

28.07.2021

Property complex of SOE "Radyvyliv grain processing plant"

USREOU code (ЄДРПОУ): 00955791

35500, Rivne region, Radyvyliv,
Volkovenka St., 11



General characteristics

The main activity in accordance with the Charter: the implementation of activities related to the production of products of the flour and cereals industry.

Information about the object (real estate): SPC includes **43 registered units of real estate (buildings and structures), concentrated in the following locations:**

- **Radyvyliv, Stryzhaka, 4:** 22 units of real estate (10 grain warehouses, buildings and structures of the "Serpanok" farm, weighing railway scales, a feed mill and its structural units (boiler house, elevator, workshop, car garage, checkpoint, etc.), workshops, with a total area of **31046.7 sq.m.**;
- **Radyvyliv, Volkovenka St., 11:** 13 units of real estate (buildings and structures of the mill elevator, 2 mill plants, administrative building, checkpoint, weighing, household and health complex, laboratory-dining house, mechanical workshop, car garage, etc.) with a total area of **24164.6 sq. m.**;
- **Radyvyliv district, Gai-Leviatynski village, T. Shevchenka St., 3:** 2 units of buildings and structures of a livestock farm with a total area of **7813.4 sq.m.**
- **Radyvyliv, A. Nevskgo St., 60:** buildings and structures of the groats mill with a total area of **1079.2 sq. m.**;
- **Radyvyliv, Stryzhaka, 9a:** the building of the bakery and pasta workshop with a total area of **340.3 sq.m.**;
- **Radyvyliv, Volkovenka St., 11a, 11b:** 2 units of real estate ("Khlibodar" store, building and warehouse of the "Mlyn" cafe-bar) with a total area of **386.9 sq.m.**;
- **Radyvyliv district, Bugaivska village council:** railway transport building with a total area of **125.2 sq. m.**;
- **Radyvyliv, Chetvertnogo St., 5k:** store with a total area of **27.5 sq.m.**

The total area of the real estate is 64 983.8 sq. m.

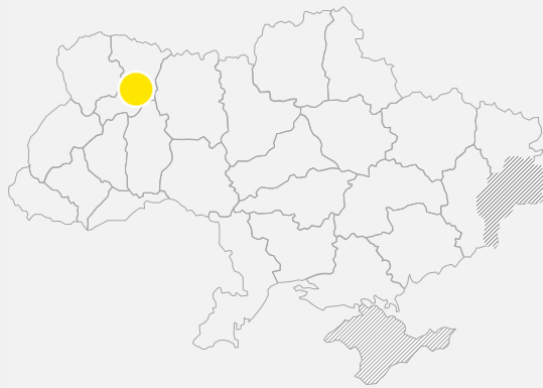
Information about land plots: 10 land plots with a total area of **414 536 sq. m.**

On the balance sheet of the enterprise there are 10 objects of buildings and structures, equipment, vehicles, etc., which are not subject to privatization, with a total balance sheet value of **UAH 261.0 thousand.**

Volumes of emissions and discharges of pollutants into the environment, generation and disposal of waste, information on payment of environmental fees and charges:

1. The volume of emissions of pollutants into the atmospheric air for the first half of 2021 (according to the form No. 2-TP (air) annual) in total for the enterprise - **4.31 tons.**
2. Waste generation for the first half of 2021 (according to the form No. 1-waste (annual) total for the enterprise - **0 tons.**
3. Environmental payments for the first half of 2021 (according to the Form No. 1 - environmental costs (annual) actually paid in total – **UAH 1,927 thousand**, Including:
 - for emissions of pollutants into the air by stationary sources of pollution – **UAH 1,927 thousand**;
 - waste management – **UAH 0 thousand.**
4. There are no discharges of pollutants into the environment.

The enterprise is a payer of the environmental tax for emissions of pollutants into the air from stationary sources of pollution (boiler house).



Total land area:

41.4536 ha

**Total area of buildings
and structures:**

64983.8 sq. m.

Number of employees

(as of 30.06.2021)

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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.

