



## FACT SHEET

<b>SOE Name</b>	Working Unit “Factory for Manufacturing Roof and Axial Ventilators”, (the “Enterprise) Lipjan/Lipljan
<b>Name of NewCo</b>	<b>NewCo Termovent L.L.C.</b> (the “Subsidiary”) The NewCo includes only the described premises and land.
<b>Location</b>	Lipjan/Lipljane, Region of Prishtina
<b>Business/Sector</b>	Metal processing
<b>Products</b>	The Enterprise supplied the market with metal and installation materials, equipments for ventilators, equipment for thermo-ventilations, processing equipments, equipments for environmental safety, different metal construction and testing all of these equipments.
<b>Market</b>	Historically, the Enterprise sold its products in different markets inside and outside of Kosovo.  There are many products that the Enterprise can produce, with only a small amount of investments.
<b>Competition</b>	There are few private companies competing with same products but not with the same production capacities as “Termovent”.
<b>Employees</b>	There are no employs that will be transfer to NewCo.
<b>Buildings and Land</b>	<b>NewCo Termovent L.L.C.</b> comprises land with a total surface area of approx. 34,373 m <sup>2</sup> (3ha 43are 73 m <sup>2</sup> ) in Lipjan/Lipljan as well as:  - production buildings with a total surface area of approx. 5,065 m <sup>2</sup> ; - material warehouse with a total surface area of approx. 48 m <sup>2</sup> ; - central heating building with a total surface area of approx. 315 m <sup>2</sup> ; - coal storage with a total surface area of approx. 630 m <sup>2</sup> ;  , in very attractive part of Lipjan/Lipljan.  Proposed property is registered in cadastral documents under the name of Enterprise “Termovent”, / Certificate No. UL-71409044-01617, Cadastral Zone Lipjan/Lipljan, Parcel No. 00500-0.  The NewCo does not include any other SOE property, only the assets described in this document.

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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**Liabilities to be Transferred**

- (1) The net unpaid VAT liability of the SOE, exclusive of interest and penalties, arising during the 12 month period ending on the date of the completion of the sale of the Subsidiary;
- (2) 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;
- (3) 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;
- (4) 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**



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**Information**

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**Bid Documents**

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