

08.06.2023

## Property complex of SOE "Rivnetorf"

USREOU code (ЄДРПОУ): 02968193

35680, Rivne Oblast, Dubno Rayon,  
Smyha urban-type settlement,  
1, Myru St.



### General characteristics

**Main activity, according to the Statute:** peat extraction.

**The volume of sales of products (works, services) for the period 2020 – Q1 2023:** UAH 337,030.0 thousand.

**The main range of products (works, services):** peat semi-briquettes and non-agglomerated fuel peat; including export: none.

**Property information (real estate):** the object includes **114 registered units of real estate** (production, storage, administrative premises, etc.) and **infrastructure** with a total area of **16,969.90 sq. m** located at the following addresses:

- Rivne Oblast, Dubno Rayon, Smyha urban-type settlement, 1, Myru St.;
- Rivne Oblast, Dubno Rayon, Maidan village, 29A, Kovpaka St.;
- Rivne city, 30A, Stepana Bandery St.;
- Rivne Oblast, Dubno Rayon, Verba village, 40, Kremenetska St.;
- Rivne Oblast, Sarny Rayon, Chemerne village, 5, Tsentralna St.;
- Rivne Oblast, Rivne Rayon, Mokvin village;
- Rivne Oblast, Sarny Rayon, Klesiv urban-type settlement, 90, Shkilna St.

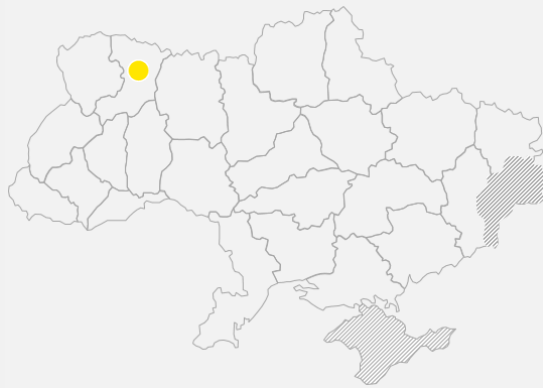
**Some of the real estate objects are in a dilapidated and destroyed state due to a long (more than 20 years) non-use.**

**Information about land plots:** **22 registered land plots** with a total area of **633.0227 hectares**, located at the following addresses:

- Rivne city, 30A, Stepana Bandery St., within the settlement;
- Rivne Oblast, Dubno Rayon, Smyha urban-type settlement, 1, Myru St., within the settlement;
- Rivne Oblast, Dubno Rayon, Smyha village council, outside the settlement;
- Rivne Oblast, Dubno Rayon, Maidan village council, within and outside the settlement;
- Rivne Oblast, Kostopil district, Piskiv village council, outside the settlement.

**Information about motor vehicles:** **161 registered units of motor vehicles and special equipment** (cars and trucks, wagons, etc.).

The enterprise was granted **8 permits and licenses**, in particular, for the performance of work and the use of machines and equipment of increased danger, as well as a **special permit for the use of subsoil dated 30.03.2000 for 40 years.**



**Total land area:**

**633.0227 ha**

**Total area of buildings and structures:**

**16,969.90 sq. m.**

**Number of employees  
(as of 31.03.2023):**

**175**



*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	Q1 2023
<b>1.</b>	<b>Assets</b>	<b>38829</b>	<b>39453</b>	<b>38919</b>	<b>47142</b>
1.1	Non-Current assets	22114	20160	18415	18858
1.2	Current assets	16715	19293	20504	28284
<b>2.</b>	<b>Liabilities</b>	<b>38829</b>	<b>39453</b>	<b>38919</b>	<b>47142</b>
<b>3.</b>	<b>Total income, including:</b>	<b>76883</b>	<b>100351</b>	<b>123813</b>	<b>35983</b>
3.1	Net income from sales of products (goods, works, services)	75816	99361	123590	35933
<b>4.</b>	<b>Total costs, including:</b>	<b>74378</b>	<b>94876</b>	<b>115058</b>	<b>29260</b>
4.1	Cost of goods sold (goods, works, services)	57577	75708	94402	24749
4.2	Administrative costs	8915	10780	10698	2852
4.4	Other operating costs	5519	4752	6145	629
4.6	Income tax expenses	611	2178	2707	733
<b>5.</b>	<b>Net profit (loss)</b>	<b>2505</b>	<b>5475</b>	<b>8755</b>	<b>6723</b>

**As of March 31, 2023:**

**There are no overdue accounts payable.**

**Accounts payable - UAH 6,912.0 thousand, including:**

- wage arrears – **UAH 1,832.0 thousand;**
- insurance settlements – **UAH 581.0 thousand;**
- settlements with the budget – **UAH 484.0 thousand;**
- goods, works, services – **UAH 94.0 thousand;**
- debt on advances received – **UAH 112.0 thousand;**
- other debt – **UAH 3,809.0 thousand.**

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

Period	Total income, thousand UAH	Income by main activity, thousand UAH
<b>2020</b>	76883	65989.6
<b>2021</b>	100351	86165.7
<b>2022</b>	123813	105504.8
<b>Q1 2023</b>	35983	30630.90

**As of March 31, 2023, a part of the real estate of the enterprise in the amount of 12 objects with a total area of 2,216.3 sq. m was leased in accordance with 1 existing lease agreement valid until the date of transfer of ownership to the buyer of the property complex.**

**On the balance sheet of the enterprise there are assets in the amount of 11 units (trucks, trailer, special equipment) that are not subject to privatization.**

**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 - 113.194 tons.
2. Waste generation for 2022 - (according to form No. 1 - waste (annual) in total for the enterprise - 9.141 tons.
3. Environmental payments for 2022: for emissions of pollutants into the atmospheric air by stationary sources of pollution - UAH 102.3.

**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:**

**<http://surl.li/huws>**

