



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

## FACT SHEET

<b>SOE Name</b>	SOE D.L.B. "Lavërtaria-Blegtoria" (the "Enterprise")
<b>Name of NewCo</b>	<b>NewCo Lavërtaria-Blegtoria "Tokë Bujqësore"-Lubizhdë L.L.C.</b> (the "Subsidiary")  NewCo's offering includes only the below described asset. The rest of Enterprise assets are excluded and will be privatised separately
<b>Location</b>	Lubizhdë/Lubizda, Prizren Municipality
<b>Business/Sector</b>	Agribusiness/Agriculture
<b>Products</b>	<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 "Tokë Bujqësore"-Lubizhdë (agriculture land) (the "Subsidiary") is located in village Lubizhdë/Lubizda, Prizren Municipality and as per verbally information of SOE mgt the property actually is in use by SOE.</p>
<b>Market</b>	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.
<b>Competition</b>	The market for agricultural products is dominated by foreign imports, competition from local regional farmers being limited.
<b>Employees</b>	<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>
<b>Buildings and Land</b>	<p><b>NewCo Lavërtaria-Blegtoria "Tokë Bujqësore" Lubizhdë L.L.C.</b> comprises a location/agriculture land includes a total surface of <u>399272m<sup>2</sup> (39 Ha 92 ari e 72 m<sup>2</sup>)</u>, which is located in kadastral parcel P-71813046-00483-0 with surface of 232402m<sup>2</sup> (23 Ha 24 ari and 02 m<sup>2</sup>), and kadastral parcel P-71813046-00035-0 with surface of 166870m<sup>2</sup> (16 Ha 68 ari e 70 m<sup>2</sup>). Both cadastral parcels (P-71813046-00483-0 and P-71813046-00035-0) are located in cadastral zone Lubizhdë, registered in the name of SOE Pasuria Shoqërore "KIB Progres"- Prizren.</p> <p>The surface, climate condition and the soil are suitable for crops production.</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. 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>



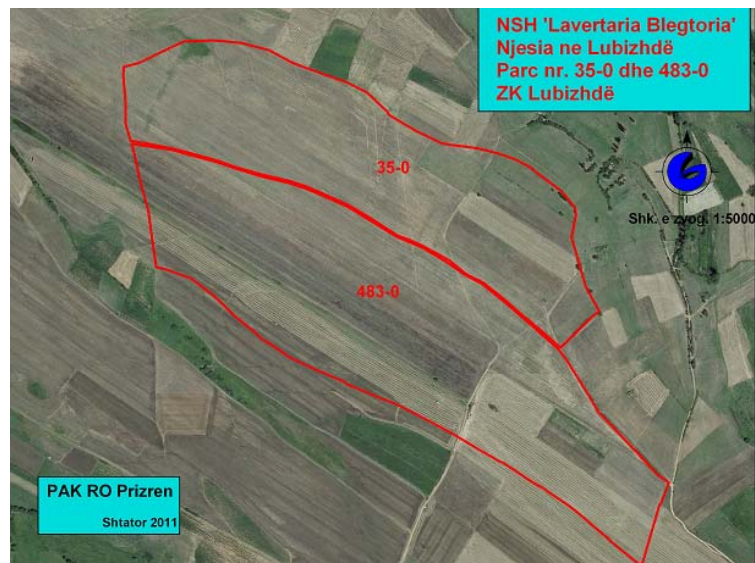
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### Liabilities to be Transferred

Location/agriculture land is located in Lubizhdë/Lubizda, Prizren Municipality and as per information of SOE mgt the property actually is in use by SOE.

- (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



### Information

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### Bid Documents

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