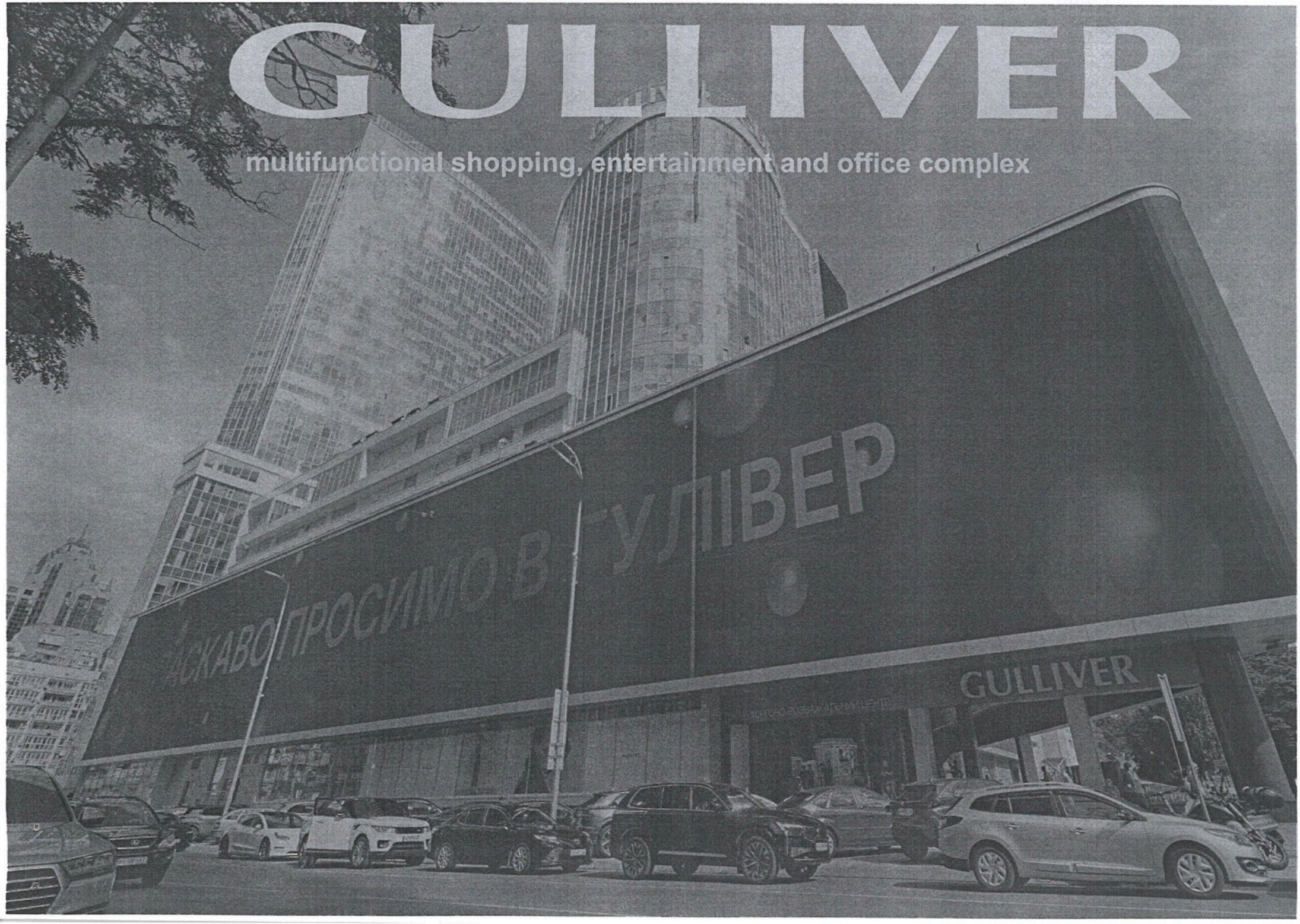

GULLIVER
multifunctional shopping, entertainment and office complex
ЛАСКАВО ПРОСИМО В ГУЛІВЕР
GULLIVER

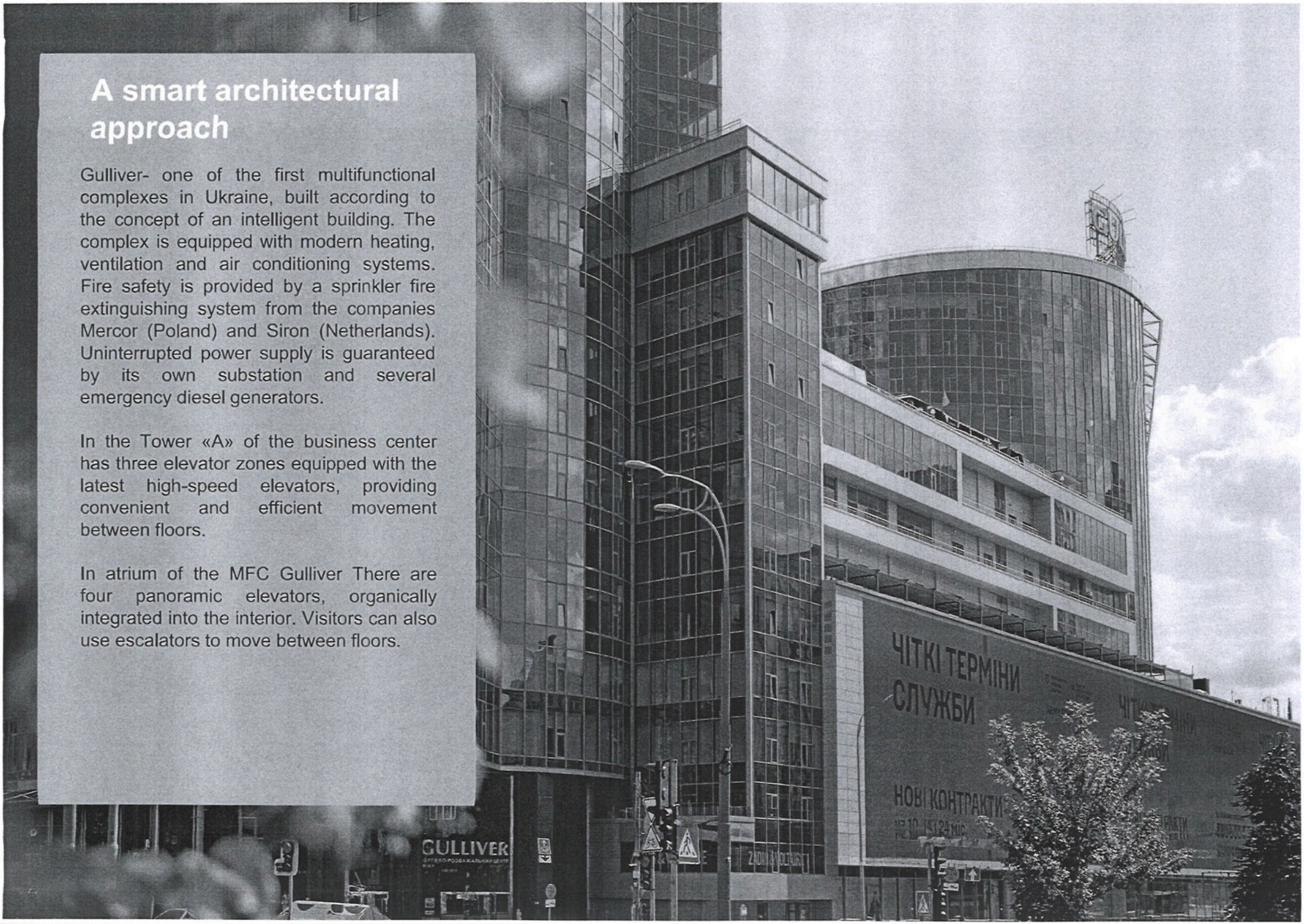
A unique multifunctional complex in the center of the capital of Ukraine

