



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- Shop in A. Jashari Street L.L.C. (the "Subsidiary") NewCo's offering includes only the described shop. 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. The shop, which is located in Adem Jashari Street-Prizren, includes a building with a total surface (gauge of the building) of approximately 27.43m ² . Currently the shop is closed.
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-Shop in A. Jashari Street L.L.C. is in the name of SOE NTSH "Liria"-Prizren by Prizren Municipal Decision on compensation/exchange of property no.01-011-51, dated 05 September 1997. <u>In Decision no. 01-011-51, dated 05 September 1997, is quoted the building-shop that is located in "Kralja Petra I Oslobodioca" Street no.19 with surface of 27.43m², and ONLY this building (shop) is Subject of this tender.</u> The shop/building comprises basement, ground floor and first floor. The gauge of building includes a surface of approximately 27.43m ² , and is located in Adem Jashari Street, in the centre of Prizren town.

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20000 Prizren, Kosova
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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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NOTICE: Based on Prizren Municipal Decision no.01-011-51, dated 05 September 1997, PAK RO Prizren has made a request at Prizren Municipality regarding the administrative transfer of the above-mentioned property in the name of SOE and updated of cadastral records. Therefore, the exact surface will be determined after the performance of actions by Prizren Municipality.

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.

Air photo image of the NewCo



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Information

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Bid Documents

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