



FACT SHEET

SOE Name	SOE "Univerzal" (the "Enterprise")
Name of NewCo	NewCo "Univerzal Shopping mall" L.L.C. (the "Subsidiary")
Location	Leposavić/Leposaviq
Business/Sector	Retail
Products	The NewCo leases several shops and office units to private companies and local organisations.
Market	The two main segments of the retail market in Kosovo are food and clothing. In addition, there is a range of other products that are sold by specialised stores, such as CDs, pharmaceuticals, jewellery, car parts and furniture. At the present, NewCo Univerzal Shopping Mall LLC does not make a significant retail and the income it creates mainly comes from the rent of the leased spaces.
Employees	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.
Buildings and Land	The Subsidiary's premises are situated on one cadastral parcel No;2938 and covers a surface area of 2,892 m ² ; three floors shopping mall complex in surface of 1208 m ² and surrounding land of surface 1684 m ² . The NewCo Shoppig Mall Univerzal L.L.C. property is registered in possession list no.357, located in street 24 Novembar –Leposavic. The inventory of the SOE and equipments of the current tenants are not offered for sale as part of the NewCo.
Competition	The retail market in Leposavić/Leposaviq is competitive, with many shops offering a similar product range. However, the retail market in Leposavic is less developed than the retail market in the southern municipalities, because the town has not seen a large influx of foreign capital. The Subsidiary is the only large-scale shopping mall in Leposavić/Leposaviq. There are no other shopping malls operating in Leposavić/Leposaviq. In addition, there is an uncovered market, which also offers an alternative for small shopkeepers.
Liabilities to be Transferred	Only limited liabilities and supplier and customer contracts necessary to the on-going operation of the NewCo will be transferred to the NewCo

**Photo image of the
NewCo**



The Univerzal Shopping Mall Leposavic

Information

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Bid Documents

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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>