The Gulliver multifunctional complex (MFC) is located in the very center of the cultural, historical and business part of the capital of Ukraine. It is one of the largest complexes in the center of Kyiv. This gives tenants a number of important competitive advantages: significant footfall, location in the business and government center of the capital, proximity to cultural and tourist locations..

Within a radius of 1.5 km from the complex are all the main government institutions of Ukraine, prestigious hotel and residential complexes, as well as the business center of the capital with large business centers. In the primary coverage area (15 minutes by public transport) are densely populated districts of the capital: Pechersky, Podilsky, Shevchenkivsky (the number of residents in the primary coverage area is up to 1 million people). The center is attractive for tourists and guests of the capital.

MFC Gulliver is located near three metro stations – Palats Sportu, Ploshcha Ukrainskih Geroiv and Klovska – which provides a daily passenger flow of over 150 thousand people per day. Transit passenger flow along the facade of the Gulliver Sports Complex is over 50,000 people and over 35,000 cars per day. The concentration of office employees is over 35,000 people. The intensity of visitor flows remains uniform throughout the day, and is also consistently high on both weekdays and weekends.





A smart architectural approach

Gulliver- one of the first multifunctional complexes in Ukraine, built according to the concept of an intelligent building. The complex is equipped with modern heating, ventilation and air conditioning systems. Fire safety is provided by a sprinkler fire extinguishing system from the companies Mercor (Poland) and Siron (Netherlands). Uninterrupted power supply is guaranteed by its own substation and several emergency diesel generators.

In the Tower «A» of the business center has three elevator zones equipped with the latest high-speed elevators, providing convenient and efficient movement between floors.

In atrium of the MFC Gulliver There are four panoramic elevators, organically integrated into the interior. Visitors can also use escalators to move between floors.

Technical specifications of the MFC Gulliver

GBA (total area)
157 242 m²

Tower «A»
33 floors

Levs
10

Restaurants
14

Tower «B»
6 floors

Shops
150

Parking places
382

Offered for sale *:

GBA (total area)
151 805 m²

GLA (leasable area)
92 525 m²

Business-center

GBA
(total area of the BC, m²)
74 624

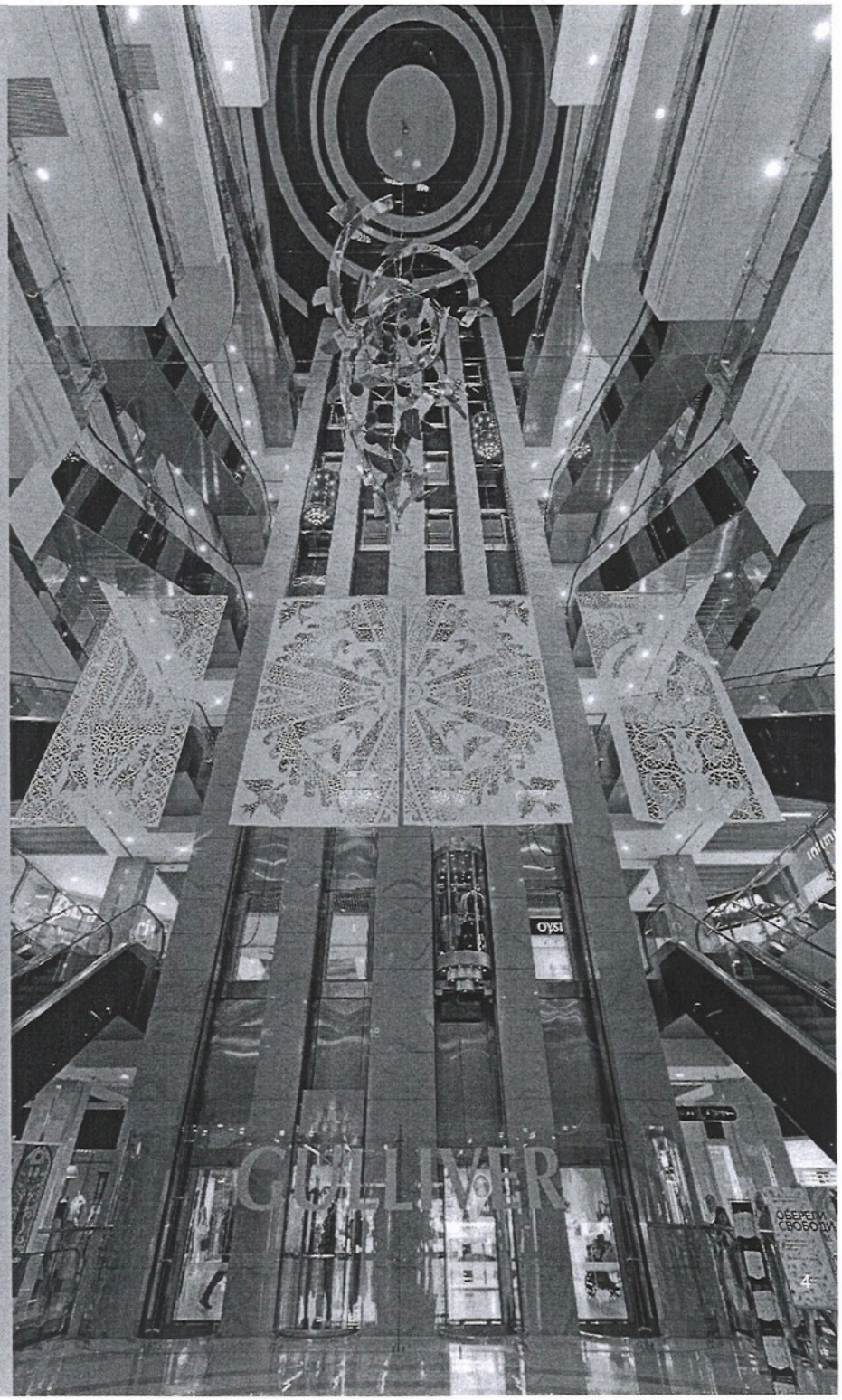
GLA
(leasable area of the BC, m²)
49 720

