

06.05.2021

Property complex of SOE “Eastern Expertise and Technical Center of the State Service for Labor of Ukraine”

USREOU code (ЄДРПОУ): 21224850

Kharkiv,
Chernyshevska St., 72



General characteristics

The main type of activity according to the Unified State Register of Legal Entities and Individual Entrepreneurs:
technical testing and research (main NACE - 71.20).

Object information (real estate):

•**non-residential office building with an area of 421.8 sq. m.** at the address: Kharkiv, Chernyshevska st., 72, registration № 15950553 on the basis of the Certificate of ownership dated 10.08.2006, Executive Committee of the Kharkiv City Council, owner: State of Ukraine;

•**non-residential premises:** of the semi-basement №0-17 - 0-19; of the ground floor №№1-16, 31-34, 37, of the 1st floor №№17-22, 24-30, 35 with a total area of **451.5 sq. m.** in the letter "A-2" at the address: Kharkiv, Alchevskiyh St., (former Artema St), 40/27; registration №15682237 on the basis of the Certificate of ownership dated 10.08.2006 Executive Committee of the Kharkiv City Council, owner: State of Ukraine;

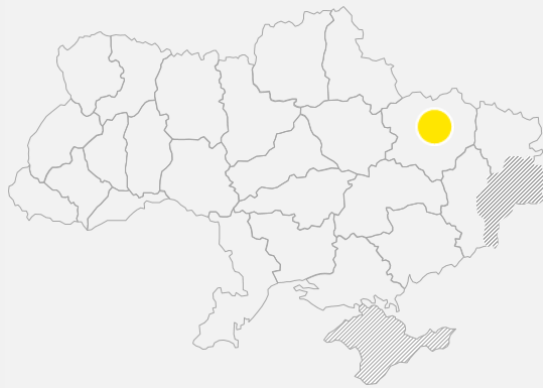
•**non-residential premises:** of the basement I-II, of the 1st floor №№2-1, 2-2, 2-3, 2-4, 2-5, 2-6, 2-7, 2-8; of the 2nd floor №№3- 1, 3-2, 3-3, 3-4, 3-5, 3-6, 3-7 in the letter "A-3" with an area of **294.3 sq. m.** at the address: Kharkiv region, Merefа, Yakovlivskiy lane, 14-A, registration № 180597956325 on the basis of the Purchase and Sale Agreement dated 16.04.2019 №1515, owner: SOE "Eastern Expertise and Technical Center of the State Service for Labor of Ukraine", USREOU code 21224850;

•**real estate (health center):** administrative building letter A; warehouse building letter B; household building letter B; bedroom buildings: letter Г-2, letter И, letter K, letter Л, letter M, letter H; dining room letter Д; toilets: letter П, P; medical center letter C; movie booth letter Т; unfinished building letter O at the address: Zaporizhzhya, Lenska St., 26, registration № 52475023101 on the basis of the Purchase and Sale Agreement dated 29.04.2013 №993 (partly owned by SOE "Eastern Expertise and Technical Center of the State Service for Labor of Ukraine" 1734/10000), owner: SOE "Eastern Expertise and Technical Center of the State Service for Labor of Ukraine"; (joint partial ownership).

As of February 28, 2021, part of the property with an area of 451.5 sq.m. is leased. Tenant - State Service for Labor of Ukraine in Kharkiv region. The lease agreement is valid until **April 9, 2022.**

Information about land plots:

Location address	Area of the land plot (sq.m.)	Cadastral number	Purpose of the land plot	Form of ownership, grounds for the right to use the land plot, information about encumbrances
Kharkiv, Chernyshevska St., 72,	674	-	For operation and maintenance of the office building	State act on the right of permanent use of land dated 17.09.1999
Kharkiv, Alchevskiyh St., 40/27	632	-	For operation and maintenance of the office building	State act on the right of permanent use of land dated 17.09.1999
Zaporizhzhya, Lenska St., 26	39147	231010000 0:04:041: 0003	Lands of health and recreational purposes	User: SOE "Zaporizhzhya Expertise and Technical Center of the State Service for Labor of Ukraine"



Total land area:

4.0453 ha

Total area of buildings and structures:

1167.6 sq. m.

