

17.04.2023

Property complex of SOE "Korostyshiv distillery plant"

USREOU code (ЄДРПОУ): 00374634

Legal address: Zhytomyr Oblast, Zhytomyr Rayon, Korostyshiv town, 46, Hvardiyska St.

Location of the privatization object:

- Zhytomyr Oblast, Zhytomyr Rayon, Korostyshiv town, 46, Hvardiyska St.;
- Zhytomyr Oblast, Berdychiv Rayon, Andrushivka town, 41, Klubna St.;
- Zhytomyr Oblast, Berdychiv Rayon, Andrushivka town, 1B, Myrna St.;
- Zhytomyr Oblast, Berdychiv Rayon, Andrushivka town, 1, Sonyachna St.



General characteristics

Main activity according to the Statute: manufacture of other organic basic chemicals (according to 20.14 NACE code). The company has not been carrying out economic activities by the main activity since 2012.

The main range of products (works, services): services for transportation and wastewater treatment.

The volume of sales of products (works, services) for the period 2020 - 2022: UAH 13,096.00 thousand, including export: none.

Description: the property complex consists of two production sites:

- **site No. 1** (Zhytomyr Rayon, Korostyshiv town, 46, Hvardiyska St.) is located at a distance of 29 km from the oblast center. The real estate objects (**27 units** with a total area of **9238 sq. m**) are in poor condition, they need major repairs, engineering communications are not functioning.
- **site No. 2** (Berdychiv Rayon, Andrushivka town, 41, Klubna St.; 1B, Myrna St.) is located on the outskirts of the city, at a distance of 45 km from the oblast center. The real estate objects (**40 units** with a total area of **26467 sq. m**) are in an unsatisfactory condition, some of them are dilapidated and in disrepair condition.

Site No. 2 has electricity and water supply, the functioning sewage pumping station, treatment facilities and filtration fields. The structure of the object on site No. 2 includes: access road; reservoir (lake), coastal water intake, artificial reservoir adjacent to the Huiva river (reserve water intake for cooling), which are involved in the technological process of the enterprise and are located within the territory of the enterprise.

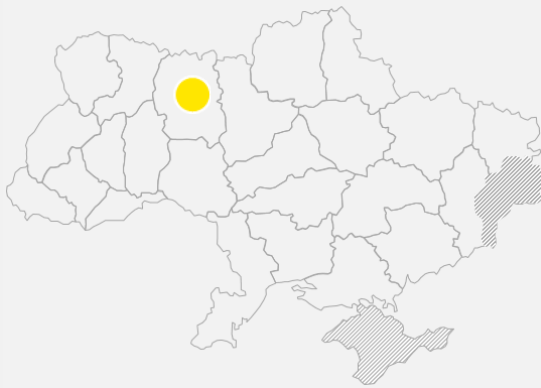
Information about the object (real estate): the object includes **87 registered units of real estate and infrastructure** with a total area of:

- **35010.5 sq.m** according to registration;
- **33799.6 sq. m** according to the technical passport

Information about motor vehicles: 26 registered units of motor vehicles and special equipment (cars, trucks, special vehicles, trailers, excavator, motorcycle, etc.) 1980-2004 of release.

In addition to real estate and motor vehicles, the facility includes:

- other fixed assets, namely: beer, ether, fusel, spirit and alcohol purification columns; fermentation and treacle tanks; yeast units; containers for alcohol; grain loaders; draff pipe; cable power lines; woodworking machines; lathes; transformer substation; pure culture apparatus; silt platforms; secondary settling tanks, aerotanks, methane tanks, artesian wells, etc.;
- machines and equipment;
- tools, devices, inventory.



Total land area:

228.1452 ha

Total area of buildings and structures:

35010.5 sq. m

**Number of employees
(as of 31.12.2022):**

32



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)	2020	2021	2022
1.	Assets	4053	4050	3883
1.1	Non-Current assets	4035	4053	3869
1.2	Current assets	18	15	14
2.	Liabilities	4053	4050	3883
3.	Total income, including:	2750	4696	5650
3.1	Net income from sales of products (goods, works, services)	2750	4696	5650
4.	Total costs, including:	2766.7	4699	5650
4.1	Cost of goods sold (goods, works, services)	2686	2344	3508
4.2	Administrative costs	-	-	-
4.4	Other operating costs	80.7	2355	2142
4.6	Income tax expenses	-	-	-
5.	Net profit (loss)	-16.7	-3.0	-

As of 31.12.2022:

Current, incl. overdue accounts payable are UAH 40,260.0 thousand, including for:

- settlements to the budget – **UAH 38,244.0 thousand**;
- settlements on single social payments and personal income tax – **UAH 774.0 thousand**;
- payroll calculations – **UAH 645.0 thousand**;
- other current liabilities – **UAH 597.0 thousand**.

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

Period	Total income, thousand UAH	Income by main activity, thousand UAH
2020	2750.0	-
2021	4696.0	-
2022	5650.0	-

Information about land plots: 19 registered land plots with a total area of **228.1452 hectares**, located at the following addresses:

- Zhytomyr Oblast, Zhytomyr Rayon, Korostyshiv town, 46, Hvardiyska St.;
- Zhytomyr Oblast, Berdychiv Rayon, Andrushivka town, 41, Klubna St.;
- Zhytomyr Oblast, Berdychiv Rayon, Andrushivka town.

The company's balance sheet includes assets that are not subject to privatization, namely: 3 anti-radiation shelters; premises of a protective structure of civil protection; 7 residential buildings; concrete bridge through the Huiva river.

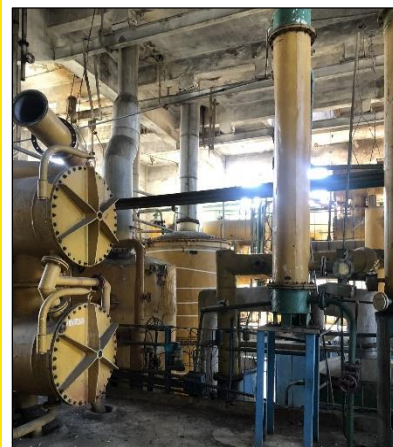
The volume of pollutants discharged into the Huiva river for 2022 (according to the tax declaration of the environmental tax) in total for the enterprise is **195.0 thousand cub. m**.

The environmental payments for 2022 (actually paid in total) are UAH 39,992.18, including for: emissions of pollutants into the atmospheric air by stationary sources of pollution are UAH 528.80; discharges of pollutants directly into water bodies are UAH 38,127.11.

As of December 31, 2022, there are no lease agreements.

Privatization conditions:

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



Contacts

SPFU Contact center: 0-800-50-56-46

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More information
about the asset:

<https://bit.ly/3mN88bt>