Shopping center

GBA
(total area of the Shopping center, m²)
77 180

GLA
(leasable area of the Shopping center, m²)
42 805

* Not for sale : 5 437 m² in the Business center

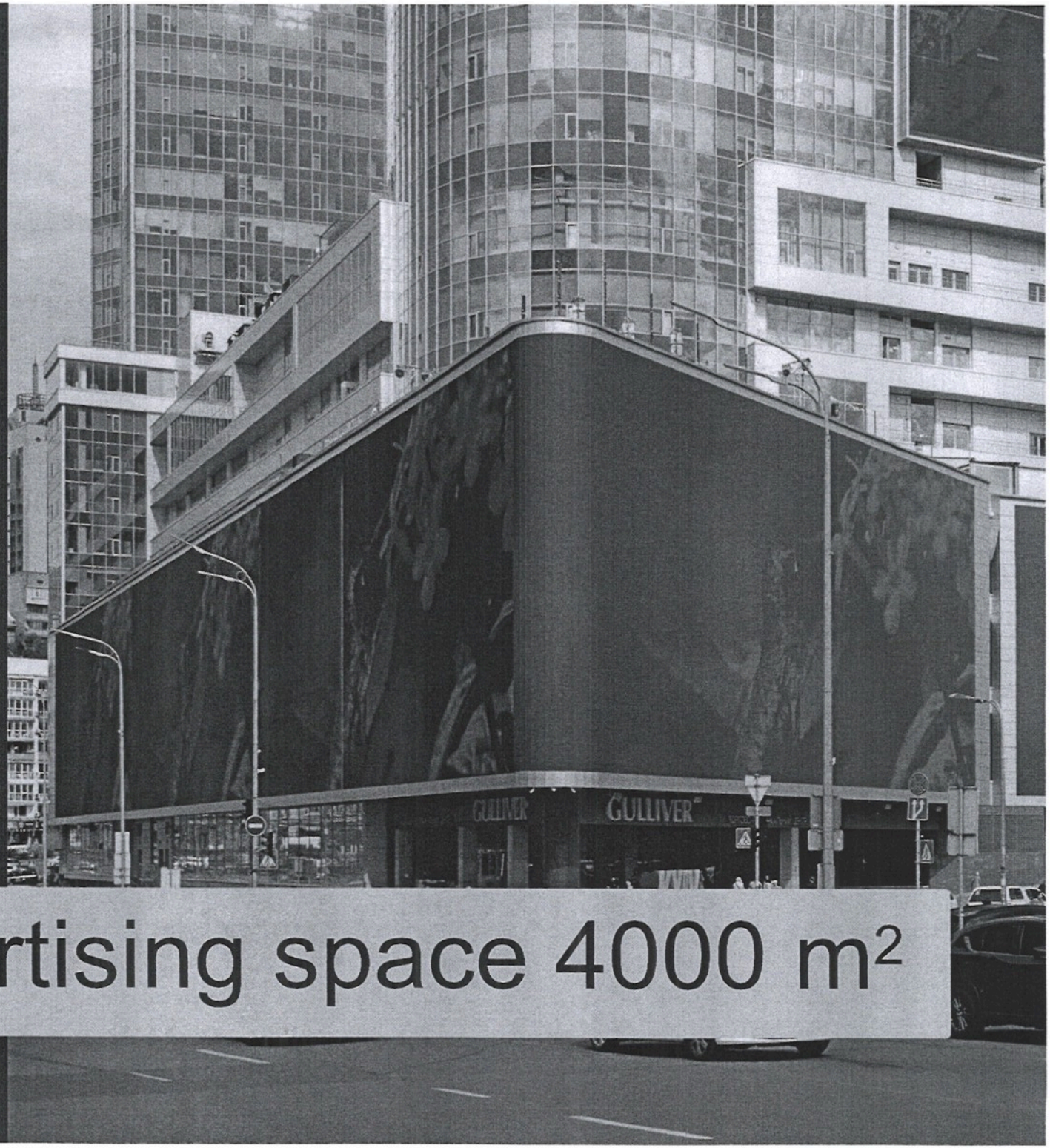


Unique media facade and multimedia screens

A unique feature of the complex is its facade, which combines decorative lighting and one of the largest media screens in Ukraine and Europe.

The facade is equipped with a unique system of lighting elements for Ukraine, which turns the building into a huge dynamic media plane. The lighting equipment for the project was developed by Blachere Illumination, known for developing lighting designs for the Eiffel Tower and the Champs-Elysées.

The Gulliver media facade is one of the largest in Ukraine and Europe. It combines seven modern media screens with a total area of up to 4 thousand m². 3D effects, live broadcasts and complex visual solutions make the media facade an expressive element of the urban space and add dynamics to the central part of Kyiv.



advertising space 4000 m²

The highest business center in the capital

The 33-story tower "A" of the Gulliver Business Center reaches 141 meters. The interiors use environmentally friendly materials from leading European manufacturers, and panoramic windows in the offices offer unforgettable views of Kyiv. The MFC is equipped with a three-level underground parking, which provides additional comfort for office workers and visitors of the complex.

Unique tenant mix

Business Center is distinguished not only by its prestigious location, but also by its resident base. International companies, well-known brands, technology teams, and the largest coworking operators in Ukraine work here. This combination creates a modern business environment and strengthens the international image of Kyiv as a business capital.

The largest coworking spaces in Ukraine

"Creative Quarter" - large-scale spaces for startups and IT companies, modern infrastructure.

Creative States - a premium network of the "office as a five-star hotel" format, which forms the image of a modern premium space, attracts international teams and investors.

Regus - an international operator of flexible offices, business lounges and meeting rooms.



