



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

FACT SHEET

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| SOE Name | SOE "LIRIA" (the "Enterprise") |
| Name of NewCo | NewCo Liria "Salloni i Mobileve" L.L.C. (the "Subsidiary") NewCo's offering includes only the described commercial complex/furniture saloon. 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 non-food retail activities. Commercial complex/furniture saloon, which is located in the prime area of Prizren town, includes a building that comprises basement, ground floor and under-roof (B+G+ur). Currently commercial complex/furniture saloon 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. All employees of the Enterprise were made redundant on 30/11/2010. |
| Buildings and Land | NewCo Liria "Salloni i Mobileve" comprises commercial complex/building that includes basement with around 900 m ² , ground floor with around 950 m ² , and under-roof with around 50 m ² (B+G+ur), and is located on "Zahir Pajaziti" n.n Street in the prime area of Prizren town. The above presented surfaces are according to the internal and unofficial measurements. |

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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>



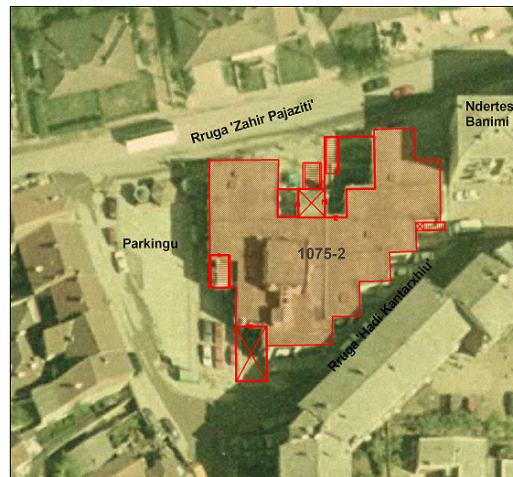
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Therefore, commercial complex/furniture saloon based on the last updated cadastral records, possession list/certificate for the immovable property rights P-71813068-14288 and a copy plan with the cadastral parcel number P-71813068-01075-2, includes a total surface of 1016m² with culture: Construction land, while while the building is not registered in kadastral records.

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.

Air photo image of the NewCo



Information

Sales Department
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Bid Documents

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