



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

## FACT SHEET

<b>SOE Name</b>	NSHB ELAN (the "Enterprise")
<b>Name of NewCo</b>	<b>NewCo Elan Butchery with land in Vushtrri and land in Mihaliq L.L.C.</b>
<b>Location</b>	The Butchery with land is located near old bridge in Vushtrri/Vučitrn Municipality, and land in Mihaliq is located in the village Mihaliq, Vushtrri/Vučitrn Municipality
<b>Business/Sector</b>	Agriculture
<b>Market</b>	A significant amount of agricultural products in Kosovo have been imported post 1999. There is, therefore a significant potential for import substitution.
<b>Competition</b>	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.
<b>Employees</b>	The Enterprise has 16 actively employed workers.
<b>Buildings and Land</b>	<p>NewCo Elan Butchery with land in Vushtrri and land in Mihaliq L.L.C. includes land and buildings an approximate surface of 4345 m<sup>2</sup> (43 are 45 m<sup>2</sup>) located in Vushtrri/Vucitrn near old bridge and land in village Mihaliq in approximate surface 438626m<sup>2</sup> (43ha 86are 26m<sup>2</sup>).</p> <p>Land to be transferred to the NewCo located in Vushtrri/Vucitrn near old bridge with surface of 4345 m<sup>2</sup> according Possesion List no. 600 Kadastral Zone Vushtrri, parcel 4105-1 registred in name Kooperativa Bujqesore.</p> <p>In these parcel there is building of Butchery in surface of 195 m<sup>2</sup> witch is not registered in Possesion List but is built of Enterprise in 1970 and will be to transferred in new buyer. Also in these parcel are auxiliary buildings built by tenant in surface about 415 m<sup>2</sup> which are not transferred to new buyer.</p>

### **Land and buildings are leased.**

The land in Mihaliq includes an approximate area of 438581 m<sup>2</sup>

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as registered in in Certificate for the immovable property rights nr. UL-70702041-00140 and UL-70202041-00141, Kadastral Zone Mihaliq ,registered in name Koperativa Bujqesore.

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

The total surface of land will be transfer to NewCo Elan Butchery with land in Vushtrri and land in Mihaliq L.L.C. is about 442971 m<sup>2</sup> (44 ha 29 ari 71 m<sup>2</sup>).

**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.

Note: On the property of SOE Elan is set the tax lien by the TAK , but does not specify which specific asset is included in this tax lien . This tax lien is not listed on the ownership certificate of the asset that will be subject of this tender in this wave .

### **Image of NewCo**

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