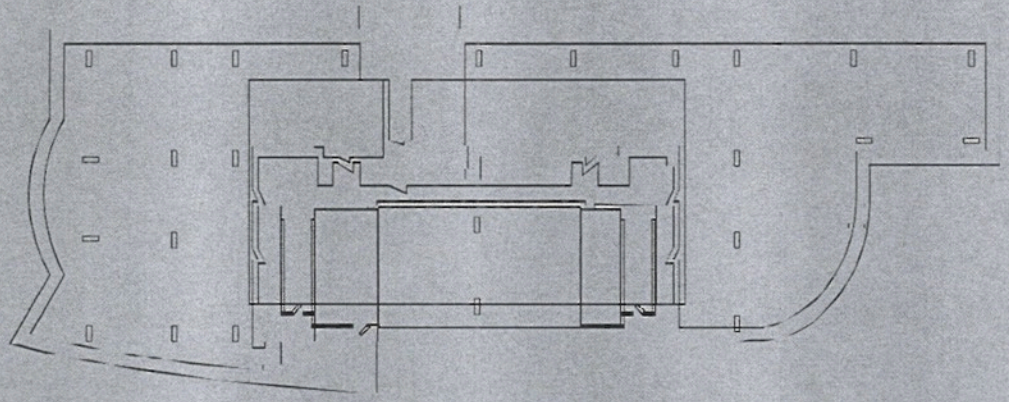
Business center

Tower «A»

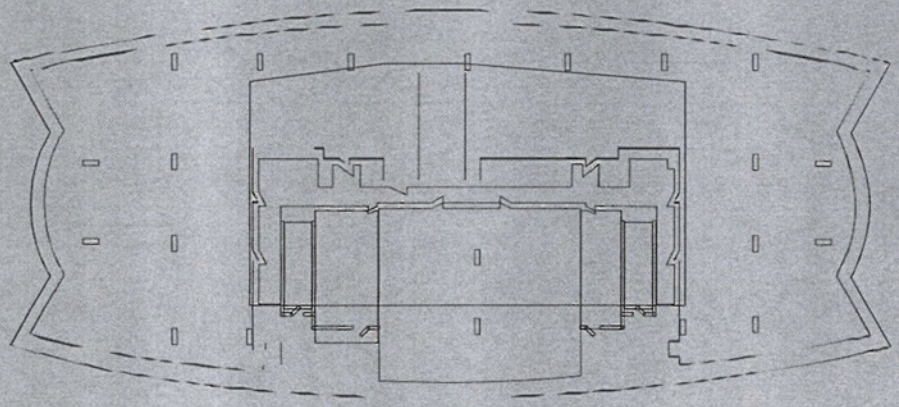
The floor can be rented as a whole or divided into several offices with a common corridor and bathrooms.

Total floor area of the tower «A» – from 1500 m².

2 – 11 FLOORS



12 – 33 FLOORS

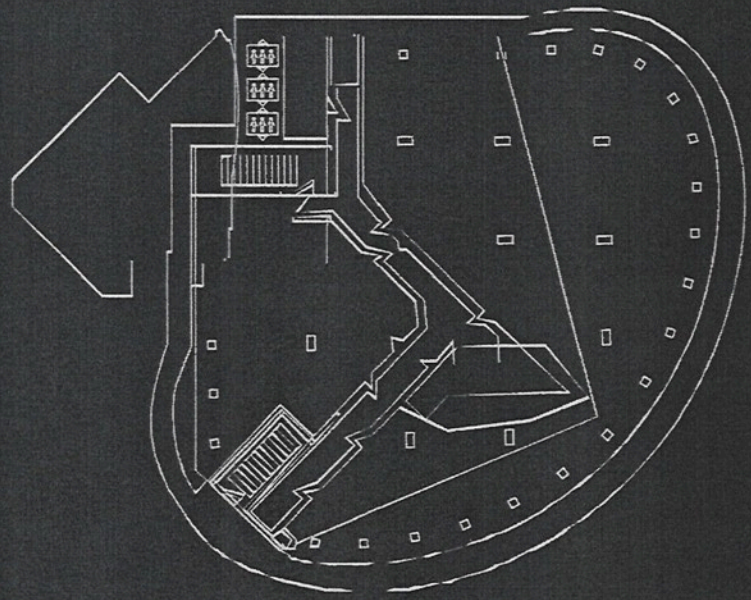


Tower «B»

The floor can be rented as a whole or divided into several offices with a common corridor and bathrooms..

Total floor area of the Tower "B" – from 1300 m2.

9 – 14 FLOORS





International companies and brands at Gulliver Business Center

Playtech — world leader in gaming software, large R&D center in Kyiv.

Grammarly — a global English language testing product, one of the most successful Ukrainian startups.

Bacardi Martini — international alcohol brand, the office in Kyiv is responsible for marketing and distribution.

LEGO — Danish toy manufacturer. Gulliver has a representative office of the company, which is engaged in the development of sales and affiliate programs.

