



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 "Kompleksi komercial"- Lakuriq L.L.C. (the "Subsidiary") NewCo's offering includes only the described commercial complex. The rest of Enterprise assets are excluded and will be privatised separately.
Location	Prizren, Prizren Municipality
Business / Sector	Retail space
Products	The Enterprise leases retail space to third parties used it for a variety of food and non-food retail activities. Commercial complex, which is located in the prime area of Prizren town, in Lakuriq, includes a building with a total surface of approximately 485m ² . The commercial complex is located in the ground floor of multi-story commercial-residential building. Currently commercial complex (except two offices that are in use by SOE) is leased to third parties.
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	There are no employees attributed to the Enterprise's unit. The Enterprise employed 328 people, who are made redundant on 30/11/2010 by PAK decision.
Buildings and Land	NewCo Liria "Kompleksi komercial"-Lakuriq L.L.C. is in the name of SOE NTSH "Liria"-Prizren by the purchase contract no.5641 dated 24/09/1968 between SOE "Liria"-Prizren and SOE GP "Sar"-Prizren. Commercial complex to be transferred to the Subsidiary comprises a total surface of approximately 485m ² , which is located in the ground floor of multi-story commercial-residential building.

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20000 Prizren, Kosovë
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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. 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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Remark: In the purchase contract no.5641 dated 24/09/1968, the total recorded surface is 608.51. PAK RO Prizren and the management of the SOE have performed the internal and unofficial measurements and the surface of commercial complex according to the factual situation is approximately 485m². Therefore, only the approximate surface of 485 m² of commercial complex is subject of this tender, whilst the surface of 123.37m² that is recorded in the purchase contract is not included in this tender.

Only building with the above-mentioned surface of approximately 485m² is subject of this tender and not land.

Currently commercial complex (except two offices that are in use by SOE) is leased to third parties, and is located on "Hadi Kantarxhiu" n.n Street in Lakuriq, the prime area of Prizren town.

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.

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Air photo image of the NewCo



Ndërmarja e Re
Liria 'Kompleksi komercial'
Lakuriq - Prizren



Shk. e zvog. 1:500

AKP ZR Prizren

Janar 2012

This map/air photo presentation has been produced only for information purposes.
Prospective parties are advised to refer to the Provisional List for the exact floor area and
the results of aerial photos.

Information

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Bid Documents

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