The main indicators of the enterprise's economic activity:

№	Indicators (thousand UAH)	2018	2019	2020	1h 2021
1.	Assets	43580	36653	38329	141749
1.1	Non-Current assets	32733	31300	39636	136569
1.2	Current assets	10847	5353	8693	5180
2.	Liabilities	43580	36653	38329	141749
3.	Total income, including:	79636	58342	66477	17068
3.1	Net income from sales of products (goods, works, services)	76338	56745	64581	17068
4.	Total costs, including:	73609	53472	60823	17028
4.1	Cost of goods sold (goods, works, services)	68223	47939	56643	15816
4.2	Administrative costs	2733	4042	3189	1192
4.4	Other operating costs	590	319	-	-
4.6	Income tax expenses	1286	757	825	7
5.	Net profit (loss)	2729	3273	3758	33

As of 30.06.2021:

There are no overdue accounts payable.

Current accounts payable UAH 2,789 thousand, including:

- wage arrears – UAH 403 thousand;
- settlements with the budget - UAH 95 thousand;
- insurance payments - UAH 0 thousand;
- on received advances - UAH 1992 thousand;
- for goods, works, services – UAH 27 thousand;
- other debt - UAH 272 thousand.

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

Period	Net income from sales of products (goods, works, services), thousand UAH	Income by main activity, thousand UAH
2018	76338	11991
2019	56745	8980
2020	64581	3600
1h 2021	17068	287

Volume of production for the 1st half of 2021 (works, services): UAH 17068.0 thousand.

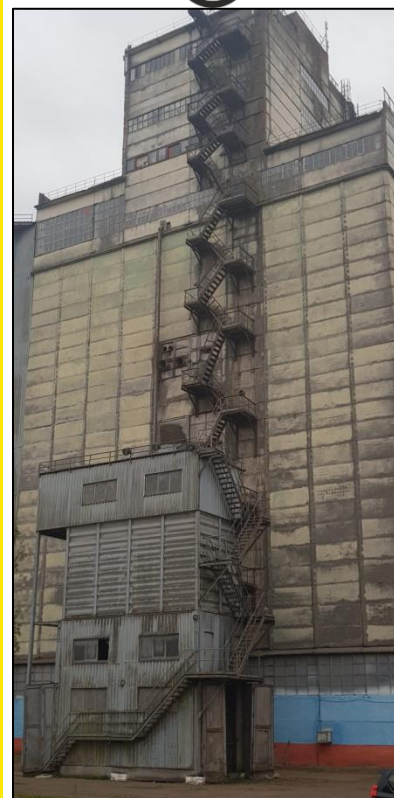
The main range of products: warehousing (acceptance, drying, cleaning, storage, shipment by road and rail), grain wholesale.

List of leased property, as of June 30, 2021:

Tenant	Name of the leased object	Purpose of the lease	Details of the lease agreement and its term	Rent for 1 sq. m per month without VAT (UAH)
Lifesell Ltd.	Part of the roof, part of the outer side of the wall of the feed mill elevator and technical site (leased area 60.00 sq.m.)	Placement of technical equipment and antennas for communication services	№1544 -2017 from 28.09.2017 to 27.07.2023	6946,41
Lifesell Ltd.	Part of the roof, part of the outer side of the wall of the building of the mill elevator and technical site (leased area 44.56 sq.m.)	Placement of technical equipment and antennas for communication services	№1579-2018 from 03/23/2018 to 01/23/2024	5982,59

Privatization conditions:

- preservation of the main activities of the enterprise during the year;
- repayment within 6 (six) months of debts on wages and before the budget, overdue accounts payable of the enterprise;
- prevention of dismissal of employees of a privatized enterprise within six months;
- compliance with the requirements and additional restrictions of environmental legislation on the use of the enterprise;
- implementation of civil protection and fire safety measures in accordance with the requirements of the Civil Protection Code of Ukraine;
- performance of the established mobilization tasks.



Contacts

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More information
about the asset:

<https://bit.ly/2UXc0JO>