GULLIVER
BUSINESS CENTER
TOWER
A
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BUSINESS CENTER
TOWER
A

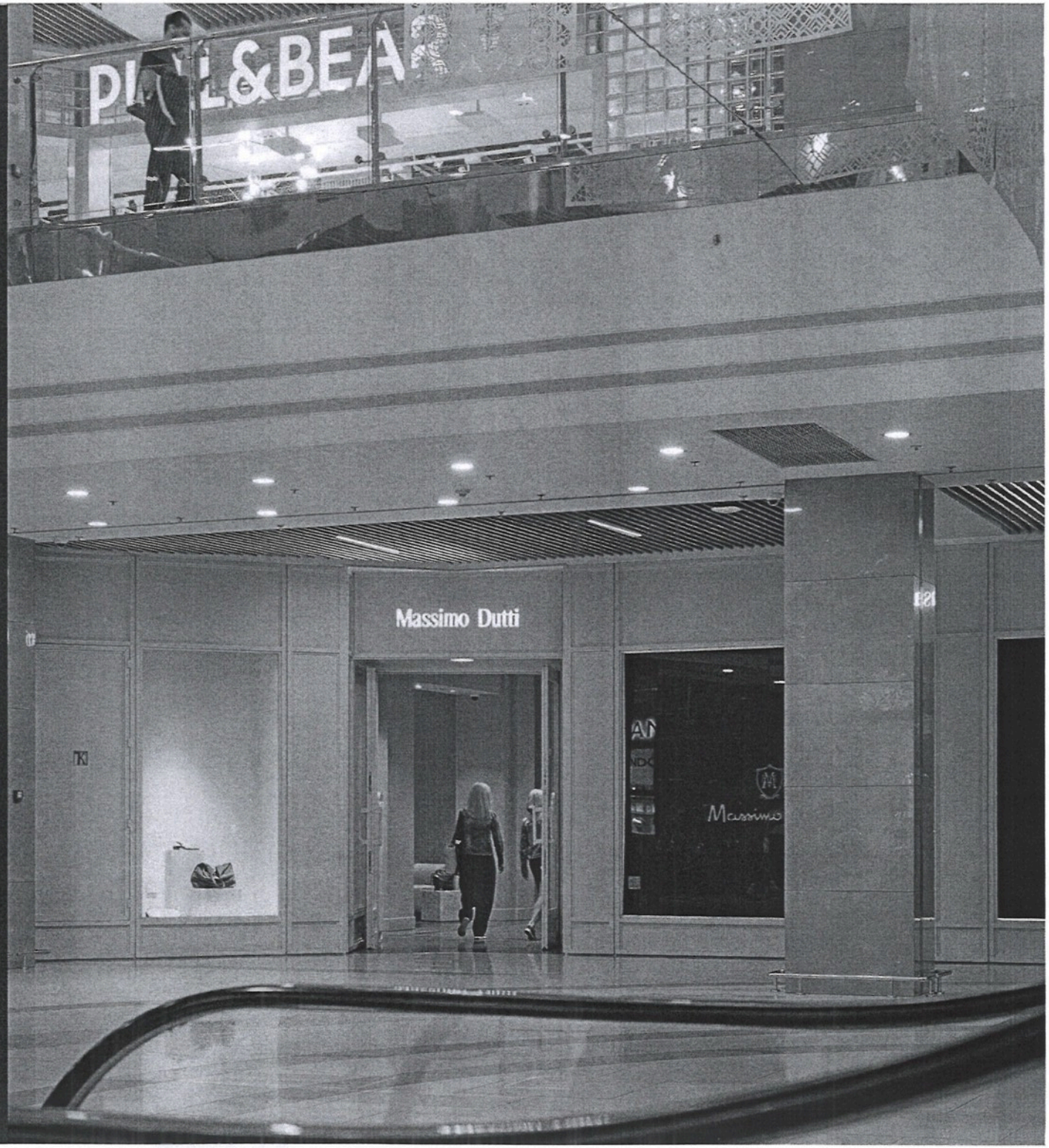
CREATIVE STATES

GULLIVER

Shopping and *entertainment center* Gulliver

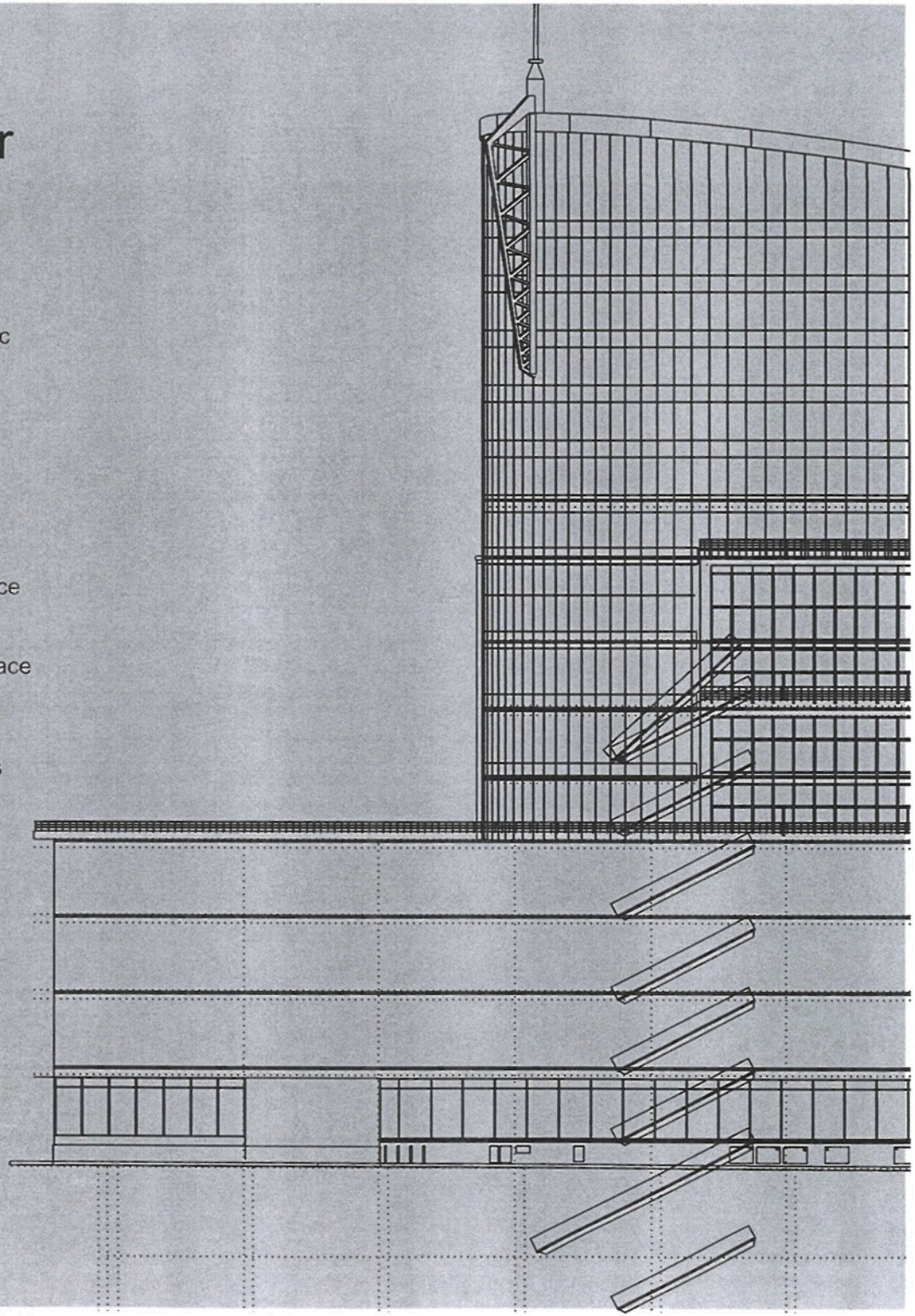
It combines international fashion brands, entertainment spaces, food retail, and premium services, making it one of the leading shopping and entertainment centers in the capital.

The anchor tenants of the shopping center are the brands of the Inditex group - Massimo Dutti, Pull Bear, Bershka, Stradivarius and Zara Home, as well as the Silpo grocery supermarket and a home goods store JYSK.



Shopping and entertainment center

10 LEVEL	Fitness center with a swimming pool and panoramic views of Kyiv
8 LEVEL	Congress and exhibition space
7 LEVEL	Oscar Cinema
6 LEVEL	Dental Care office, food zone, restaurant with terrace
5 LEVEL	Food courts, summer food terrace and concert terrace
4 LEVEL	Papashon Kids children's entertainment center, children's goods and art stores, home goods stores
3 LEVEL	Спортивні магазини та магазини fast-fashion
2 LEVEL	Premium segment stores and Ukrainian brands
1 LEVEL	Premium stores, jewelry and perfumes
0 LEVEL	Silpo grocery supermarket, pharmacy, beauty and health products, household goods and household services



Wide target audience



55%

Women

(age from 18 till 55 y)



45%

Men

(age from 18 till 55 y)



49%

Visitors are married

30%

Are not married



28%

Families of two persons



41%

Families with children



69%

Youth, Office workers, Families



68%

Visitors have higher education



32%

Office workers, specialists



20%

Managers

INCOME LEVEL



average | above average | high

RESIDENCE AND WORK

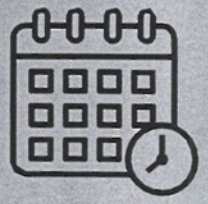


46%

Work in the shopping mall coverage area

23%

Live in the shopping mall's coverage area



Weekdays and weekends


Massimo Dutti
WEEKEND
MaxMara
MAX&Co.
MAX&Co.
ZADIG & VOLTAIRE
Massimo Dutti
Weekend MaxMara
Max&Co.
Zadig & Voltaire

