

26.09.2022

Property complex of SOE "Dashavsky plant of composite materials"

USREOU code (ЄДРПОУ): 00152402

Legal address: Lviv region,
Stryj district, Dashava village.

Location: Lviv region, Stryj district,
Zagirne village.



General characteristics

Property complex of SOE "Dashavsky plant of composite materials".

Main activity: Manufacture of other non-metallic mineral products n.e.c. (23.99).

Main product range:

- granular asphalt-resin softener (ASPG) for the tire and rubber industry;
- bituminous-rubber insulating mastic (MBR-90, MBR-100) and bituminous-polymeric insulating mastic MBPI-D for insulation of oil and gas pipelines;
- water supply and sewerage services for the needs of the population of Zagirne village and Dashava village, Stryj district, Lviv region.

The volume of the main product range:

Period	Type of product	Volume, tons
2019	ASPG	233
	MBPI-D	250
2020	ASPG	166
	MBPI-D	182
2021	ASPG	250,5
	MBPI-D	533
1half of 2022	ASPG	32
	MBPI-D	200

Object information (real estate): the object includes **20 registered real estate units** (granulation house, reactor compartment, auxiliary building, charging station building, warehouses for various purposes, diesel house, laundry bath, factory premises, machine shop, carpentry shop, CZL, garage, barn, pumping station and lifting, recreation center "Nad Oporom", etc.) with a total area of **9080.2 sq. m.**, located at Zagirne village (Stryj district, Lviv region), Dashava village (Stryi district, Lviv region) and Grebeniv village (Skoliv district, Lviv region).

Information about land plots: **3 land plots** with a total area of **42.8420 ha**.

Purpose of land plots:

1. land plot (Lviv region, Stryj district, Zagirne village, cadastral number is missing) with an area of **40.81 hectares** - production needs;
2. land plot (Lviv region, Skoliv district, Grebeniv village, cadastral number is missing) with an area of **1.792 hectares** - organization of recreation;
3. land plot (Lviv region, Stryj district, Dashava township, S. Bandery St., cadastral number 4625355300:01:005:0013) with an area of **0.24 ha** - for the placement and operation of main, additional and auxiliary buildings and structures of technical infrastructure (production and distribution of gas, supply of steam and hot water, collection, purification and distribution of water).

As of June 30, 2022, part of the property is leased.

The term of validity of existing lease agreements is until October 26, 2023.



Total land area:

42.8420 ha

**Total area of buildings
and structures:**

9080.2 sq. m.

Number of employees

(as of 30.06.2022)

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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.

Information on movable property: there are **9 vehicles** on the balance sheet of the SOE, 1 of which, namely: KAMAZ-5320 truck, registration number 31-55 LVP, year of manufacture 1988, seized for the needs of the ATO in accordance with the order of the Stryi district state administration of Lviv region № M-1dec dated 19.01.2015 and № M-2dec dated 23.01.2015.

The main indicators of the enterprise's economic activity:

№	Indicators (thousand UAH)	2019	2020	2021	1h 2022
1.	Assets	9503,0	13394,0	38792,0	38664,0
1.1	Non-Current assets	2323,0	2135,0	30056,0	29838,0
1.2	Current assets	7180,0	11259,0	8736,0	8826,0
2.	Liabilities	9503,0	13394,0	38792,0	38664,0
3.	Total income, including:	8192,0	17979,0	23682,0	7040,0
3.1	Net income from sales of products (goods, works, services)	7019,0	15212,0	23440,0	6298,0
4.	Total costs, including:	9406,0	17239,0	23343,0	7031,0
4.1	Cost of goods sold (goods, works, services)	5985,0	10777,0	17771,0	4764,0
4.2	Administrative costs	-	-	-	-
4.4	Other operating costs	3418,0	6462,0	5458,0	2267,0
4.6	Income tax expenses	-	206,0	61,0	-
5.	Net profit (loss)	-(1 214,0)	534,0	278,0	9,0

As of 30.06.2022:

Overdue payables is absent.

Current payables, including:

- Wage arrears – **UAH 344.0 thousand;**
- For goods, works, services – **UAH 5.0 thousand;**
- Calculations with the budget – **UAH 57.0 thousand;**
- Insurance calculations – **UAH 906.0 thousand;**
- other current liabilities – **UAH 75.0 thousand.**

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

Period	Total income, thousand UAH	Income by main activity, thousand UAH
2019	8192.0	6814.0
2020	17979.0	15013.0
2021	23682.0	23246.2
1h 2022	7040.0	6733.4

The volume of sales of products for the period of 2019 – The 1st half of 2022: UAH 51,806.6 thousand.

The company's balance sheet includes objects that are not subject to privatization:

- water supply and sewerage facilities at Zagirne village (25 objects);
- highways (2 objects).

The book value of assets that are not subject to privatization as of June 30, 2022 is UAH 6,273.2 thousand.

The company carries out emissions and discharges of pollutants into the environment (atmospheric air, water), generates and disposes of waste and is a payer of environmental fees and charges.

Privatization conditions:

- after the transfer in the prescribed manner of objects of water supply and sewerage system of Zagirne village, which are not subject to privatization, to communal property of Stryi city council, the buyer is obliged to supply (under a separate contract) electricity to the pumping station of the 2nd rise of water supply and sewage pumping station water;
- repayment of debts on wages, before the budget within 6 months;
- preventing the dismissal of employees during 6 months.

Contacts

SPFU Contact center: +380-800-50-56-46

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More information about the asset:

<https://bit.ly/3js7Q5H>

