacities

INVESTMENT POTENTIAL

- Asset value appreciation through modernization
- Expansion of production capacity
- Enhanced export potential
- Improved competitiveness
- Access to new markets and product lines

SALE TERMS

- Privatization through a transparent online auction
- Equal conditions for all investors
- Full disclosure of information
- Clear participation rules and requirements

12 Kharkivska Street, Sumy, Ukraine

SUMYKHIMPROM — CHEMICAL INDUSTRY GIANT WHERE PRODUCTION CAPACITY CREATES NEW OPPORTUNITIES. INVEST IN SCALE, GROWTH, AND ACCESS TO NEW MARKETS

OCEAN PLAZA



Privatization in the heart of Ukraine's capital. A premium commercial asset offering a unique investment opportunity.

SPFU

One of Ukraine's largest shopping and entertainment centres, representing a high-potential investment opportunity



134 627 sq m	300	30	1407
Gross Building Area	Shops across multiple formats	Restaurants and dining venues	Parking spaces

4-screen multiplex cinema

rooftop beach complex **(3,000 sq m)**

the largest aquariums **(350,000 liters)**

INVESTOR ADVANTAGES

- Premium location
- 20 million visitors annually
- Stable income with high growth potential
- Transparent acquisition process

INVESTMENT POTENTIAL

- Asset value appreciation potential
- Post-war market recovery upside
- Modernization and development opportunities
- Unique market opportunity

SALE TERMS

- Privatization via transparent online auction
- Equal conditions for all investors
- Full disclosure of information
- Clear participation rules

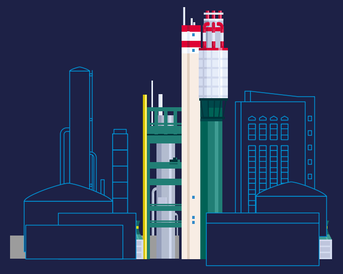
176 Antonovycha Street, Kyiv, Ukraine

OCEAN PLAZA — A LANDMARK COMMERCIAL REAL ESTATE ASSET IN KYIV, COMBINING SCALE, PRIME LOCATION, AND STRONG STABLE GROWTH POTENTIAL. INVEST IN A SPACE THAT HAS ALREADY BECOME A CITY LANDMARK.

ODESA PORTSIDE PLANT

A chemical production facility with a deep-water seaport terminal on the Black Sea coast





Odesa Portside Plant — a strategic asset at the intersection of industry, logistics, and global markets.

262.9354 ha	285,449 sq m	120	draft: 13.5 m
Total land area	Total built-up area	Number of vehicles and special machinery units	Integrated seaport terminal

- **4 million tons** of annual handling capacity
- **10%** of global ammonia is transported through the facility
- Europe's largest ammonia storage capacity of **120,000 tons**

INVESTOR ADVANTAGES

- Full-cycle chemical production
- Fast modernization and expansion potential
- Stable demand on domestic and international markets
- Annual production capacity 1,160 thousand tons of ammonia

INVESTMENT POTENTIAL

- Growth in the asset's market value
- Enhanced export potential
- Expansion of the product portfolio
- Improved operational efficiency and competitiveness

SALE TERMS

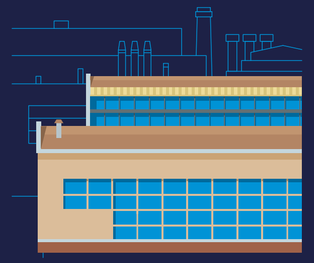
- Privatization via transparent online auction
- Equal conditions for all investors
- Full disclosure of information
- Clear participation rules

3 Zavodska Street, Yuzhne, Odesa Oblast, Ukraine



ODESA PORTSIDE PLANT — A LANDMARK INDUSTRIAL ASSET OF UKRAINE WITH ITS OWN DEEP-WATER SEAPORT TERMINAL, SIGNIFICANT PRODUCTION CAPACITIES, AND STRONG MODERNIZATION POTENTIAL FOR EXPANSION INTO NEW MARKETS.

MOTORDETAL-KONOTOP



Privatization of a strategic asset is a unique opportunity for investors with strong export potential.

European manufacturer of specialized products for internal combustion engines and industrial applications



23.5927 ha	89,545 sq m	55	56
Total land area	Total built-up area	Number of vehicles and special machinery units	Number of real estate assets

Among the plant's key customers are Rolls-Royce, Scania, MAN, Iveco, Mercedes-Benz, Volvo, Renault, and CAT.

INVESTOR ADVANTAGES

- Recognized brand in the engineering sector
- Industrial complex with a full-cycle metalworking and heat-treatment process
- Extensive production base

INVESTMENT POTENTIAL

- Potential for modernization of the production complex
- Implementation of advanced technologies
- Expansion of export markets
- Business scaling opportunities

SALE TERMS

- Privatization via transparent online auction
- Equal conditions for all investors
- Open access to information
- Clear participation rules

Sumy Oblast, Konotop, 64 Vyrivska Street, Ukraine



MOTORDETAL-KONOTOP — INVEST IN A PRODUCTION FACILITY THAT IS ALREADY OPERATIONAL AND HAS STRONG SCALING POTENTIAL.