Entertainment infrastructure

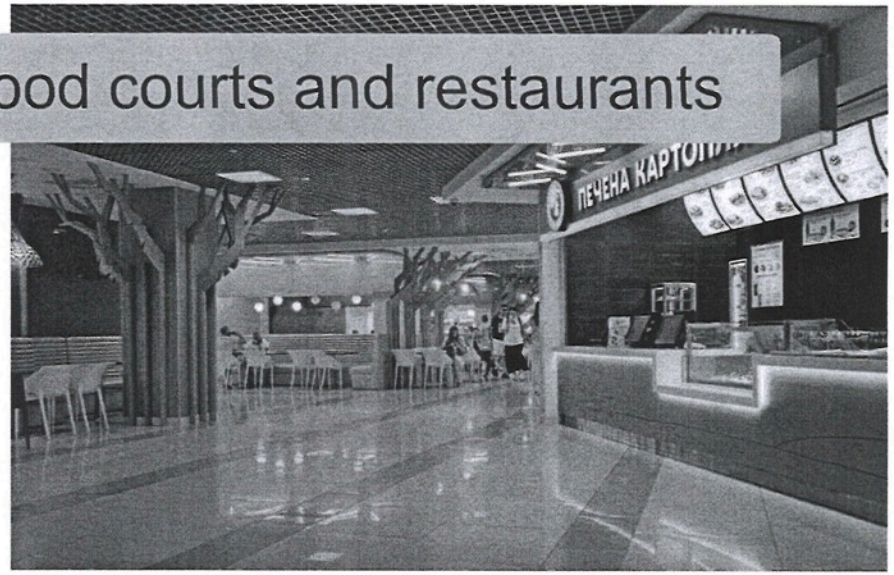
Gulliver Shopping Center includes the Oscar Cinema with six movie theaters, including a VIP hall, a food court with ten establishments, a summer terrace for concerts and a children's entertainment center. Events are constantly held in the Central Atrium of the Shopping Center - presentations, various exhibitions and concerts.

In addition to shopping and entertainment, visitors are provided with a range of additional services: the shopping center has bank branches, Nova Poshta, an atelier and dry cleaning, a tour operator's office, a car wash, etc.





Supermarket "Silpo"