**Number of employees
(as of 31.12.2020)**

39

In accordance with the requirements of Article 20 of the Law of Ukraine "On Privatization of State and Municipal Property" in cases provided by the legislation on protection of economic competition, the buyer must obtain permission from the Antimonopoly Committee of Ukraine to directly or indirectly acquire assets in the form of a property complex or structural business unit (hereinafter - the concentration permit). The procedure for filing and reviewing an application for a concentration permit is established by the legislation on the protection of economic competition.



Information about movable property: the company owns **5 motor vehicles:** Honda Accord 1996, UAZ 3909 BПAX6 3HГ 2005, Skoda Octavia A7 2017, Skoda Superb 2013, Fiat Nuovo Doblo 2017.

The company has no negative environmental impact on the environment.

The company's balance sheet does not include objects that are not subject to privatization.

The main indicators of economic activity:

No	Indicators (thousand UAH)	2018	2019	2020
1.	Assets	14017	13753	9716
1.1	Non-Current assets	5487	8605	8404
1.2	Current assets	8530	5148	1312
2.	Liabilities	14017	13753	9716
3.	Total income, including:	15578	16680	9315
3.1	Net income from sales of products (goods, works, services)	14800	16124	9048
4.	Total costs, including:	13210	16269	9285
4.1	Cost of goods sold (goods, works, services)	9077	10477	5807
4.2	Administrative costs	3423	5578	3327
4.4	Other operating costs	163	99	145
4.6	Income tax expenses	520	90	6
5.	Net profit (loss)	2368	411	30

As of February 28, 2021:

Current accounts payable: UAH 2018170.41 including:

- wage arrears - **UAH 385,186.95**;
- payroll taxes - **UAH 127,048.14**;
- real estate tax arrears - **no**;
- tourist tax - **no**;
- financial assistance - **no**;
- other accounts payable - **UAH 1505935.32**, including in respect of which the statute of limitations has expired - **UAH 125038.60**.

Volume and main nomenclature of products (works, services):

Period	Total income, thousand UAH	Income by main activity, thousand UAH
2018	15 578	14 800
2019	16 680	16 124
2020	9315	9048

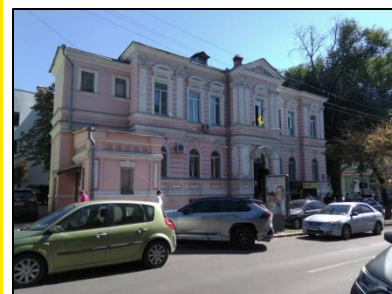
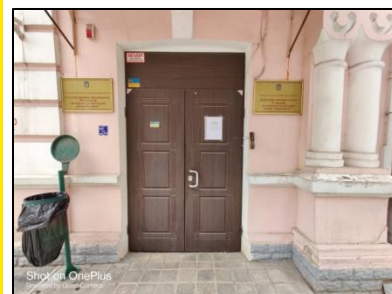
The volume of sales of products (works, services) for the period of 01.01.2018 - 31.12.2020:

UAH 41573 thousand, including export -.

Main product range: (technical testing and research) **UAH 39972 thousand**, including export -.

Privatization conditions:

- prevention of dismissal of employees of a privatized enterprise on the initiative of the new owner or his authorized body (except for the employee to perform actions for which dismissal is provided on the basis of paragraphs 3, 4, 7 and 8 of part one of Article 40 and Article 41 of the Labor Code of Ukraine) within six months from the date of transfer of ownership (part 7 of Article 26 of the Law of Ukraine "On privatization of state and municipal property");
- compliance with the terms of the collective agreement during its term, but not more than one year (part 6 of Article 9 of the Law of Ukraine "On Collective Bargaining and Agreements");
- within six months of repayment of debts on wages and before the budget, overdue accounts payable of the enterprise;
- within one year from the date of signing the act of acceptance-transfer to ensure the state registration of the termination of the legal entity - the SOE "Eastern Expertise and Technical Center of the State Service for Labor of Ukraine" (Article 104 of the Civil Code of Ukraine).



Contacts

SPFU Contact center: **+380-800-50-56-46**

E-mail: privatization@spfu.gov.ua

**More information
about the asset:**

<https://bit.ly/3xKSxtT>

