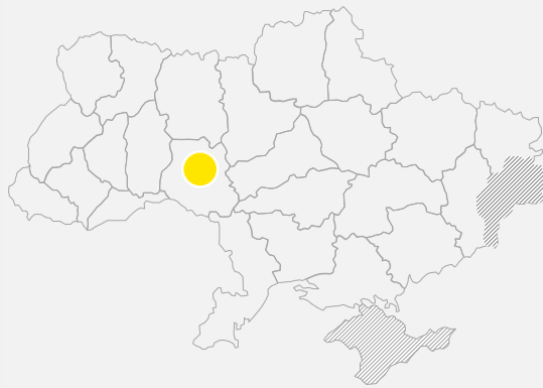


23.09.2022

Property complex of SOE "Yurkivtsi distillery plant"

USREOU code (ЄДРПОУ): 05459186

24040, Vinnytsia region,
Mohyliv-Podilskyi district,
Yurkivtsi village, Miru St., 259



Total land area:

22.7771 ha

Total area of buildings and
structures:

over 9998.17 sq. m

Number of employees

(as of 30.06.2022)

91



General characteristics

Property complex of SOE "Yurkivtsi distillery plant".

Main activity, according to the Statute: production of other basic organic chemicals.

The volume of sales of products (works, services) for the period 2019 - 6 months of 2022: UAH 206,580.00 thousand, including export - UAH 1,179.0 thousand.

Main product range: undenatured ethyl alcohol, including export: undenatured ethyl alcohol.

Property information (real estate): the object includes **42 unregistered real estate objects** (buildings and structures of industrial purpose, warehouses, alcohol storage, solder house, electrical substation etc.) **and infrastructure** with a total area of **more than 9,998.17 sq. m**, located at the following addresses: Vinnytsia region, Mohyliv-Podilskyi district, Yurkivtsi village, Miru St., 259; Vinnytsia region, Mohyliv-Podilskyi district, Yurkivtsi village, Miru St., 16; Vinnytsia region, Mohyliv-Podilskyi district, Yurkivtsi village, Miru St., 238; Vinnytsia region, Mohyliv-Podilskyi district, Yurkivtsi village, Miru St., 259A. **Registration activities are underway.**

As of June 30, 2022, the company's balance sheet includes 8 vehicles.

Information about the land plots: 3 registered land plots with a total area of 22.7771 hectares.

The department of the state executive service of Mohyliv-Podilskyi city-district administration of justice has seized all real estate of the Yurkivtsi distillery.

The company's balance sheet includes objects that are not subject to privatization (a residential building with an area of 63.6 sq. m at the address: Vinnytsia region, Mohyliv-Podilskyi district, Yurkivtsi village, Miru St., 35; bomb shelter, with an area of 341.9 sq. m at the address: Vinnytsia region, Mohyliv-Podilskyi district, Yurkivtsi village, Miru St., 259; bus stop, with an area of 8.7 sq. m, Vinnytsia region, Mohyliv-Podilskyi district, Yurkivtsi village, Miru St., 259) as well as **privatized housing stock (7 residential buildings).**

The property, which is a part of the property complex of SOE "Yurkivtsi distillery plant", is not under lease.

The company did not receive government orders or mobilization tasks.

Environmental payments for 2021: (according to form No. 1 - environmental costs (annual) actually paid in total - **UAH 115.0 thousand.**



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:

No	Indicators (thousand UAH)	2019	2020	2021	6m 2022
1.	Assets	5259	9386	15400	16125
1.1	Non-Current assets	2805	2684	2485	2605
1.2	Current assets	2454	6702	12915	13520
2.	Liabilities	5259	9386	15400	16125
3.	Total income, including:	36388	78356	64077	33480
3.1	Net income from sales of products (goods, works, services)	36388	72686	64058	33448
4.	Total costs, including:	36277	80385	63832	38355
4.1	Cost of goods sold (goods, works, services)	28320	71959	57180	34688
4.2	Administrative costs	6149	6645	6029	3055
4.4	Other operating costs	1063	194	554	32
4.6	Income tax expenses	24	-	-	-
5.	Net profit (loss)	111	-2029	245	-4875

As of 30.06.2022:

There are no overdue payables.

Current accounts payable - UAH 37,529,970.17; including:

- wage arrears - UAH 556,000.00;
- payroll taxes - UAH 397,000.00;
- financial assistance (loan) - UAH 3,531,570.17;
- other payables - UAH 33,048,692.14, including:
 - electricity - UAH 74,477.87;
 - fuel and lubricants - UAH 3,735,325.62;
 - materials (molasses) - UAH 15,936,532.77;
 - services - UAH 3,202,294.06;
 - auxiliary - UAH 24,576.00;
 - materials (fraction) - UAH 26,519.18;
 - excise duty - UAH 10,031,456.52;
 - sick leaves, military - UAH 15,097, 25;
 - materials - UAH 2,412.87.

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

Period	Total income, thousand UAH	Income by main activity, thousand UAH
2019	36388	36388
2020	78356	72686
2021	64077	64058
6m of 2022	33480	33448

Privatization conditions:

- repayment of debts on wages, before the budget within 6 months;
- preventing the dismissal of employees during 6 months.



Contacts

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More information
about the asset:

<https://bit.ly/3RdGz5I>

