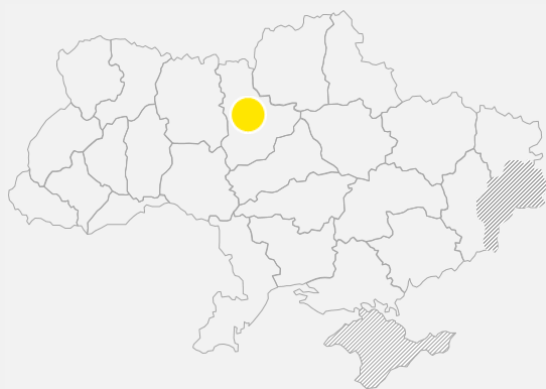


02.05.2023

Property complex of SOE "ELECTRONMASH"

USREOU code (ЄДРПОУ): 14312789

Kyiv city, 4, Kiltseva doroha St.



Total land area:

over 18.6617 ha

Total area of buildings and structures:

110794.55 sq. m.

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

127

General characteristics

The main type of economic activity according to the Charter: production of computers and periphery equipment.

The volume of sales of products (works, services) for the period 2020 - 2022: UAH 40,242.00 thousand, including export - UAH 0.00 thousand.

The main range of products (works, services): real estate leasing and receiving compensation for utility bills, including export: none.

Information about the object (real estate): the object includes **37 units of registered real estate** (buildings and structures for industrial purposes, warehouses, refuge, canteen, recreation center, etc.) with a total area of **110794.55 sq. m.**, located at:

- Kyiv city, 4, Kiltseva doroha St.;
- Chernihiv Oblast, Chernihiv Rayon, Sokolivka village, 49a, Peremohy St.

Information about land plots:

Location address	Land area (ha)	Cadastral number	Purpose of the land plot	Form of ownership, grounds for the right to use the land plot, information on encumbrances
Petropavlivska Borschahivka village, Kyiv-Sviatoshynskiy Rayon, Kyiv Oblast	137617	3222485901:01:015:5007	Industrial purpose	State property. Extract from the State Land Cadastre of land, date of registration of land plot 24.10.2014
Sokolivka village, Kozelets Rayon, Chernihiv Oblast	49000	absent	Land plot under the recreation center	State property. Act on the right of permanent use B №078027, 1987
Dzvinokve village, Vasylkiv Rayon, Kyiv Oblast	It is in coordination with the village council	absent	Agricultural purposes	State property. Act on the right of permanent use II-KV №003224-116 dated 12.02.1997

Agreements on the establishment of land easements*:

Tenant (Servituary)	The name of the rental object	Leased area	Details of the lease agreement and its duration
UKRAZTURK LLC	Land plot 3222485901:01:015:5007	3.7607 ha	№17 dated 01.11.2021, unlimited
PE "Technopark"	Land plot 3222485901:01:015:5007	3.7607 ha	№03.12 dated 01.11.2021, unlimited
MAULD-INVEST LLC	Land plot 3222485901:01:015:5007	3.7607 ha	№01-11/21 dated 01.11.2021, unlimited
N.S.K. LLC	Land plot 3222485901:01:015:5007	3.7607 ha	№01/03 dated 05.03.2021, unlimited
RIELTIKO LLC	Land plot 3222485901:01:015:5007	3.7607 ha	№02/03 dated 05.03.2021, unlimited

*According to the information from the State Register of Property 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.



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 economic activity:

No	Indicators (thousand UAH)	2020	2021	2022
1.	Assets	87392.0	70370.0	67556.0
1.1	Non-Current assets	76491.0	65368.0	61468.0
1.2	Current assets	10901.0	5002.0	6088.0
2.	Liabilities	87392.0	70370.0	67556.0
3.	Total income, including:	14709.0	15117.0	10416.0
3.1	Net income from sales of products (goods, works, services)	14709.0	15083.0	10380.0
4.	Total costs, including:	25588.0	39150.0	18627.0
4.1	Cost of goods sold (goods, works, services)	22243.0	29607.0	10566.0
4.2	Administrative costs	3060.0	2085.0	1666.0
4.4	Other operating costs	124.0	3124.0	6322.0
4.6	Income tax expenses	-	-	-
5.	Net profit (loss)	-10879.0	-24033.0	-8211.0

As of 31.12.2022:

Overdue accounts payable - UAH 21,396.00 thousand.

Current accounts payable - UAH 1,690.00 thousand, including:

- wage arrears – UAH 240.00 thousand;
- payroll taxes – UAH 209.00 thousand;
- real estate (land) tax debt – UAH 50.00 thousand.

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

Period	Total income, thousand UAH	Income by main activity, thousand UAH
2020	14709.0	14709.0
2021	15117.0	15083.0
2022	10416.0	10380.0

Information about motor vehicles: 31 units of vehicles and mechanisms (vehicles, trucks and special machinery) 1978-2007 of release are accounted for on the balance sheet of the SOE.

As of 31.03.2023, part of the property with a total area of 7,257.5 sq. m. is leased in accordance with 5 lease agreements. The deadline for all available lease agreements is August 5, 2029.

The enterprise does not carry out emissions and discharges of pollutants into the environment.

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

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

**More information
about the asset:**

<https://bit.ly/3ngbX9G>

