



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

FACT SHEET

SOE Name	SOE "LIRIA" (the "Enterprise")
Name of NewCo	NewCo Liria "Prona në Jeni Mahallë"-L.L.C. (the "Subsidiary") NewCo's offering includes only the described property. The rest of Enterprise assets are excluded and will be privatised separately.
Location	Prizren, Prizren municipality
Business / Sector	Retail space
Products	The Enterprise leases retail space to third parties used it for a variety of food and non-food retail activities. The property in the prime area of Prizren town, in Jeni Mahallë, includes a total surface of 584m ² .
Market	The non-residential rental market can be divided into retail, warehousing/industrial and office space. In Kosovo, the two main retail segments are food and clothing. Other non-food retailers include specialised stores selling CD/DVDs, pharmaceuticals, jewellery, spares for cars and furniture. Kosovo's retail market is highly fragmented and dominated by small family businesses.
Competition	The rental retail space market in Prizren, as generally in Kosovo, is very fragmented and competitive. Although the Enterprise has one of the largest individual retail property portfolios in Prizren, the Subsidiary only represents a small part of the market. Competitors are diverse and include other SOEs, a number of large private property investors, and numerous small private owners. It is important to note that a considerable fraction of Kosovo's rental retail space still belongs to SOEs whose tenants seldom fulfil their rental obligations.
Employees	There are no employees attributed to the Enterprise's unit. The Enterprise employed 328 people, who are made redundant on 30/11/2010 by PAK decision.
Buildings and Land	NewCo Liria "Prona në Jeni Mahallë" L.L.C. is in the name of SOE NTSH "Liria"-Prizren according to the certificate for the immovable property rights P-71813068-01193 (PL no.5310) and copy of plan dated 06.03.2012, which includes cadastral parcel no. 1193-1, <u>with total surface of 584m²</u> , from which 116m ² with culture building and 468m ² with culture yard. The property to be transferred to the Subsidiary includes a total surface of 584m ² , and is located in "Rrotullajt" Street, Jeni Mahallë in the prime area of Prizren town.

Rr. Pushkatarët nr 9
20000 Prizren, Kosovë
Tel: +381 (0)29 226 480
E-mail: info@pak-ks.org,
www.pak-ks.org

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. This 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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IMPORTANT NOTICE: In the property of SOE "Liria"-Prizren, which is the subject of this tender, is a building / old building in which the family Alishani from Prizren lives. This family is located in this building for more than 50 years by a decision of BVI-Prizren for indefinitely residential use of the house in the area of 39.5m². The surface of the building of 39.5m², for which the decision of BVI-Prizren exists will NOT be transferred to the new buyer.

The new buyer of this NewCo is informed for the right of pass on the property of family Alishani

Liabilities to be Transferred

- (1) 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, **(if any)**.
- (2) 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, **(if any)**.
- (3) The cost of the supplies of goods and services (but not including salaries, pensions or other payments to or on behalf of employees of the SOE in their capacity as employees) accruing during the normal course of business that:
 - a. accrued during the three month period ending on the date of entry into force of the relevant declaration of transfer;
 - b. which remain unpaid on such date and are attributable to the business of the SOE.

Air photo image of the NewCo



Information

Sales Department
Privatisation Agency of Kosovo
Tel: +381 (0) 38 500 400 ext 1255
Fax: +381 (0) 38 500 400
www.pak-ks.org

Bid Documents

Privatisation Agency of Kosovo
Street: Ilir Konushevci No:8
10000 Prishtinë/Pristina, Kosovo

Rr. Pushkatarët nr 9
20000 Prizren, Kosovë
Tel: +381 (0)29 226 480
E-mail: info@pak-ks.org,
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