

07.04.2023

# Property complex of SOE “Prydniprovsky Expertise and Technical Center of the State Service for Labor of Ukraine”

USREOU code (ЄДРПОУ): 23369086

Dnipro city,  
1D, Neil Armstrong (Kazakova) St.



## General characteristics

**Main activity, according to the Statute:** Technical testing and analysis (type of activity according to the NACE code 71.20).

**The volume of sales of products (works, services) for the period 2020 – 2022:** UAH 84,229.00 thousand, including export - UAH 0 thousand.

**The main product range as of 31.12.2022:**

- technical examination, testing, expert examination, technical diagnostics of machines, mechanisms, high-risk equipment;
- provision of services in the field of education and training.

**Information about the object (real estate):** the object includes **9 registered units of real estate and infrastructure** with a total area of **2,680.1 sq. m** located at the following addresses:

- Dnipro city, 1D, Neil Armstrong (Kazakova) St. (building with outbuildings, 5 garages, gates, fences, paving with a total area of **2,301.6 sq. m**);
- Zaporizhzhia Oblast, Zaporizhzhia city, 26 Lenska St. (1734/10000 parts of the children's health center named after Y. Haharin with a total area of **378.5 sq. m**).

**Information about land plots:** **2 registered land plots** with a total area of **4.1155 hectares**, located at the following addresses:

- Dnipro city, 3, Kazakova St.: land plot with a total area of **0.2008 hectares**;
- Zaporizhzhia city, 26 Lenska St.: a land plot with a total area of **3.9147 hectares** under the children's health center named after Y. Haharin, which is in common shared ownership.

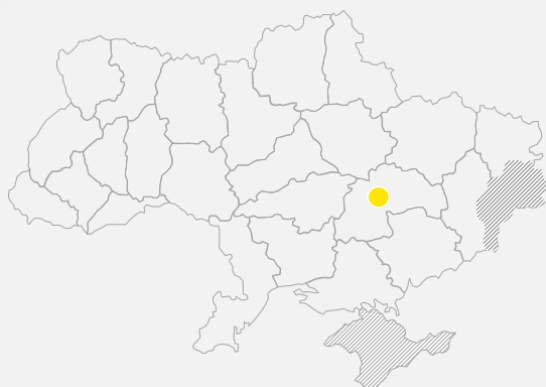
**Information about motor vehicles:** **14 registered units of motor vehicles** (passenger cars) 1991-2019 of release.

**The object also includes:** technical equipment, furniture, inventory, etc.

**List of property leased as of 09.03.2023:**

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 per month without VAT (UAH)
South-Eastern Interregional Administration of the State Labor Service	Administrative building	300.1	Placement of a budget institution	Dated 09.03.2023 No. 12/02-7732-OD-GS*	0.084

\* Valid from 09.03.2023 for the period of martial law and 12 months after its termination or cancellation from the date the parties sign the lease agreement and the acceptance certificate, but no longer than until the transfer of ownership to the buyer of property complex.



**Total land area:**

**4.1155 ha**

**Total area of buildings and structures:**

**2,680.1 sq. m**

**Number of employees**

**(as of 31.12.2022):**

**76**



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:

№	Indicators (thousand UAH)	2020	2021	2022
<b>1.</b>	<b>Assets</b>	<b>17 359</b>	<b>21 243</b>	<b>14 607</b>
1.1	Non-Current assets	5 770	5 510	5 097
1.2	Current assets	11 589	15 733	9 510
<b>2.</b>	<b>Liabilities</b>	<b>17 359</b>	<b>21 243</b>	<b>14 607</b>
<b>3.</b>	<b>Total income, including:</b>	<b>35 001</b>	<b>35 263</b>	<b>15 674</b>
3.1	Net income from sales of products (goods, works, services)	34 139	34 757	15 333
<b>4.</b>	<b>Total costs, including:</b>	<b>32 505</b>	<b>32 759</b>	<b>19 369</b>
4.1	Cost of goods sold (goods, works, services)	23 093	22 801	12 593
4.2	Administrative costs	8 829	9 374	6 774
4.4	Other operating costs	33	34	2
4.6	Income tax expenses	548	550	0
<b>5.</b>	<b>Net profit (loss)</b>	<b>2 496</b>	<b>2 504</b>	<b>-3 695</b>

As of 31.12.2022:

There are no overdue accounts payable.

Current accounts payable are UAH 5,850 thousand, including:

- wage arrears – UAH 350 thousand;
- insurance settlements – UAH 80 thousand;
- settlements with the budget – UAH 379 thousand;
- for goods, works, services – UAH 135 thousand;
- other current liabilities – UAH 90 thousand.

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

Period	Total income, thousand UAH	Income by main activity, thousand UAH
2020	35 001	34 139
2021	35 263	34 757
2022	15 674	15 333

There are no objects on the balance sheet of the enterprise that are not subject to privatization.

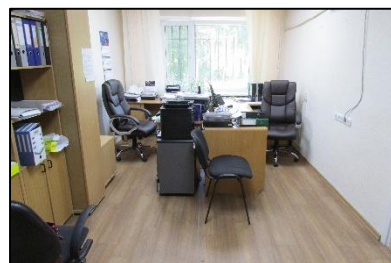
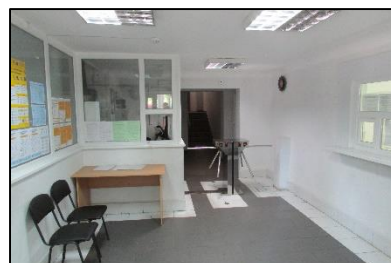
Information about the presence/absence of mobilization tasks: there are no mobilization tasks (orders) at the enterprise.

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

1. The volume of emissions of pollutants into the atmospheric air for 2022 (according to the form No. 2-TP (air) annual) in total for the enterprise) is 0 tons.
2. Waste generation for 2022 (according to the form No. 1-waste (annual) in total for the enterprise) is 0 tons.
3. Environmental payments for 2022 (according to the form No. 1 - environmental costs (annual) actually paid in total) are UAH 10.5 thousand.
4. Discharges of pollutants into the environment are 0.7974 tons.

Privatization conditions:

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



## Contacts

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

[privatization@spfu.gov.ua](mailto:privatization@spfu.gov.ua)

More information  
about the asset:

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

