

06.10.2022

State-owned stake in the authorized capital of PrJSC "Ista-Center"

USREOU (ЄДРПОУ) code: 23073489

49051, Dnipro city,
Kursantska St., 30



General characteristics

Full name of the company: Ista-Center Private Joint-Stock Company.

The size of the authorized capital of the company: UAH 128 171 000.00.

Offered for sale: a block of 552 478 shares, which is 21.5524% of the authorized capital.

The main activity, according to the Charter: the production of batteries and accumulators (type of activity according to NACE: 27.20).

The volume of sales of products (works, services) for the period 2019 –1st half of 2022: UAH 583,849.00 thousand.

Main product range: rechargeable batteries.

Information about the object (real estate) located at: Dnipro city, Kursantska St., 30:

Name	Registration number	Functional use	Basis of ownership	Form of ownership and owner
Buildings and structures	2052277712101	Industrial production of batteries	Extract from the State Register of Property Rights to immovable property on the registration of property rights, extract index number: 234562268 dated 27.11.2020. Certificate of ownership of immovable property series and number: b/n, issued on 31.01.2011, publisher: KE "Dnipropetrovsk Intercity Technical Inventory Bureau" of the Dnipropetrovsk Oblast Council	Private in the person of Private joint-stock company "Ista-Center" (USREOU code: 23073489)

Information about the components of the real estate object:

The name of the components of the real estate object	Total area (sq. m.)
APK building	4 374.2
production building	14 013.8
OGM workshop building	365.1
carpentry shop building	174.2
section of guillotine shears	66.0
material warehouse building №3	311.6
neutralization station building	986.2
box building for a car	75.8
acid warehouse building	67.4
material warehouse building №1	726.1
hangar warehouse building №4	440.4
hangar warehouse building №5	220.5
building: warehouse of finished products	648.4
household building	67.3
pumping station building	18.8
building checkpoint	25.8
warehouse building	527.4
warehouse building	203.5
SMG building	484.4

The components of the real estate also include: a canopy for storing cylinders, canopies; box building for refrigeration equipment, canopy for storage of oxygen cylinders, toilet, canopy for storage of industrial waste, building of PPE warehouse, building of oxygen warehouse, watchtowers (temporary), containers (temporary), block rooms (temporary), building of rest of drivers, fences, gates, wickets, decorative fencing, tanks, artesian wells, tanks for GSM, retaining walls, tanks for acids, flyover, railway track, acid filling platform, discharge pipe, acid drain overpass, settling tank, paving, etc.



Total land area:

4.5726 ha

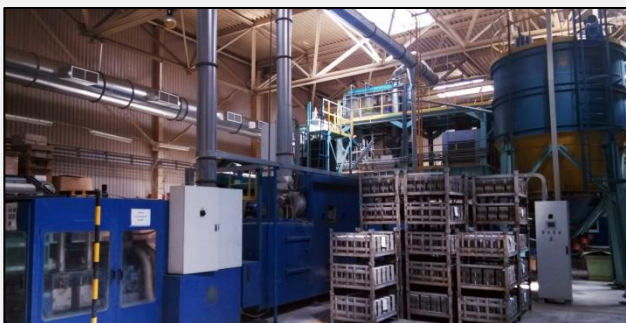
Total area of buildings and structures:

23796.9 sq. m.

Number of employees

(as of 01.08.2022):

124



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.

According to the Information from the State Register of Rights to Real Estate and the Register of Ownership Rights to Real Estate, the State Register of Mortgages, the Unified Register of Prohibitions on the Alienation of Real Estate Objects regarding the real estate object of PrJSC "Ista-Center" (USREOU code: 23073489) dated August 17, 2022 No. 23073489 an arrest was made (encumbrance record number: 44573738, a decision to seize the debtor's property No. 67212235 dated October 21, 2021, publisher: Olexiy A. Shagan, Private executor of the executive district of the Dnipropetrovsk Oblast).

Information about the land plot located at the address: Dnipro city, Kursantska St., 30:

Name	Land area (sq. m.)	Cadastral number of land plot	Purpose	Form of ownership, the basis for the right to use the land plot, encumbrance information
Land plot	45 726	1210100000: 09:459:0086	Actual location of the plant of starter batteries and roadway	Communal property of Dnipropetrovsk city council, State act on the right of permanent land use, series and number - 1-DP No. 003058, issued 02.07.2001.

Main indicators of economic activity:

No	Indicators (thousand UAH)	2019	2020	2021	6m of 2022
1.	Assets	325 052	315 394	302 999	298 611
1.1	Non-Current assets	226 632	217 676	228 302	223 005
1.2	Current assets	98 420	97 718	74 697	75 606
2.	Liabilities	325 052	315 394	302 999	298 611
3.	Total income, including:	266 709	227 488	353 620	36 155
3.1	Net income from sales of products (goods, works, services)	249 315	206 576	173 518	33 985
4.	Total costs, including:	266 519	220 116	198 768	43 826
4.1	Cost of goods sold (goods, works, services)	244 387	197 823	180 965	33 886
4.2	Administrative costs	7 421	8 497	9 348	2 514
4.4	Other operating expenses	10 765	9 772	4 813	2 013
4.6	Income tax expenses	-	-	-	362
5.	Net profit (loss) +,-	190	7 372	154 852	-7 671

As of 30.06.2022 there are no overdue accounts payable.

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

Period	Total income, thousand UAH	Income by main activity, thousand UAH
2019	266 709	208 908
2020	227 488	184 259
2021	353 620	158 291
9m of 2022	36 155	32 391

There is no information about the lease agreements concluded for the company's property.

Volumes of emissions and discharges of pollutants into the environment, generation and disposal of waste, information on payment of environmental fees and charges, etc.:

- The volume of emissions of pollutants into the atmospheric air for 2021 (according to the form No. 2-TP (air) annual) in total at the enterprise is **3.342 tons**, in addition, carbon dioxin - **417.63 tons**.
- Waste generation for 2021 (according to form No. 1-waste (annual) in total for the enterprise - **49.5 tons**, including: **hazard class 4 - 49.5 tons**.
- Environmental payments for the 1st half of 2022 (according to form No. 1 - environmental costs (annual) actually paid in total - **UAH 1.13173 thousand**, including: for emissions of pollutants into the atmospheric air by stationary sources of pollution – **UAH 1.13173 thousand**.

Privatization conditions: without conditions.

Contacts

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More information about the asset:

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