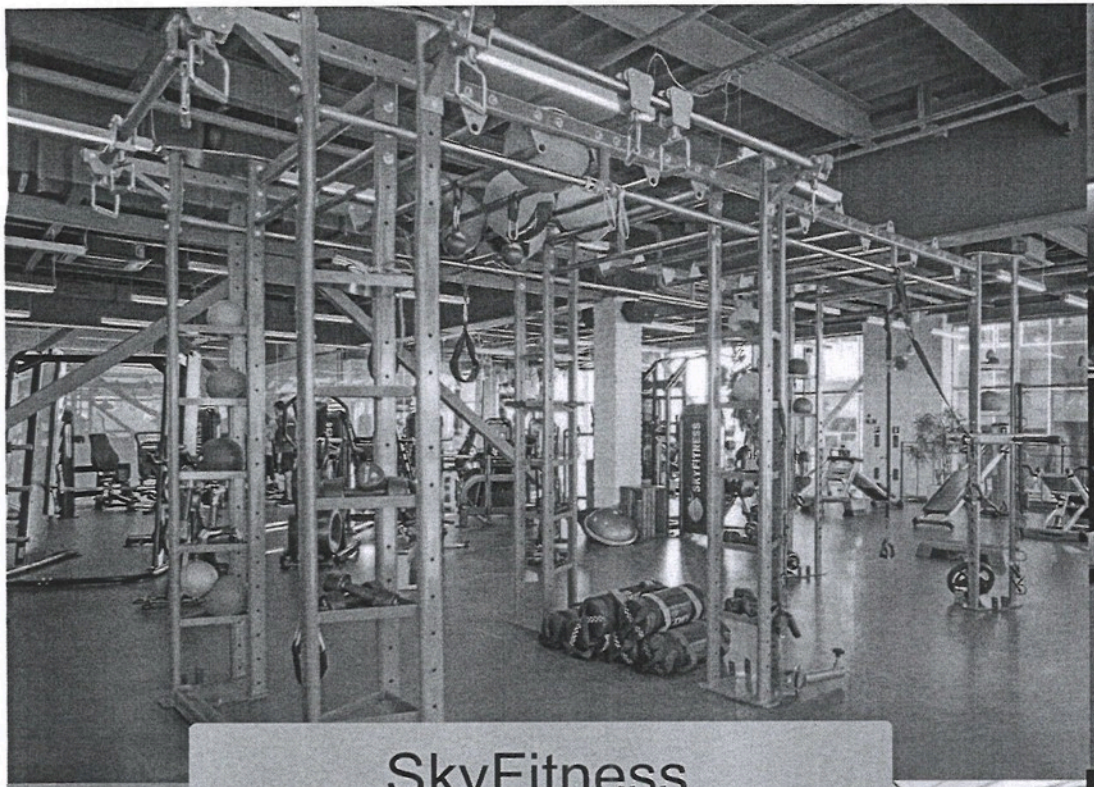
Food courts and restaurants



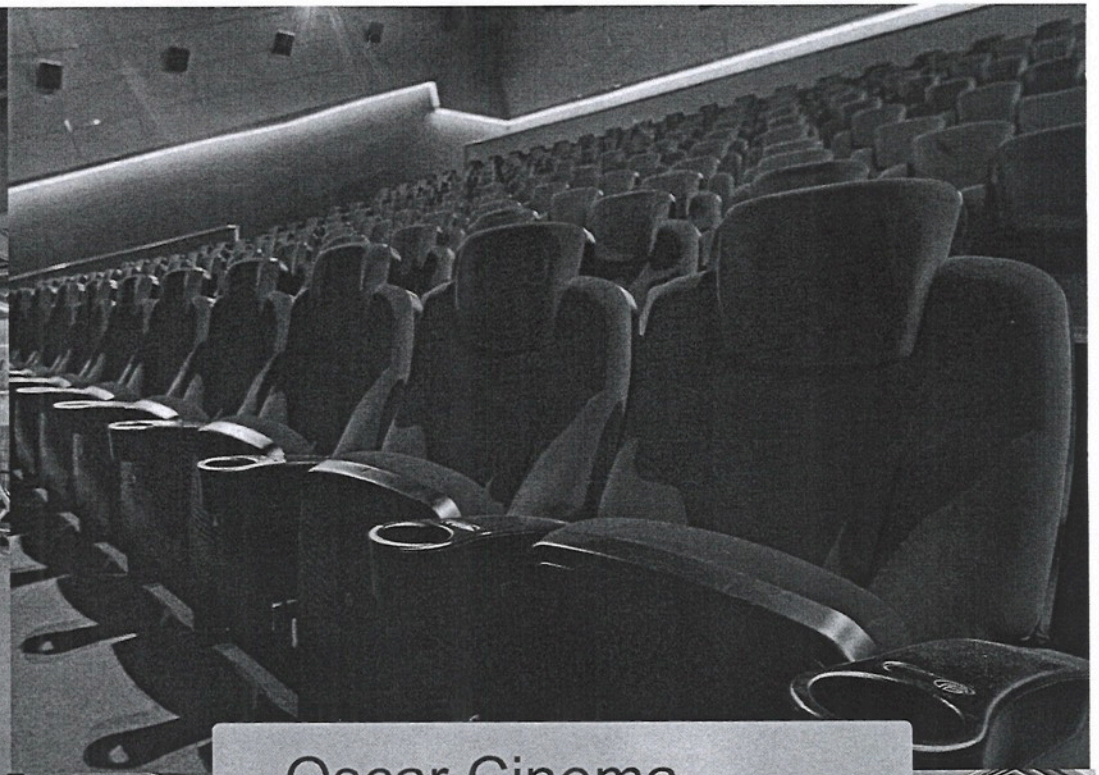
Food terrace



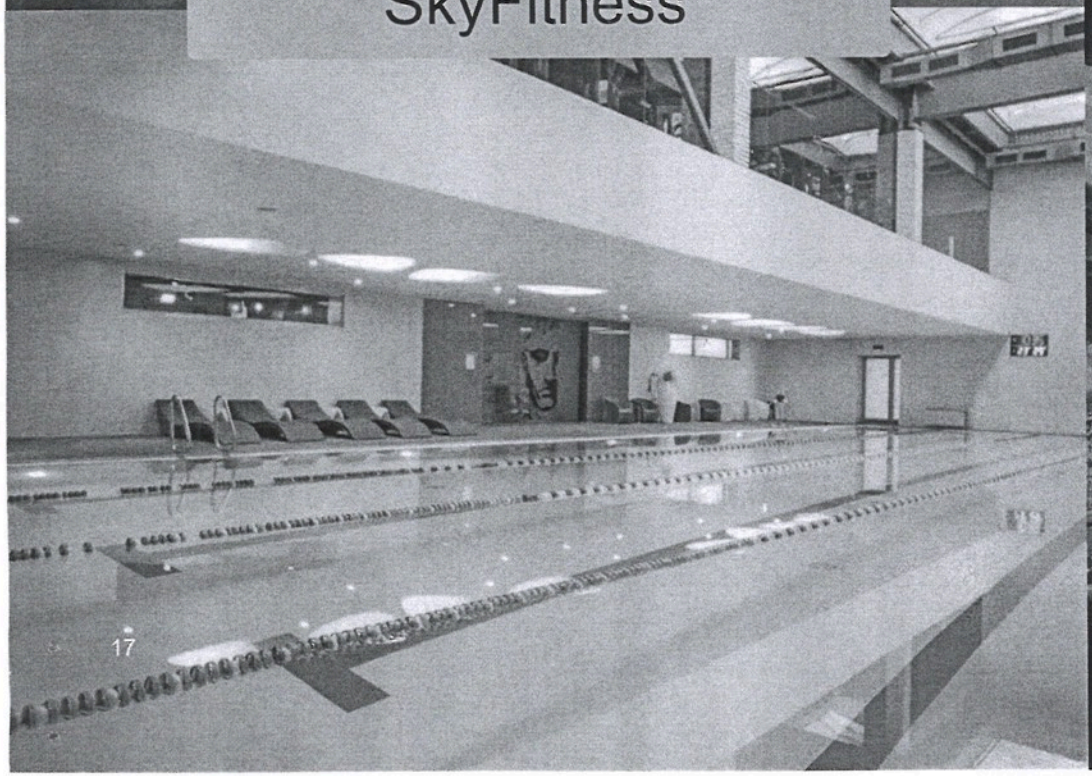
Children's entertainment center

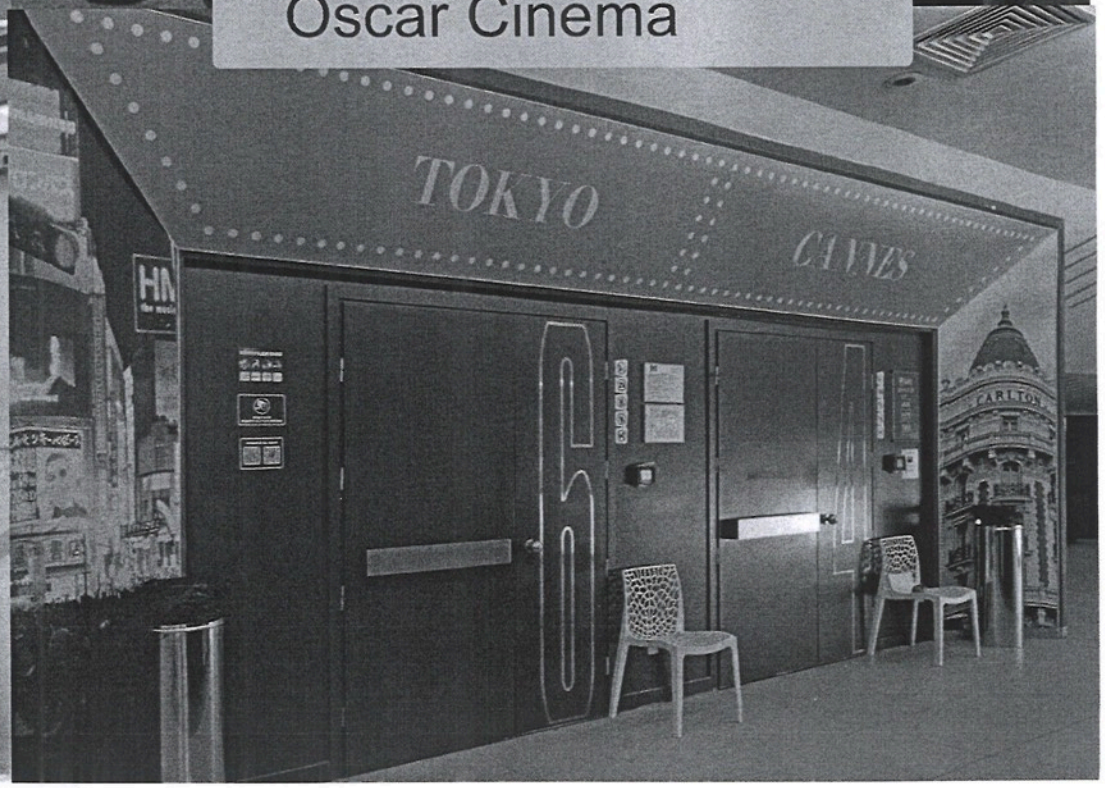


