



FACT SHEET

SOE Name	NSHB ELAN (the “Enterprise”)
Name of NewCo	NewCo Elan Land near Butchery and land in Gllavotin L.L.C (the “Subsidiary”)
Location	Vushtrri/Vucditrn Municipality and Villlage Gllavotin– Vushtrri/Vucitrn Municipality
Business/Sector	Agriculture
Products	The Enterprise in past grows agricultural products for the food processing industry. In the land of the enterprise will have opportunities for cultivation of wheat and maize production or to build any necessary object.
Market	Several food-processing plants are currently operating in Kosovo. The main customers of the Enterprise have been in recent years the Peja Beer Factory and various flour-mills. A significant number of the current customers are SOEs and different private companies.
Competition	A significant amount of agricultural products in Kosovo have been imported post 1999. There is, therefore a significant potential for import substitution. Competition within Kosovo is at the moment limited, but expected to increase as more agricultural SOEs are either privatized or restructured to stimulate production increases.
Employees	The Enterprise has 16 actively employed workers.
Buildings and Land	<p>NewCo Elan NewCo Elan Land near Butchery in Vushtrri and land in Glavotin L.L.C. includes land located in Vushtrri/Vucitrn near old bridge and land in village Glavotin, Vushtrri/Vucitrn Municipality.</p> <p>Land to be transferred to the NewCo located in Vushtrri/Vucitrn near old bridge with surface of 27522 m² (2 ha 75 ari 22 m²) according Possesion List no. 600 Kadastral Zone Vushtrri, parcel 4103 -1 dhe 4104-1 registred in name Kooperativa Bujqesore-Vushtrri.</p> <p>The land in Glavotin includes an approximate area of 100,492 m² (10ha 04ari 92m²) as registered in in Certificate for the immovable property rights UL-70202017-00064, Kadastral Zone Glavotin .</p> <p>The total surface of land will be transfer to NewCo Elan Land near Butchery in Vushtrri and land in Glavotin L.L.C. is about 128014 m². (12 ha 80 ari 14 m²).</p>

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>

There are no building/premises to be transferred to the NewCo.

Occupants: During site visit we have identified that some parcel is used by villagers, without any prior agreement with management

Liabilities to be Transferred Obligations which should be transferred in New.Co are these as follows:
(1) Net obligations of the SOE for VAT, where are excluded fines and penalties, which have appeared during 12 months period before the date of the sale termination of new subject;
(2) Unpaid taxes of SOE for training on the property, related to the immovable property which comprises tendered articles, which have appeared during the 12 months period before the date of termination of the sale of subsidiary;
(3) SOEs obligations for goods and services (e.x. debts toward KEK or for other public services or debts toward the furnishers but not including payments, pensions or other payments toward or in the name of SOE employees in their capacity as employees), which have appeared during three months period before the termination of the sale of subsidiary;
We do not have registered mortgage for the property of NewCo which will be included in wave 59.

**Air Photo Image of
NewCo**



Information

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Bid Documents

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