



AGJENCIA KOSOVARE E PRIVATIZIMIT
KOSOVSKA AGENCIJA ZA PRIVATIZACIJU
PRIVATISATION AGENCY OF KOSOVO

PAK Regional Office
Mitrovica
str. Mbreteresha Teute nn,
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FACT SHEET

SOE Name	SOE Çyçavica Vushtrri/Vucitrn (the “Enterprise”)
Name of NewCo	NewCo Shopping Mall Çyçavica in Vushtrri L.L.C. (the “Subsidiary”)
Location	Str. “Adem Jashari” n.n. in in the centre of Vushtrri/Vucitrn city.
Business/Sector	Trade activities
Market	The subsidiary properties are located in the centre of Vushtrri/Vucitrn city. Due to the high development of the private sector there is a substantial demand for lease of business premises in Vushtrri Municipality.
Employees	No SOE employee is assigned to the tendered NewCo.
Buildings and Land	<p>NewCo Cycavica Shopping Mall L.L.C. comprises of a building of netto area of 3704.04 m² and brutto area of 4092.6 m² .</p> <p>The building has a basement, ground floor, first floor, second floor and third floo and the building will be transfered to the new buyer.</p> <p>Object Shopping Mall with yard has an area of 00:16:30 ha, where several parcels are owned by the Company and some parcels are owned by the Municipality.</p> <p>The property that is subject to this tender will be transferred to the new buyer consists of the land urface in total of approx. 743 m² , because after measurement 12 m² are part of road, according to possession list no UL-702020160-01325, Kadastral Zone Vushtrri, plot no. P-70202016-00681-0; P-70202016-00682-0; P-70202016-683-0; P-70202016-684-0; P-70202016-685-0; P-70202016-686-0; P-70202016-688-2 P-70202016-688-3; P-70202016-694-1; P-70202016-694-2, the property is registered in the name of Enterprise. The object of the Shopping Mall and yard includes and several parcels in total approx. 887 m² those are owned by the Municipality. These parcels will not be transferred to the new buyer.</p> <p>PAK has exercised lawsuit to verify the ownership and registration of parcels on the name of Enterprise and this case is in process.</p> <p>Remarks: It is to New buyer to deal with legal-property issues.</p>

No information about the NewCo presented in this Fact Sheet is warranted. Prospective investors are encouraged to contact Privatisation Agency of Kosovo (PAK) to request the bidding documents. Those wishing to submit a bid must rely on their own investigation. Prospective investors are advised to perform their own due diligence prior to submission of any bid or tender proposal. These fact sheet is available under the general terms and conditions on provision of information to the general public on privatisation candidates, which can be downloaded from the PAK Web-Site <http://www.pak-ks.org>



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Liabilities to be Transferred

The following liabilities will be transferred to the Subsidiary:

- The net unpaid VAT liability of the SOE, exclusive of interest and penalties, arising during the 12 month period ending on the date of the completion of the sale of the Subsidiary;
- The unpaid property tax liability of the SOE, in respect of the immovable property comprised in the Tendered Items, arising during the 12 month period ending on the date of the completion of the sale of the Subsidiary;
- The unpaid goods and services liabilities of the SOE (e.g. KEK and other utility debts or debts to suppliers but not including salaries, pensions or other payments to or on behalf of employees of the SOE in their capacity as employees), arising in the normal course of business during the 3 month period ending on the date of the completion of the sale of the Subsidiary;

There are no mortgages over the property of the NewCo Shopping Mall Çyçavica in Vushtrri L.L.C that will be tendered in wave 58.

Air photo image of the NewCo



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Information

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Bid Documents

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