SkyFitness



Oscar Cinema

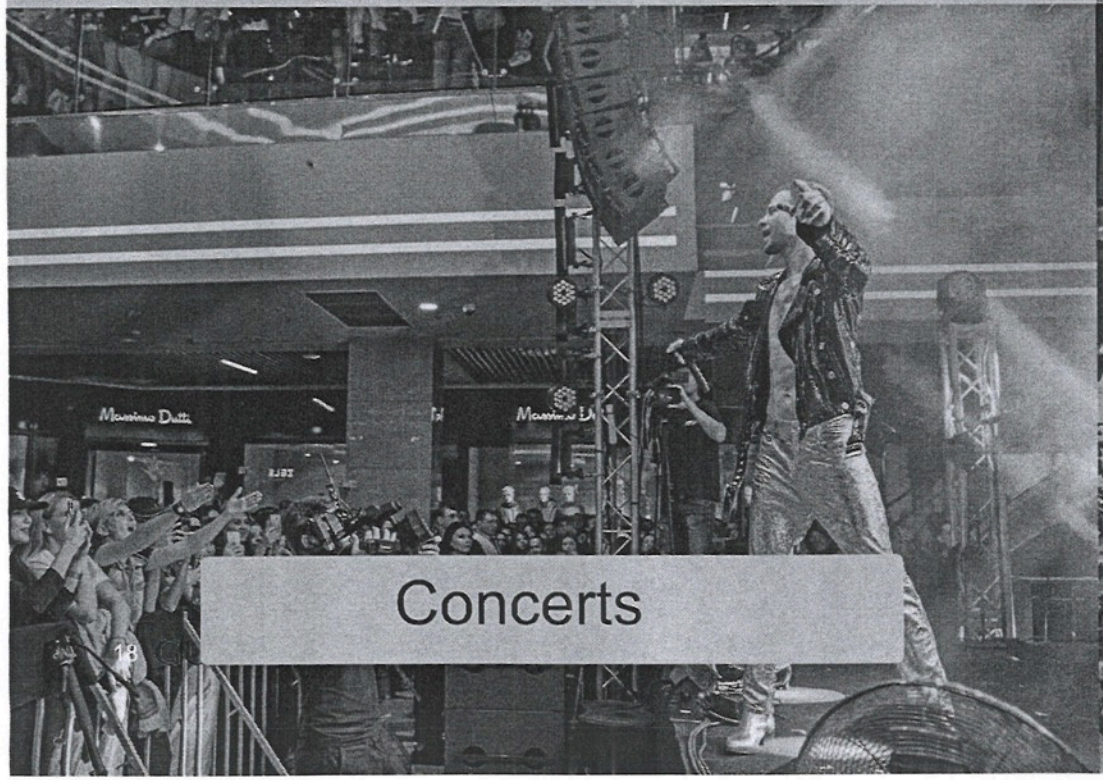




Events and activities



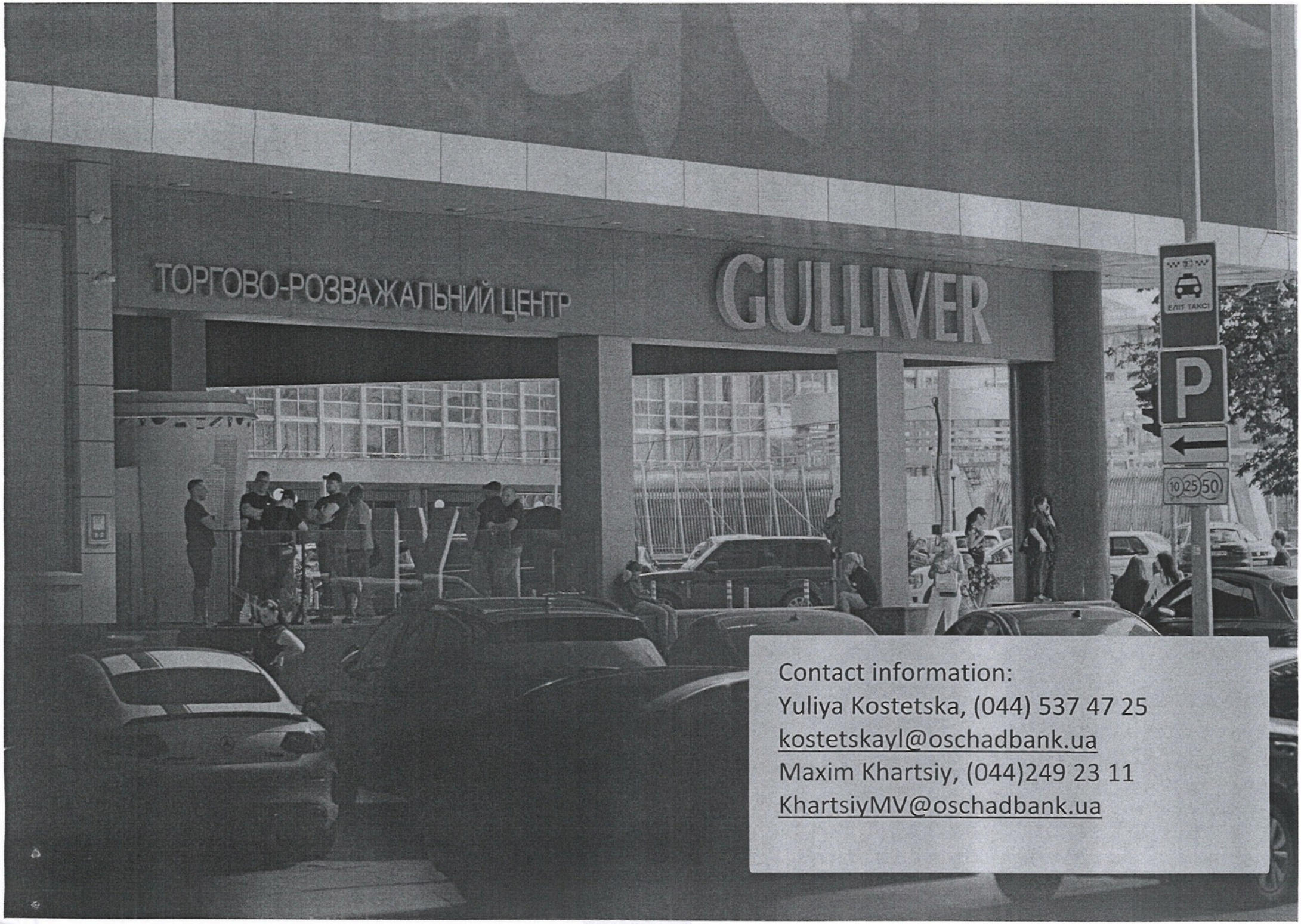
Square of stars



Concerts



Large-scale events



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