



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

FACT SHEET

SOE Name	N.Sh. KBI “Agrokultura” Gjilan/Gnjilane (“The Enterprise”) PIP “Mladost” Gjilan/Gnjilane,
Name of NewCo	NewCo Meat Industry Agrokultura L.L.C (The “NewCo”)
Location	Village Velekincë of Gjilan/Gnjilane Municipality.
Business/Sector	Agro Food Processing Industry
Products	The main activity of this NewCo is production and processing of meat and its products. The New Co is a huge industry in the real meaning, which includes all the steps of agro-food chain starting from the cowshed, slaughterhouse, meat processing, packaging, preservation and storage of the products up to the sale. Although designed and constructed time ago, this industry is very contemporaneous in the meaning of meeting the EU standards: for the buildings, premises, and design of the production flow in the manner avoids cross contamination, for the auto control of food safety and quality of final products- being completed with the laboratory (microbiological, chemical and physical-chemical).

This NewCo has:

- Technological line for poultry slaughtering, with capacity of 2500-3000 ducklings or 8000 broilers in one shift (8 working hours)
- Meat processing unit that involves: The technological line for production of: sausages, “suxhuk”, ham, bacon, preserved meet products, and the line for hamburgers.
- Slaughterhouse for Cows with capacity of 40 heads in a shift.
- Slaughterhouse for small animals, with capacity of 600 lambs per shift.
- Factory for processing organic remains – for production of Feed concentrate

Main products are: Poultry (ducklings and broilers- fresh and frozen), meat, preserved meat products, sausages, ham, bacon, and dough for hamburgers.

Market	The NewCo offers the biggest meat processing factory in the region, and taking this into consideration this it may be considered as an excellent opportunity for exportation of meat and its products in the future as well as it may supply wholesale and retail businesses, local butcheries and restaurants with its products
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Competition

Real competitors of this Subsidiary may be considered meat processing industries of the level of: FLOREN, EHW, KMY, PILIC and similar like those. Although in general in Kosovo also and in Gjilan there are couple of butcheries located in the vicinity. However the strategic location, size and production lines of the Subsidiary are advantage in compare with other private businesses.

Employees:

At present the SOE have 4 employees. However, none of the employees will be transferred to the NewCo.

Buildings and Land

This offering will provide the land that includes cadastral plots: 216/2, 217/2, 248, 249, 250, 251/1, 252, 253, 254/1 as per Certificate on ownership property rights no 103, Cadastral zone Velekince, Gjilan Municipality. The total surface area of this land is approximately **57239m² (5ha 72are 39m²)**. In regard to the buildings subject of this sale, given is the following table explanation:

Building	Surface area/ m ²	floors	Total surface m ²
building at Water reservoir	51	Ground floor	51
Security premis.	95	Ground floor	95
Water reservoir	71		71
Poultry slaughter house and meet processing unit	4491	Ground floor	4491
Admin. and laboratory build	750	P+1	1500
Cow slaughter house	1326	Ground floor	1326
Cowshed	393	Ground floor	393
Waste water treatment plant	237	Ground floor	237
Cleaning and desinf. premises	126	Ground floor	126
Storage of brazie	575	Ground floor	575
brazier	334	P+2	1002
Factory for proc of organ remains	316	P+2	948
		Total surface	10815



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Liabilities to be Transferred

- (1) 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;
- (2) 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;
- (3) 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;
- (4) 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;

Photo of the NewCo

NewCo Meat Industry Agrokultura L.L.C



Information

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Bid Documents

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