



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

FACT SHEET

SOE Name	SOE D.L.B. "Lavërtaria-Blegtoria" (the "Enterprise")
Name of NewCo	<ul style="list-style-type: none">• NewCo Lavërtaria-Blegtoria "Old administration Arbanë" L.L.C. (the "Subsidiary") <p>NewCo's offering includes only the below described asset. The rest of Enterprise assets are excluded and will be privatised separately.</p>
Location	Dushanova/Arbana, Prizren Municipality
Business/Sector	Agribusiness/Agriculture
Products	<p>The SOE is agricultural enterprise that includes the ploughing unit and farming unit. The Enterprise business activity was a large range of agricultural sector. It included the production and sales of farming products (milk and fertilizer), production and sale of fecundation materials for all types of livestock, production and sale of grains, production and sale of vegetables also production and processing of all kinds of seeds.</p> <p>Unit "Old administration Arbanë" - LLC (the "Subsidiary") is located in Dushanova/ Arbana, Prizren Municipality.</p>
Market	The Enterprise with its agricultural products was mainly selling into domestic market but into foreign market as well. The competition in this sector has now intensified because of foreign imports as well as the products from other Kosovo agribusinesses.
Competition	The market for agricultural products is dominated by foreign imports, competition from local regional farmers being limited.
Employees	<p>There are no employees attributed to the Enterprise's unit.</p> <p>The Enterprise employs ca.56 people. Enterprise Management has advised verbally that approximately 80% of them are on "paid leave" at present.</p>
Buildings and Land	<p>NewCo Lavërtaria-Blegtoria "Old administration Arbanë" L.L.C. includes property with a total surface of approximately <u>33935m²</u> (3ha and 39ari and 35 m²).</p> <p>According to the Certificates for Immovable property rights, the property that is subject of this tender, includes cadastral parcel P-71813023-00641-1 with a total surface of approximately 32882m² (3ha and 28ari and 82m²), from which 30750m² (3ha and 07ari and 50m²) with culture arable, 1632m² (16 ari and 32 m²) with culture building dhe 500m² with culture yard, and cadastral parcel P-71813023-00642-6 with a total surface of approximately 1053 m² (10ari and 53m²), which are located in Cadastral Zone Dushanovë, Prizren Municipality.</p>

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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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Important notice: In the property of SOE “The old administration” in Arbana, Prizren, which is subject of this tender, are located three buildings/old premises, physically divided from each other, which are inhabited.

- **In the first building** (one floor building – ground floor under the single roof) live 5 families, 2 of them are with decisions (one with decision on the right of use of the flat, issued by SOE PIK “Progres-Export” – Prizren, and the other with contract for using the flat issued by SOE “Univerzal” – Prizren). These families live in this building for more than 40 years according to the above decision/contract.
- **In the second building** live (two flats under the single roof – one part of the building is recently refurbished) live 2 families which have decisions on right to use the “flat” issued by the SOE PIK “Progres-Export” Prizren.
- **In the third building** (two-floor building) are identified occupants without decisions on use of flat and also without knowledge of SOE management.

IMPORTANT NOTICE: In this tender, from sale will be withdrawn and not offer for sale approximate houses area of 214 m² (4 houses) whose heads have decisions / contract for residential space utilization.

New Buyer should bear in mind that he could not close, or prevent the access to third persons to their houses.

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. **(if any)**
- (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



Information

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Bid Documents

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