

07.06.2023

## Property complex of the structural unit of the Odesa branch of SOE "Administration of the State Property Fund of Ukraine"

USREOU code (ЄДРПОУ): 44112572

Legal address: 68640, Odesa Oblast, Izmail Rayon, Suvorove urban-type settlement, 18, Lymanska St.



### General characteristics

The Odesa branch is a separate structural unit of SOE "Administration of the State Property Fund of Ukraine", without the right of a legal entity. On the balance sheet of the Odesa branch of SOE "Administration of the State Property Fund of Ukraine" (USREOU code 44112572) the assets of the Izmail Winery returned from the lease were transferred, which were used for the production of wine products, namely for the production of champagne and sparkling wines, bottling of wine products (grape wine materials, sparkling wine, wine with an alcohol concentration of more than 15%, wine with an alcohol concentration of not more than 15%).

**The main activity according to the NACE of the Odesa branch of SOE "Administration of the State Property Fund of Ukraine":** 68.20 Renting and operating of own or leased real estate.

**The volume of sales of products (works, services):** absent (financial and economic activities are not carried out).

**The main product range:** absent (financial and economic activities are not carried out).

**Assets of the privatization object:** property returned from the lease of the former "Izmail Winery" property complex (buildings, structures, machinery and equipment for industrial purposes, motor vehicles), transferred to the balance of the Odesa branch of SOE "Administration of the State Property Fund of Ukraine".

**Information about the object (real estate):** the object includes **125 registered units of real estate and infrastructure** with a total area of **27240.1 sq. m** located at the following addresses:

- Odesa Oblast, Izmail town, 44, Gagarina St.;
- Odesa Oblast, Izmail town, 54, Gagarina, St.;
- Odesa Oblast, Izmail Rayon (former Reni Rayon), Plavni village, 1A, Lymanska St.;
- Odesa Oblast, Izmail Rayon, Suvorove urban-type settlement, 18, Lymanska St.;
- Odesa Oblast, Izmail Rayon (former Kiliia Rayon), Primorske village, 64, Kurortna St. (recreation center).

**Information about land plots:** **5 registered land plots** with a total area of **13.9222 hectares**, located at the following addresses: Odesa Oblast, Izmail town, 44, Gagarina St.; Odesa Oblast, Izmail town, 54, Gagarina, St.; Odesa Oblast, Izmail Rayon (former Reni Rayon), Plavni village, 1A, Lymanska St.; Odesa Oblast, Izmail Rayon, Suvorove urban-type settlement, 18, Lymanska St.; Odesa Oblast, Izmail Rayon (former Kiliia Rayon), Primorske village, 64, Kurortna St.



**Total land area:**

**13.9222 ha**

**Total area of buildings and structures:**

**27,240.1 sq. m.**

**Number of employees**

(as of 31.03.2023):

**0**



*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	Q1 2023
<b>1.</b>	<b>Assets</b>	-	<b>3.8</b>	<b>35 895.8</b>	<b>35 894.8</b>
1.1	Non-Current assets	-	-	35 894.8	35 894.8
1.2	Current assets	-	3.8	1.0	-
<b>2.</b>	<b>Liabilities</b>	-	<b>3.8</b>	<b>35 895.8</b>	<b>35 894.8</b>
<b>3.</b>	<b>Total income, including:</b>	-	-	-	-
3.1	Net income from sales of products (goods, works, services)	-	-	-	-
<b>4.</b>	<b>Total costs, including:</b>	-	-	-	-
4.1	Cost of goods sold (goods, works, services)	-	-	-	-
4.2	Administrative costs	-	-	-	-
4.4	Other operating costs	-	240.2	82.5	1
4.6	Income tax expenses	-	-	-	-
<b>5.</b>	<b>Net profit (loss)</b>	-	<b>-240.2</b>	<b>-82.5</b>	<b>-1</b>

As of 31.03.2023:

**There are no overdue accounts payable.**

**Current accounts payable, including:**

- financial assistance – **UAH 323,674.00;**
- wage arrears – **UAH 0.00;**
- payroll taxes – **UAH 0.00;**
- real estate tax debt – **UAH 0.00;**
- other accounts payable - **UAH 0.00.**

**Volume and main range of products (works, services):**

Period	Total income, thousand UAH	Income by main activity, thousand UAH
<b>2020</b>	0.0	0.0
<b>2021</b>	0.0	0.0
<b>2022</b>	0.0	0.0
<b>Q1 2023</b>	0.0	0.0

**The facility includes:** 614 inventory items of equipment and inventory.

**Information about motor vehicles:** **17 registered units of motor vehicles and special equipment** (cars and trucks, trailers, bus, forklift, tank truck, etc.).

According to the copies of the documents provided on the transport, the vehicles are registered under the former tenant PJSC Izmail Winery (CJSC Izmail Winery) USREOU code 00412033.

**Information about lease agreements concluded for the object:** there are no lease agreements.

**Information about real estate objects not subject to privatization:**

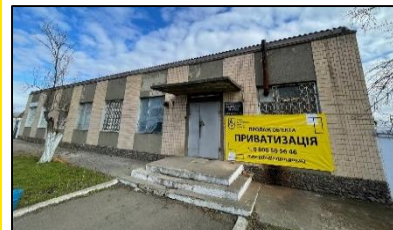
- Residential apartment building at the address: Izmail town, 115, Avraamivska (June 28) St.;
- Residential apartment building at the address: Izmail town, 65, Tulchianivska (Kotovskoho) St.

**Information about the volumes of emissions and discharges of pollutants:**

economic activities are not carried out; there are no emissions and discharges of pollutants into the environment.

**Privatization conditions:**

- repayment of debts on wages and to the budget within 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/40cOZO>

