

05.10.2022

# Property complex of SOE “Special Design and Technological Bureau of G. E. Pukhov Institute of Modelling Problem in Power Engineering of National Academy of Sciences of Ukraine”

USREOU code (ЄДРПОУ): 13550630

10008, Zhytomyr Oblast,  
Zhytomyr city, Pushkinska St., 44



## General characteristics

**Property complex of SOE “Special Design and Technological Bureau of G. E. Pukhov Institute of Modelling Problem in Power Engineering of National Academy of Sciences of Ukraine”.**

**The main activity in accordance with the Charter:** research and experimental development in the field of other natural and technical sciences. In fact, it has not been implemented since 2012.

**Volume of sales of products (works, services) for 2019 – the 1<sup>st</sup> half of 2022:** UAH 729.0 thousand, including export: -.

**Main product range:** -, including export: -.

**The object includes:** part of the administrative building, namely:

- non-residential premises with a total area of **1282.7 sq. m.**, including: basement - **601.5 sq. m.**, premises on the first floor - **236.3 sq. m.**, premises on the second floor - **444.9 sq. m.**, 1/4 part of the porch. The premises are located in a three-storey brick non-residential building, with reinforced concrete floors and asbestos-cement roof, equipped with electric lighting, water supply, sewerage, central heating. The building was built in **1966**, the condition is satisfactory;
- SVTU-10M heat meter with sensors included, serial number 15120, 2008 year of commissioning, manufacturer Sempal, Ukraine. The equipment is in working condition.

**Information about the object (real estate), located at: Zhytomyr city, Pushkinska St., 44:** part of the administrative building - the right of ownership of the object is registered on the basis of the certificate of ownership of real estate dated 07.05.2007, issued on the basis of the decision of the executive committee of Zhytomyr city council dated 26.04.2007 № 322. Registration number: **24542024**.

**Total area:**

- according to the registration dated 01.09.2008 - **1285.3 sq. m.** ;
- according to the technical passport dated 15.12.2020 - **1282.7 sq. m.**

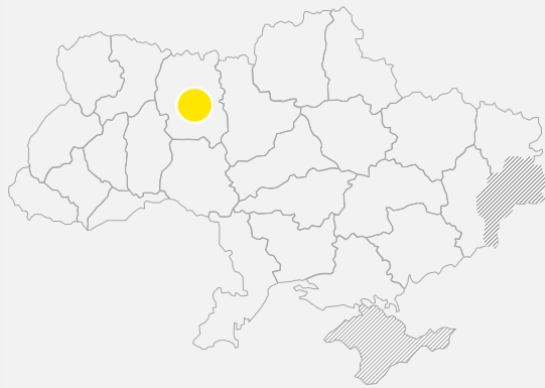
**Form of ownership:** state.

**Owner:** State of Ukraine in the field of management of the National Academy of Sciences.

**Functional use:** 1263.1 Buildings of research and design and survey institutions.

**Information about the land plot located at the address: 10008, Zhytomyr Oblast, Zhytomyr city, Pushkinska St., 44:**

| Name      | Land area (ha) | Cadastral number of land plot | Purpose                   | Form of ownership, the basis for the right to use the land plot, encumbrance information  |
|-----------|----------------|-------------------------------|---------------------------|---|
| Land plot | 0,1426         | -                             | For the needs of science. | State.<br>State act on the right of permanent use series I-ZhT № 002440 dated 06.08.1999. |



**Total land area:**

**0.1426 ha**

**Total area of buildings and structures:**

**1282.7 sq. m.**

**Number of employees**

**(as of 30.06.2022):**

**1**



*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.*

## Main indicators of economic activity:

| №         | Indicators (thousand UAH)                                  | 2019 | 2020        | 2021          | 1h of 2022   |
|-----------|--|------|-------------|---------------|--------------|
| <b>1.</b> | <b>Assets</b>  | -    | <b>6003</b> | <b>5740</b>   | <b>5636</b>  |
| 1.1       | Non-Current assets   | -    | 5900        | 5686          | 5578         |
| 1.2       | Current assets   | -    | 103         | 54            | 58           |
| <b>2.</b> | <b>Liabilities</b>   | -    | <b>6003</b> | <b>5740</b>   | <b>5636</b>  |
| <b>3.</b> | <b>Total income, including:</b>                            | -    | <b>327</b>  | <b>378</b>    | <b>24</b>    |
| 3.1       | Net income from sales of products (goods, works, services) | -    | 327         | 367           | 24           |
| <b>4.</b> | <b>Total costs, including:</b>                             | -    | <b>375</b>  | <b>1412</b>   | <b>312</b>   |
| 4.1       | Cost of goods sold (goods, works, services)                | -    | -           | -             | -            |
| 4.2       | Administrative costs                                       | -    | 176         | 897           | 312          |
| 4.4       | Other operating costs                                      | -    | 199         | 312           | -            |
| 4.6       | Income tax expenses  | -    | -           | 203           | -            |
| <b>5.</b> | <b>Net profit (loss)</b>                                   | -    | <b>(48)</b> | <b>(1034)</b> | <b>(288)</b> |

For 2018 and 2019, there is no accounting.

As of 30.06.2022 there are no overdue accounts payable.

Current accounts payable - UAH 1080.00 thousand, including:

- wage arrears - UAH 345.00 thousand;
- debt for goods, works, services - UAH 458.00 thousand
- debt on settlements with the budget – UAH 84.00 thousand;
- debt on insurance settlements – UAH 83.00 thousand;
- other current liabilities – UAH 110.00 thousand.

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

| Period           | Total income, thousand UAH | Income by main activity, thousand UAH |
|------------------|----------------------------|---------------------------------------|
| 2019             | -                          | -                                     |
| 2020             | 327,0                      | -                                     |
| 2021             | 378,0                      | -                                     |
| 6 months of 2022 | 24,0                       | -                                     |

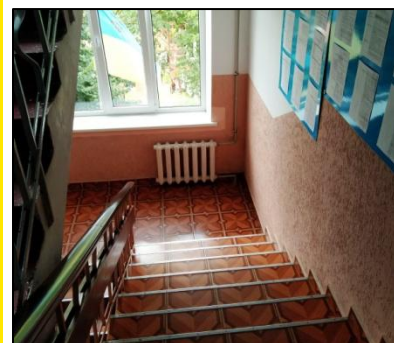
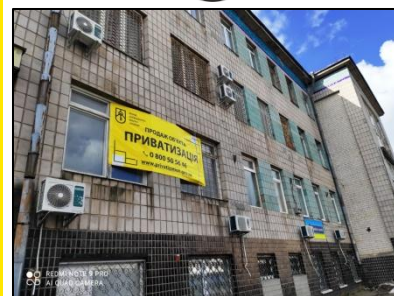
## The list of property that is leased, as of 30.07.2022:

| № | Tenant                            | Name of the leased object   | Leased area (sq.m.) | Purpose of the lease                   | Details of the lease agreement and its term | Rent-per fee for 1 sq.m per month without VAT (UAH) |
|---|-----------------------------------|---|---------------------|--|---|---|
| 1 | Sole proprietor Vadym O. Yavorsky | Non-residential premises in the basement of a three-storey brick building | 99,5                | For location of advertising production | № 1 dated 09/18/2019 valid until 08/30/2022 | 40,47   |

There are no facilities on the balance sheet of the enterprise that are not subject to privatization. Emissions and discharges of pollutants into the environment are not carried out.

## 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/3drt2FH>

