

01.11.2021

## Property complex of SOE “Kalush combined heat and power plant – nova”

USREOU code (ЄДРПОУ): 40885849

Ivano-Frankivsk region,  
Kalush, Promyslova St., 1



### General characteristics

**Property complex of SOE “Kalush combined heat and power plant – nova”.**

**Main activity according to NACE:** 35.30 supply of steam, hot water and air conditioning.

**The volume of products (works, services) for the period of 2018 - 9 months of 2021:** UAH 3,964,761 thousand, including export - 0.

**The main nomenclature of products (works, services):** thermal energy, electricity, including export - 0.

**Object information (real estate):** the object includes **87 real estate objects** (buildings and structures) with a total area of **214544.3 sq. m**, **55 infrastructure facilities, fences, electrical and heating networks, pipelines, etc.** with a total length of **48,515.70 lin. m**, **4 tanks** with a total capacity of **606 cubic m**, located at: Kalush, Promyslova St., 1.

**Information on land plots:** **6 registered land plots** with a total area of **166.7485 ha**.

**Purpose of land plots:**

- For placement, construction, operation and maintenance of buildings and structures of energy generating enterprises, institutions and organizations.
- For placement and operation of main, auxiliary and additional buildings and structures of technical infrastructure (production and distribution of gas, supply of steam and hot water, collection, purification and distribution of water).

**Information on movable property:** **5 trucks, 8 cars, 12 units of special equipment** are accounted for on the balance sheet of the enterprise.

**Information on lease agreements:** as of 30.09.2021 part of the real estate with a total area of **160 sq. m** is leased in accordance with 2 existing agreements. The maximum validity of the agreements is **until January 22, 2024**.

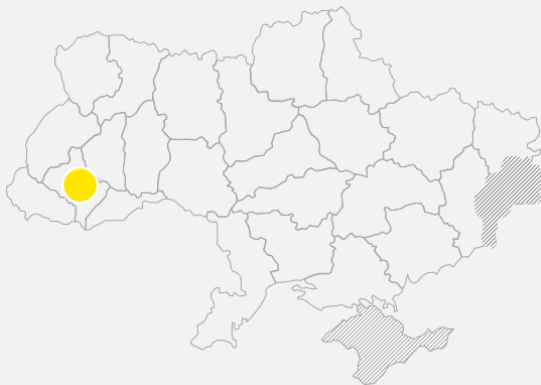
On the balance of the enterprise there are **2 objects which are not subject to privatization** (a protective construction of civil protection - object 30/35 – with an area of **553,90 sq. m**, located at the address: **Kalush, Promyslova St., 1** and also **civil protection equipment**) with a total book value of **UAH 24,696 thousand**.

**The volume of emissions of pollutants into the atmosphere for 9 months of 2021** (according to the form №2-TP (air) annual), in total for the enterprise - 10580,881 tons; in addition, carbon dioxide - 770 596,570 tons.

**Waste generation for 2020 (according to the form №1-waste (annual) in total for the enterprise:** 36,604,894 tons.

**Environmental payments for 2020:** according to the form №1-environmental costs (annual) actually paid in total – UAH 24 637.8 thousand.

**Normatively treated industrial-rain return waters which are dumped into surface reservoirs for 2020:** (according to the form 2-TP (water) annual) - 261 thousand cubic m.



**Total land area:**

**166.7485 ha**

**Total area of buildings  
and structures:**

**214544.3 sq. m.**

**Number of employees  
(as of 30.09.2021)**

**625**



*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	9m 2021
<b>1.</b>	<b>Assets</b>	<b>577 990</b>	<b>545 029</b>	<b>246 784</b>	<b>230 183</b>
1.1	Non-Current assets	213 489	220 188	163 198	152 430
1.2	Current assets	364 501	324 841	83 586	77 753
<b>2.</b>	<b>Liabilities</b>	<b>577 990</b>	<b>545 029</b>	<b>246 784</b>	<b>230 183</b>
<b>3.</b>	<b>Total income, including:</b>	<b>1 275 309</b>	<b>1 091 280</b>	<b>942 242</b>	<b>709 000</b>
3.1	Net income from sales of products (goods, works, services)	1 270 283	1 080 876	934 829	678 773
<b>4.</b>	<b>Total costs, including:</b>	<b>1 265 801</b>	<b>1 151 710</b>	<b>1 314 508</b>	<b>775 069</b>
4.1	Cost of goods sold (goods, works, services)	1 205 025	1 089 298	887 669	718 197
4.2	Administrative costs	36 974	34 025	40 796	28 886
4.4	Other operating costs	14 225	19 851	339 053	16 823
4.6	Income tax expenses	2 839	-	126	-
<b>5.</b>	<b>Net profit (loss)</b>	<b>9 508</b>	<b>-60 430</b>	<b>-372 266</b>	<b>-66 069</b>

### As of 30.09.2021:

**Overdue accounts payable - UAH 214,069 thousand.**

**Current accounts payable - UAH 230,382 thousand, including:**

- wage arrears - **UAH 5,112 thousand;**
- payroll taxes - **UAH 1,233,000;**
- real estate tax arrears –
- tourist tax –
- financial assistance –
- other accounts payable - **UAH 224,047 thousand.**

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

Period	Total income, thousand UAH	Income by main activity, thousand UAH
2018	1 275 309	381 879
2019	1 091 280	398 187
2020	942 242	325 506
9m 2021	709 000	234 063

### Privatization conditions:

- preservation of the main activity of the enterprise for 5 years;
- repayment of debts on wages and before the budget within 6 months;
- repayment of overdue accounts payable of the enterprise;
- compliance with the terms of the collective agreement during its term, but not more than 1 year from the date of transfer of ownership to the buyer, during which time the parties must begin negotiations on a new collective agreement;
- preventing the dismissal of employees within 6 months;
- employment of persons with disabilities at the expense of the standard of jobs for employment of persons with disabilities in the amount of 4 percent of the average number of full-time employees of the accounting staff for the year - for 1 year;
- implementation of labor protection costs in the amount of not less than 0.5 percent of the wage fund for the previous year - for 1 year;
- reimbursement within 30 calendar days after the transfer of ownership of the object to the buyer of the SPFU RB in Ivano-Frankivsk, Chernivtsi and Ternopil regions costs for the environmental audit of the enterprise.



## Contacts

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## More information about the asset:

<https://bit.ly/3jY6wax>

