



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

## FACT SHEET

<b>SOE Name</b>	SOE "VRESHTARIA" (the "Enterprise")
<b>Name of NewCo</b>	<b>NewCo Vreshtaria 3 – Agricultural Land in Novakë L.L.C.</b> (the "Subsidiary")  NewCo's offering includes only the agricultural land in Cadastral zone Novakë, Prizren Municipality.
<b>Location</b>	Cadastral zone Novakë, Prizren Region
<b>Business/Sector</b>	Agrobusiness/Vineyards
<b>Products</b>	The past product range covered a different varieties of wine grapes and stone grapes. Currently SOE is not active and has no products.
<b>Market</b>	The Enterprise was mainly catering to the domestic food market of Kosovo, including wineries such as NBI Rahoveci, NBI Suhareka and "Kosovavera" in Krushë e Vogël, Prizren Municipality.
<b>Competition</b>	The Enterprise faces competition nowadays from foreign imports and, to a lesser extent, from Kosovo's agribusinesses.
<b>Employees</b>	The Enterprise employs 101 people. From them 17 are active and works as guards. They are employed by the PAK – Direct Administration Department because the SOE is under KTA/PAK direct administration from 2004. Other employees are in unpaid leave.
<b>Buildings and Land</b>	<b>The NewCo Vreshtaria 3 – Agricultural Land in Novakë L.L.C.</b> includes the agricultural land (inactive vineyards) with total surface area of approximately 96 ha 10 are 16 m <sup>2</sup> (961016 m <sup>2</sup> ). This area of 96 ha 10 are 16 m <sup>2</sup> (961016 m <sup>2</sup> ) is registered in the name of "PASURIJA SHOQËRORE-KIB PROGRES":  Certificate for the immovable property rights UL-71813061-00148 dated 16/03/2011.  <b>Note:</b> The highway Vermice-Merdare passes in the middle of the above property. From the above mentioned property, on the basis of an evaluation report that KAP has, expropriated is the surface area of approximately of 9 ha, which means that the area represented for <b>NewCo Vreshtaria 3 – Agricultural Land in Novakë L.L.C.</b> is smaller for 9ha! Also, if it happens in the meantime, that part of the expropriated area will be registered in RDPP, then the numbers of the parcels may be changed! Therefore, the area transferred to the new buyer will be smaller for 9 Ha than the area presented in the certificate of ownership!

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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>



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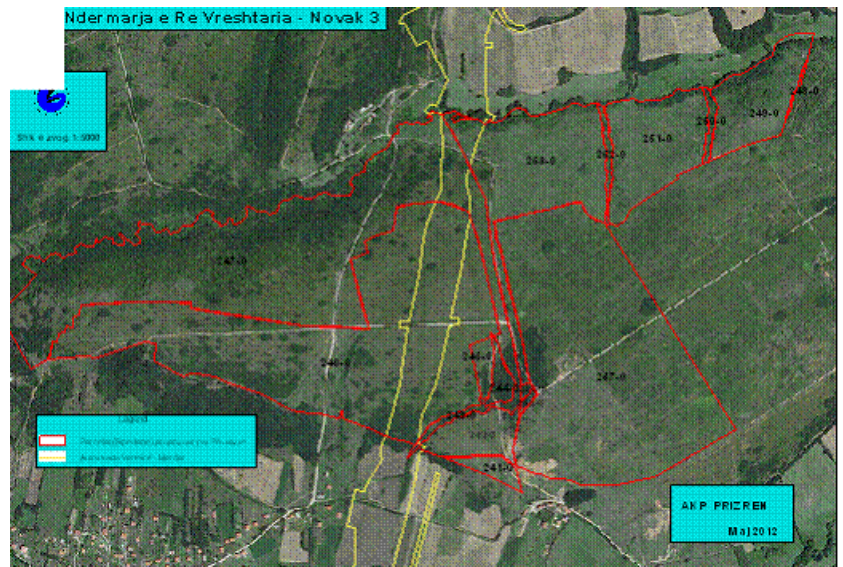
### Liabilities to be Transferred

Surfaces/aktual stage can defer after verification in the field and update in the cadastral records.

- (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

No liabilities will be transferred to the NewCo. All liabilities will remain with the SOE. There are no mortgages on the assets to be privatised.

### Air photo image of the NewCo



### Information

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## **Bid Documents**

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