



## FACT SHEET

<b>SOE Name</b>	SOE "Univerzal" (the "Enterprise")
<b>Name of NewCo</b>	NewCo Univerzal Warehouse Leposavic LLC
<b>Location</b>	Leposavić/Leposaviq
<b>Business/Sector</b>	Warehouse
<b>Products</b>	The NewCo offers warehouse space for rent
<b>Market</b>	The main customers for warehouse space are trading companies, which store goods for sale and sometimes also use the warehouse as a point-of-sale. In addition, industry uses the warehouses as workshops and production halls.
<b>Employees</b>	According to data from 2003, SOE Univerzal approximately employs 20 people on a part time basis and supplies financial assistance to 115 additional people. The management of SOE is not willing to cooperate with PAK RO; therefore no updated data is available related to this issue.
<b>Buildings and Land</b>	<p>There is 7,497m<sup>2</sup> of land allocated to the NewCo. Approximately 2,655m<sup>2</sup> of constructed space is divided among a main warehouse of about 2,465 m<sup>2</sup>, an administrative building of about 182m<sup>2</sup> and a security gate of 8m<sup>2</sup>. The warehouse is divided into 4 similarly sized independent storage areas. The NewCo Warehouse Univerzal L.L.C. property is on parcel no. 2544 possession list no.357, located in Slaniste –Leposavic,</p> <p>The inventory as well as any other movable equipment presently in the warehouse is not significant and is not offered for sale as part of the NewCo.</p>
<b>Competition</b>	In Leposavić/Leposaviq town there are around 6 warehouses that may be used for both industrial or trade purposes. The Subsidiary is located in Leposavić/Leposaviq downtown where 5 other warehouses are located.
<b>Liabilities to be Transferred</b>	Only limited liabilities and supplier and customer contracts necessary to the on-going operation of the NewCo will be transferred to the NewCo

**Photo image of the  
NewCo**



*The Univerzal Warehouse Leposavic*

**Information**

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**Bid Documents**

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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>