

25.06.2021

# Property complex of SOE "State Institute for Design of Meat and Dairy Industry Enterprises "Poltvadipromyasmolprom"

USREOU code (ЄДРПОУ): 21049938

Poltava region,  
Poltava, Sapigo St., 1



## General characteristics

**Property complex of SOE "State Institute for Design of Meat and Dairy Industry Enterprises "Poltvadipromyasmolprom"**

**Identification code according to USREOU:** 21049938.

**Main activity of the enterprise:** 71.11 - activity in the field of architecture.

**Information about the buildings:** the two-storey brick building, A-2 with a basement, with a total area of **2427.3 sq. m.**, fence №1, fence №2, gate №3 located at Poltava, Sapigo St., 1. Under the part of the building there is a basement. **Year of construction - 1953.** Walls - brick, floors - monolithic reinforced concrete, foundation - concrete; roof - slate; floor - sand-cement screed, stairs - reinforced concrete, The building has electricity, plumbing, sewerage, central heating has been disabled since 2015. The building is partially used for its original purpose - to accommodate office space. Needs major repairs.

**Information about the object (real estate), located at: Poltava region, Poltava, Sapigo St., 1:** administrative building - the right of ownership of the object is registered on the basis of the certificate of ownership of real estate, series and number: **CAC № 785359**, issued on 15.06.2010, issuer: Department of Housing and Communal Services. Registration number: **431586553101.**

**Total area:**

- according to the registration dated 07.08.2014 - **2423.3 sq. m. ;**
- according to the technical passport dated 14.12.2020 - **2427.3 sq. m.**

**Form of ownership and owner:** state, State Property Fund of Ukraine,  
**Functional use:** office building.

**Information about the movable property:** on the balance of the enterprise one motor vehicle is accounted for - **a car VAZ – 21053, 1997 model year**, the condition is satisfactory. Equipment, machinery, inventory and other movable property - **913 units**, year of commissioning 2001-2006, general technical condition - satisfactory.

**Information about the land plot:** the land plot at the address: Poltava, Sapigo St., 1, with an area of **0.3056 ha**, belongs according to the right of permanent use to the State Institute for Design of Meat and Dairy Industry Enterprises "Poltvadipromyasmolprom" located at Poltava.

- **Cadastral number of the land plot:** 5310136400: 14: 005: 0030.
- **Purpose:** public purpose.
- **Form of ownership:** communal.
- **Basis to the right of use of the land plot:** State act on the right of permanent use of the land plot, series ЯЯ № 225161 dated 11.01.2017.
- **Presence of encumbrances:** absent.

The land plot on which the object is located is located in the central part of the city, surrounded by a residential area and administrative offices built on the ground floors of residential buildings, access roads in satisfactory condition.



**Total land area:**

**0.3056 ha**

**Total area of buildings and structures:**

**2427.3 sq. m.**

**Number of employees  
(as of 31.03.2021):**

**4**



*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.*

## Main indicators of economic activity:

| №   | Indicators (thousand UAH)                                  | 2018          | 2019          | 2020           | 1q 2021        |
|-----|--|---------------|---------------|----------------|----------------|
| 1.  | <b>Assets</b>  | <b>1475,2</b> | <b>1312,3</b> | <b>19692,3</b> | <b>19462,1</b> |
| 1.1 | Non-Current assets   | 1250,4        | 1250,4        | 19632,0        | 19392,3        |
| 1.2 | Current assets   | 224,8         | 61,9          | 60,3           | 69,8           |
| 2.  | <b>Liabilities</b>   | <b>1475,2</b> | <b>1312,3</b> | <b>19692,3</b> | <b>19462,1</b> |
| 3.  | <b>Total income, including:</b>                            | <b>757,5</b>  | <b>392,5</b>  | <b>140,3</b>   | <b>15,3</b>    |
| 3.1 | Net income from sales of products (goods, works, services) | 673,6         | 297,5         | 85,8           | 0              |
| 4.  | <b>Total costs, including:</b>                             | <b>848,8</b>  | <b>891,2</b>  | <b>572,3</b>   | <b>419,9</b>   |
| 4.1 | Cost of goods sold (goods, works, services)                | 533,1         | 327,7         | 314,3          | 329,4          |
| 4.2 | Administrative costs                                       | 315,7         | 563,5         | 258,0          | 90,5           |
| 5.  | <b>Net profit (loss)</b>                                   | <b>-91,3</b>  | <b>-498,7</b> | <b>-432,0</b>  | <b>-404,6</b>  |

As of 31.03.2021:

**Overdue accounts payable - UAH 884.36 thousand, including:**

- wage arrears - **UAH 601.61 thousand;**
- single social security tax payments - **UAH 56.26 thousand;**
- income tax payments - **UAH 133.79 thousand;**
- military fees – **UAH 11.15 thousand;**
- fees for land - **UAH 81.55 thousand.**

**Current accounts payable - UAH 327.71 thousand, including:**

- wage arrears – **UAH 28.99 thousand;**
- single social security tax payments – **UAH 7.92 thousand;**
- income tax payments – **UAH 6.48 thousand;**
- military fees - **UAH 0.54 thousand;**
- fees for land - **UAH 7.61 thousand;**
- VAT – **UAH 0.17 thousand;**
- for goods, works, services – **UAH 1.4 thousand;**
- other current liabilities - **UAH 274.6 thousand.**

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

| Period  | Total income, thousand UAH | Income by main activity, thousand UAH |
|---------|----------------------------|---------------------------------------|
| 2018    | 757,5                      | 673,6                                 |
| 2019    | 392,5                      | 297,5                                 |
| 2020    | 140,3                      | 85,8                                  |
| 1q 2021 | 15,3                       | 0                                     |

**The volume of sales of products (works, services) for the period 2018 - I quarter of 2021:**

1305.6 thousand UAH, including export - no.

**Main product range:** 71.11 - activities in the field of architecture, including export: none.

### List of leased property:

| 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) |
|------------------------------|--|--|--|--|
| "Telesvit" LLC               | Non-residential premises with an area of 6.4 sq.m.           | Accommodation of telecommunication operators providing movable (mobile) services, telecommunication operators and providers providing Internet access services | № 53/15-H dated 19.08.2015, valid until 18.06.2021 | 141,09                                       |
| "AIR" Teleradio-company" LLC | Non-residential built-in premises with an area of 137.0sq.m. | Can be used for any purpose  | № 1603/1 dated 16.03.2021, valid until 16.03.2026  | 75,36  |

### Privatization conditions:

- prevention of dismissal of employees of a privatized enterprise at the initiative of the new owner or his authorized body within six months;
- repayment within six months of debts on wages and to the budget, overdue accounts payable in the amount that will be on the day of transfer of ownership of the property complex.



## Contacts

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## More information about the asset:

<https://bit.ly/3fX3d1M>

