



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

## FACT SHEET

<b>SOE Name</b>	SOE "Univerzal" (the "Enterprise")
<b>Name of NewCo</b>	NewCo Univerzal Warehouse L.L.C. (the "Subsidiary")
<b>Location</b>	Leposavic Municipality
<b>Business/Sector</b>	Storage/trade activities
<b>Products</b>	The NewCo offers warehouse space for rent to private sector.
<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>	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 UL-71308078-00357, located in Slaniste –Leposavic,  Currently the management of the SOE is not willing to cooperate with PAK RO in Mitrovica and therefore no data is available related to the state of the property that will be retendered in wave 56.
<b>Competition</b>	In Leposavic town there are around 6 warehouses that may be used for both industrial or trade purposes. The Subsidiary is located in Leposavic downtown where 5 other warehouses are located.

PAK Regional Office  
Mitrovica  
str. Mbreteresha Teute nn,  
(close to Sport Center)  
40 000 Mitrovica, Kosovo,  
Tel: 038 534 690  
Fax: 038 534 590  
e-mail: [info@pak-ks.org](mailto:info@pak-ks.org)  
[www.pak-ks.org](http://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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### Liabilities to be Transferred

Only limited liabilities necessary to the on-going operation of the NewCo will be transferred to the NewCo

### Air photo image of the NewCo



### 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](http://www.pak-ks.org)

### Bid Documents

Privatisation Agency of Kosovo  
Street: Ilir Konushevci No:8  
10000 Pristina, Kosovo

PAK Regional Office  
Mitrovica  
str. Mbreteresha Teute nn,  
(close to Sport Center)  
40 000 Mitrovica, Kosovo,  
Tel: 038 534 690  
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