

18.08.2021

Integral property complex "Odesavinprom"

USREOU code (ЄДРПОУ): 00412027

Odesa region, Odesa,
Franchuzskiy Boulevard, 10



Total land area:

over 2.6745 ha

Total area of buildings and
structures:

22126,4 sq.m.

Number of employees
(as of 30.06.2021)

193

General characteristics

The object of privatization is "Odesavinprom" IPC which is leased to PJSC "Odesavinprom" according to the Lease Agreement dated 25.12.1992.

The lease agreement of "Odesavinprom" IPC (as amended) is valid until the transfer of ownership of the privatization object to the buyer of the privatization object.

Tenant (balance holder): "Odesavinprom" Private Joint-Stock Company (USREOU code 00412027).

The main type of "Odesavinprom" PJSC activity according to the NACE: 11.02 - Production of grape wines.

Main product range: production facilities of the Privatization Object are used for the production and bottling of wine products, including champagne of Ukraine, sparkling and low-alcohol carbonated beverages.

Information on the property that is a part of the privatization object: the property of "Odesavinprom" IPC consists of non-current assets, namely **306 units of fixed assets**, including:

- real estate - **97 units** (including amphorae for processing and storage of wine);
- machinery and equipment - **143 units**;
- tools, devices, inventory - **60 units**;
- motor vehicles - **6 units**.

Information on real estate objects: objects which are a part of "Odesavinprom" IPC are located at the following addresses:

- Odesa, Franchuzskiy Boulevard, 8 (**1 object** with a total area of **1961.2 sq. m.**);
- Odesa, Franchuzskiy Boulevard, 10 (**14 objects** with a total area of **18,450.5 sq. m.**);
- Odesa, Franchuzskiy Boulevard, 12 (basement) (**1 object** with a total area of **167.9 sq. m.**);
- Odesa, Nalyvna St., 2 (**4 objects** with a total area of **669.2 sq. m.**);
- Odesa, Otamana Holovatoho St., 151 (**1 object** with a total area of **877.6 sq. m.**).

Information on land plots: 5 land plots (including 2 with cadastral number) with a total area of over **2.6745 ha**.

On the territory of the privatization object at the address: Odesa, Franchuzskiy Boulevard, 10 there are real estate objects that are not subject to privatization, namely:

- protective structure of civil defense "Anti-radiation shelter №56968" (state property);
- non-residential building with a total area of 141.4 sq. m. (private property).

Information on payment of environmental fees and charges: the volume of pollutant emissions into the atmosphere for 2020 (according to the form №2-TP (air) annual for the enterprise - **2,158 tons**, environmental payments for 2020 - **UAH 6,116.45** (for emissions of pollutants into the atmosphere by stationary sources of pollution).



The aggregate indicators of economic activity of the tenant PJSC "Odesavinprom":

No	Indicators (thousand UAH)	2018	2019	2020	1h 2021
1.	Assets	411816	358627	291387	215062
1.1	Non-Current assets	70351	61375	67658	62940
1.2	Current assets	341465	297252	223729	154768
2.	Liabilities	411816	358627	291387	215062
3.	Total income, including:	697943	488824	484334	101839
3.1	Net income from sales of products (goods, works, services)	665353	475649	464352	93509
4.	Total costs, including:	694790	502272	480556	207244
4.1	Cost of goods sold (goods, works, services)	606687	436284	426475	90568
4.2	Administrative costs	26490	20381	21681	11052
4.4	Other operating costs	17991	12468	7940	3477
4.6	Income tax expenses	-	-	-	-
5.	Net profit (loss)	(3153)	(13448)	(3778)	-14322

Liabilities arising from the activities of the lessee, including those related to the operation of the production facilities of the Privatization Object, are exclusively the lessee's own obligations - PJSC "Odesavinprom".

There are no overdue accounts payable of Odesavinprom.

Volume of sold products (works, services) of PJSC "Odesavinprom":

Period	Total income, thousand UAH	Income by main activity, thousand UAH
2018	665353,4	570657,4
2019	475649,0	376066,3
2020	464352,0	382180,0
1 half of 2021	101839,0	93509,0

Privatization conditions:

1. The buyer of "Odesavinprom" IPC is obliged **within 3 years from the moment of transfer of ownership to the buyer:**

- ensure the preservation of activities for the production of grape wines and provide social guarantees for employees employed at the same specialty (qualification), in accordance with the requirements of labor legislation (Part 2 of Article 26 of the Law of Ukraine "On Privatization of State and Municipal Property");
- ensure the maintenance of protective structures of civil protection in readiness for use as intended at their own expense in accordance with Part 8 of Article 32 of the Civil Protection Code.

2. The buyer of "Odesavinprom" IPC is obliged to reimburse within 30 calendar days from the date of the contract of sale costs of the Regional Branch of State Property of Ukraine in Odessa and Mykolaiv regions for the assessment of IPC in the amount of UAH 5000.0 (excluding VAT).



Contacts

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**More information
about the asset:**

<https://bit.ly/3rUTD3r>

