



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 "Mini Shtëpia e Mallrave"-Terzimahallë L.L.C. (the "Subsidiary") NewCo's offering includes only the described commercial complex/mini shopping mall. The rest of Enterprise assets are excluded and will be privatised separately.
Location	Prizren, Prizren Municipality
Business / Sector	Retail space
Products	<p>The Enterprise leases retail space to third parties used it for a variety of food and non-food retail activities. Commercial complex/mini shopping mall, which is located in the prime area of Prizren town, in Terzimahallë, includes a two floor building (P+1) that comprises ground floor (two shops and one warehouse) and the first floor.</p> <p>Currently two shops located in the ground floor of the commercial complex/mini shopping mall are leased to third parties.</p>
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	<p>There are no employees attributed to the Enterprise's unit.</p> <p>The Enterprise employed 328 people, who are made redundant on 30/11/2010 by PAK decision.</p>
Buildings and Land	NewCo Liria "Mini Shtëpia e Mallrave"-Terzimahallë L.L.C. comprises commercial complex/a two floor building (B+P+1) that includes the ground floor (two shops and one warehouse) in the surface of around 225m ² the first floor in the surface of around 200m ² and basement 30 m ² . <u>The above presented surfaces are according to the internal and unofficial measurements.</u>

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. 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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Commercial complex/mini shopping mall is located on "I.J.Kumanova" n.n Street in Terzimahallë, the prime area of Prizren town.

The total surface of commercial complex/mini shopping mall according to the possession list/certificate for the immovable property rights P-71813068-04134-0 (no.5550) and copy plan with cadastral parcel no. P-71813068-04134-0 is 281m², and is registered in the name of SOE "Liria"-Prizren.

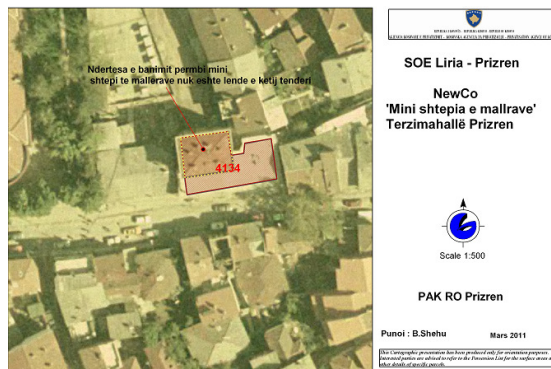
Remark: The three-story residential building which is located above the mini shopping mall building is not subject to this tender.

Currently two shops located in the ground floor of the commercial complex/mini shopping mall are leased to third parties.

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.
- (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

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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,
www.pak-ks.org

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