



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

FACT SHEET

SOE Name	SOE Banka Themelore e Kosovës - Bankkos (the “Enterprise”)
Name of NewCo	NewCo Bankkos Ferizaj L.L.C. (the “Subsidiary”)
Location	Ferizaj
Business/Sector	The Enterprise functioned as a Commercial Bank in Ferizaj.
Products	N/A
Market	The strategic location of NewCo offers the possibility to develop commercial and leasing activities.
Competition	Due to an increase number of commercial and leasing activities on the recent years, the market is quite competitive.
Workforce	There are no employees to be transferred to the New Co.
Buildings and Land	<p>NewCo Bankkos Ferizaj L.L.C. includes only building four floors + ground floor and basement, which according to field measurements includes total surface area of approx. 1655 m². A part of the ground floor of this asset is located outside the building. A surface of approx. 108 m² of ground floor is located outside of the building and is located underneath multistoried residential building but is physically connected to the rest of the ground floor. The asset is located in the Str. Dëshmorët e Kombit no no. in the center of Ferizaj.</p> <p>Currently, building is being used by third parties. Tenants are: Shukri Buja, Lavdim Vërvara and Advocacy Noli, represented by Layer Ramadan Sylejmani</p> <p>Note: NewCO Bankkos Ferizaj L.L.C. includes only building described above. PAK does not possess other documents that prove ownership of the building, except “Main Project” from Office for Urbanism and Projections, Prishtinë.</p> <p>The land underneath the building is registered in the Certificate for the Immovable Property Rights no. 528, in the name of “P.SH. User: Cvetkov Mitra”. The land is not part of the NewCo Bankkos Ferizaj.</p>
Liabilities to be Transferred	<ol style="list-style-type: none">(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

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- 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;

A partial view of the NewCo



Information

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Bid Documents

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