



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

FACT SHEET

SOE Name	SOE "VRESHTARIA" (the "Enterprise")
Name of NewCo	NewCo Vreshtaria – Agricultural Land in Randobravë L.L.C. (the "Subsidiary") NewCo's offering includes only the agricultural land in Cadastral zone Randobravë, Prizren Municipality.
Location	Cadastral zone Randobravë, Prizren Region
Business/Sector	Agrobusiness/Vineyards
Products	The past product range covered a different varieties of wine grapes and stone grapes. Currently SOE is not active and has no products.
Market	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.
Competition	The Enterprise faces competition nowadays from foreign imports and, to a lesser extent, from Kosovo's agribusinesses.
Employees	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.
Buildings and Land	The NewCo Vreshtaria – Agricultural Land in Randobravë L.L.C. includes the agricultural land (inactive vineyards) with total surface area of approximately 56 ha 40 are 62 m ² (564062 m ²). This area of 56 ha 40 are 62 m ² (564062 m ²) is registered in the name of "PASURIJA SHOQËRORE-KIB PROGRES": Certificate for the immovable property rights (UL-71813069-00151) dated 27/08/2012. <u>Note:</u> 6000 m ² public road (Pirane-Retijë) is not part of the sale. Therefore, the surface of NewCo will be 570062 m ² - 6000 m ² = 564062 m ² (of course after measurements surface may vary + /-300 m ²). Surfaces/situation eventually can change after verification in the field and update in the cadastral records.

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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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

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



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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

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20000 Prizren, Kosovë
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