

23.09.2021

**Single property complex SS
Chernihiv Regional State
Association of Alcohol and
Vodka Industry
Chernihivspirtgorilka
CHLGZ Crystal**

14005, Chernihiv,
Kotliarevskoho St., 38



General characteristics

SPC structural subdivision Chernihiv Regional State Association of Alcohol and Vodka Industry Chernihivspirtgorilka CHLGZ Crystal **is leased on the basis of a lease agreement dated 09.11.2001 №16-01 (valid until 09.11.2021)** and as an object of lease was attached to the property of the lessee - **PJSC CHLGZ "Chernihiv Vodka"** on the basis of the Law of Ukraine "On the lease of state and municipal property." The lessee also has its own assets and liabilities, the financial results of the activities from the use of production facilities to the Privatization Object were not separated directly by the lessee.

The main type of economic activity of the lessee according to the NACE: 11.01 - Distillation, rectification and mixing of alcoholic beverages.

Main product range: PJSC CHLGZ "Chernihiv Vodka" is a producer of vodka and vodka products, tinctures, absinthes, syrups. The most widely known: vodkas "Desnyanski Zori", "Zoloto Ukrainy", "Pshenichna", "Zolote kilce", "Maximum", "Zabava Mislivska", "Chernihivska Juvileyna", absinthe "Absinthe Vincent", "Absinthe Premium", liqueurs "Curacao", "Sambuca Ibiza", "Creme de Cafe", "Pisan", tinctures "De la Bo Gin", "Trafalgar Gin", etc.

The volume of sales of products (works, services) for the period 2018-31.06.2021: UAH 50809.2 thousand.

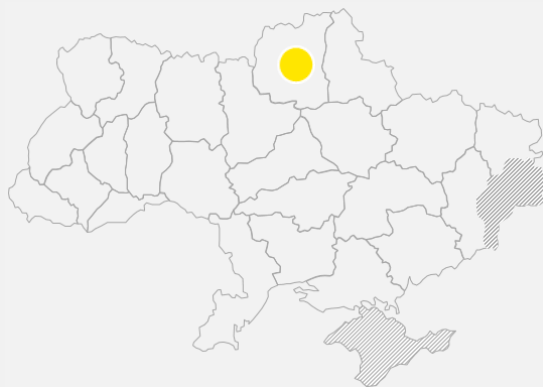
Real estate objects (buildings, structures) that are part of the SPC, leased to PJSC CHLGZ "Chernihiv Vodka": a complex of buildings of the SPC with a total area of **7,743.0 sq.m .:**

Name	Location address	Registration number	Basis of ownership	Form of ownership and owner
Real estate objects (share 29/30)	Chernihiv, Kotliarevskoho St., 38	262117074101	Extract from the State Register of Real Property Rights on the registration of ownership dated 21.09.2021 №275767383	State, State represented by the State Property Fund of Ukraine, USREOU code 00032945

Information about the land plot on which the property of the SPC is located, which is leased by PJSC CHLGZ "Chernihiv Vodka", which is located at: Chernihiv, Kotliarevskoho St., 38:

Name	Land area (sq. m.)	Cadastral number	Form of ownership, grounds for the right to use the land plot, information on encumbrances
Land plot	25914	7410100000:02:024:0041	It is in communal ownership and in lease use of PJSC CHLGZ "Chernihiv vodka"

Purpose of the land plot: for placement and operation of the main, additional and auxiliary buildings and constructions of the enterprises of processing, machine-building and other industry.



**Total land area:
2.5914 ha**

Total area of buildings and structures:

7743.0 sq. m.

**Number of employees
(as of 30.06.2021)**

56



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 on movable property: the SPC, which is leased to PJSC CHLGZ "Chernihiv Vodka", includes **7 units of vehicles** (truck crane, 2 cars, 2 forklifts, excavator, tractor with trailer).

The main indicators of economic activity of the lessee - PJSC CHLGZ "Chernihiv vodka":

No	Indicators (thousand UAH)	2018	2019	2020	1h 2021
1.	Assets	45 395,0	40 871,7	35 251,8	36 483,0
1.1	Non-Current assets	20 213,0	20 634,1	20 335,4	20 442,7
1.2	Current assets	25 182,0	20 237,6	14 916,4	16 040,3
2.	Liabilities	45 395,0	40871,7	35251,8	36483,0
3.	Total income, including:	26 790,0	17 529,3	16 998,2	4 073,7
3.1	Net income from sales of products (goods, works, services)	22 948,0	14 728,6	9 264,6	3 868,0
4.	Total costs, including:				
4.1	Cost of goods sold (goods, works, services)	22 524,0	15 866,8	9 848,6	4 120,5
4.2	Administrative costs	3 448,0	2273,0	3870,8	2 489,6
4.4	Other operating costs	11 036,0	5 555,7	13 024,8	2 009,3
4.6	Income tax expenses	0	0	0	0
5.	Net profit (loss)	-11 097,0	-7 118,4	-10 996,0	-5 146,5

As of 01.07.2021:

There are no overdue accounts payable.

Current accounts payable, including:

- wage arrears – **UAH 109.4 thousand**;
- insurance debt – **UAH 13.5 thousand**;
- debt to the budget – **UAH 157.3 thousand**;
- debt for goods, works, services – **UAH 12213.9 thousand**;
- other current liabilities – **UAH 115,413.1 thousand**.

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

Period	Total income, thousand UAH	Income by main activity, thousand UAH
2018	26 790.00	22 948.00
2019	17 529.30	14 728.60
2020	16 998.20	9 264.60
1h 2021	4 073.70	3 868.0

Information on the volumes of emissions and discharges of pollutants by the lessee:

the actual volume of emissions of pollutants (nitrogen dioxide, carbon monoxide, carbon dioxide, ethyl alcohol) is **3.921 tons**. There is no information on the payment of the environmental tax.

The current activity based on the property of the SPC does not have a significant impact on the environment and does not fall within the scope of parts two and three of Article 3 of Law of Ukraine No. 2059-VIII "On Environmental Impact Assessment".

Privatization conditions:

- the buyer of the SPC is obliged to reimburse the Regional Branch of the State Property Fund of Ukraine in Kyiv, Cherkasy and Chernihiv regions for the cost of assessing the privatization object in the amount of UAH 28,000.00. (Twenty eight thousand hryvnas 00 kopecks) excluding VAT within 30 days.



Contacts

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**More information
about the asset:**

<https://bit.ly/3mcdh8P>

