



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

## FACT SHEET

|                           |   |
|---------------------------|---|
| <b>SOE Name</b>           | SOE "LIRIA" (the "Enterprise")  |
| <b>Name of NewCo</b>      | <b>NewCo Liria "Shitorja"- Hoqë e Qytetit L.L.C.</b> (the "Subsidiary")<br>NewCo's offering includes only the described business location/shop. The rest of Enterprise assets are excluded and will be privatised separately.   |
| <b>Location</b>           | Hoqë e Qytetit, Prizren region  |
| <b>Business / Sector</b>  | Retail space  |
| <b>Products</b>           | The Enterprise leases retail space to third parties used it for a variety of food and non-food retail activities. Business location/shop, which is located in village Hoqë e Qytetit, Prizren region, includes a business location with a total surface of 100m <sup>2</sup> . Currently the business location/shop is closed.  |
| <b>Market</b>             | 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.   |
| <b>Competition</b>        | 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.  |
| <b>Employees</b>          | There are no employees attributed to the Enterprise's unit.<br>The Enterprise employed 328 people, who are made redundant on 30/11/2010 by PAK decision.  |
| <b>Buildings and Land</b> | <b>NewCo Liria "Shitorja"-Hoqë e Qytetit L.L.C.</b> is in the name of SOE NTSH "Liria"-Prizren according to the certificate for the immovable property rights P-71813081-02372-3 (PL no.406) and copy of plan, which includes cadastral parcel P-71813081-02372-3, <u>with total surface of 100m<sup>2</sup></u> , from which 60m <sup>2</sup> with culture building and 40m <sup>2</sup> , with culture yard.<br><br>Business location/shop to be transferred to the Subsidiary comprises a total surface of 100m <sup>2</sup> and is located in village Hoqë e Qytetit, Prizren region. Currently the business location/shop is closed. |

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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

- (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

Privatisation Agency of Kosovo  
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