

13.06.2023

Property complex of the state multidisciplinary enterprise "Urozhai"

USREOU code (ЄДРПОУ): 13908422

Legal address: 65026, Odesa Oblast, Odesa city, 10, Frantzuzsky Boulevard



General characteristics

Main activity, according to the Statute: (72.19) Other research and experimental development on natural sciences and engineering.

The volume of sales of products (works, services) for the period 2020 – Q1 2023: UAH 14,767.8 thousand, including export - UAH 0.00 thousand.

Main product range: warehousing and storage services, rental of premises, including export - UAH 0.00 thousand.

Property information (real estate): the object includes **40 registered units of real estate and infrastructure** with a total area of **14,609.4 sq. m.**, including:

- **non-residential buildings** located at the address: **Odesa Oblast, Odesa city, 1, Starosinna Square** (total area **12,247.6 sq. m**);
- **non-residential premises** located at the address: **Odesa city, 68, Pushkinska St.** (total area **50.5 sq. m**);
- **buildings and structures** located at the address: **Odesa Oblast, Biliavka Rayon, Velykyi Dalnyk village, 6, Mayatska St.** (total area **2,311.3 sq. m**);
- **½ building of the transformer station** located at the address: **Odesa city, 2a, Serednyofontanska St.**

Information about land plots: **4 land plots** (including 1 registered land plot) with a total area of **more than 1.8769 hectares**, which are located at the following addresses:

- Odesa Oblast, Biliavka Rayon, Velykyi Dalnyk rural hromada, Velykyi Dalnyk village, 6, Mayatska St.;
- Odesa city, 1, Starosinna Square;
- Odesa city, 2a, Serednyofontanska St.;
- Odesa city, 2, Serednyofontanska St.

There are no vehicles in the company's balance sheet.

As of March 31, 2023, **part of the real estate of the enterprise with a total area of 1,560.7 sq. m is leased in accordance with 5 contracts.** The deadline for the validity of existing lease agreements is **until 25.02.2025.**

On the balance sheet of the state multidisciplinary enterprise "Urozhay" there are 2 objects that are not subject to privatization, namely:

- **residential building** with a total area of **1,484.3 sq. m** located at the address: Odesa Oblast, Primorsky Rayon, Odesa city, 2, Serednyofontanska St.;
- **protective structure of civil protection - anti-radiation shelter** with a total area of **141.6 sq. m** located at the address: Odesa Oblast, Primorsky Rayon, Odesa city, 1, Starosinna Square.



Total land area:
over 1.8769 ha

Total area of buildings and structures:

14,609.4 sq. m

Number of employees
(as of 31.03.2023):

8



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
1.	Assets	3271.2	4540.9	3193.6	3023.2
1.1	Non-Current assets	2332.0	1834.6	1277.0	1275.1
1.2	Current assets	939.2	2706.3	1916.6	1748.1
2.	Liabilities	3271.2	4540.9	3193.6	3023.2
3.	Total income, including:	3896.9	5811.7	4352.8	1015.4
3.1	Net income from sales of products (goods, works, services)	3896.9	5811.7	4043.8	998.4
4.	Total costs, including:	3766.5	5907.3	4508.8	1013.2
4.1	Cost of goods sold (goods, works, services)	2622.5	5907.3	4398.8	1009.2
4.2	Administrative costs	-	-	-	-
4.4	Other operating costs	1120.1	-	110.0	4.0
4.6	Income tax expenses	23.9	-	-	0.4
5.	Net profit (loss)	130.4	-95.6	-156.0	1.8

As of 31.03.2023:

Total overdue accounts payable – UAH 1,450,731.04, incl.:

- wage arrears – **UAH 73,162.12;**
- payments for goods, works, services in total – **UAH 1,377,568.92, incl.:**
 - settlements with accountable persons – **UAH 396,022.19;**
 - settlements with customers – **UAH 2,030.45;**
 - settlements with suppliers – **UAH 81,767.25;**
 - returnable financial assistance – **UAH 787,454.16;**
 - not confirmed tax liabilities – **UAH 110,294.87.**

There are no overdue accounts payable on payments to the budget.

Current accounts payable – UAH 93,696.48, incl.:

- wage arrears – **UAH 21,044.30;**
- tax settlements (VAT) – **UAH 14,208.41;**
- tax settlements (single social payment) – **UAH 8,382.65;**
- for goods, works, services - **UAH 16,606.78;**
- settlements with customers (advance payments) – **UAH 31,649.80;**
- tax credit (6441 account) – **UAH 1,804.54.**

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

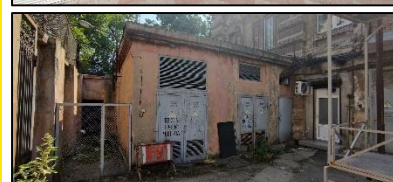
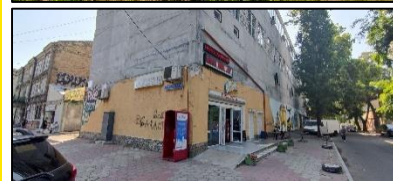
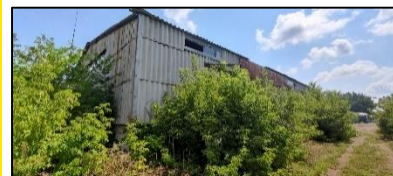
Period	Total income, thousand UAH	Income by main activity, thousand UAH
2020	3896.90	-
2021	5811.70	-
2022	4043.80	-
Q1 2023	1015.40	-

Information about the presence of a mobilization task: the mobilization tasks for a special period were not set for the enterprise.

Information on the volumes of emissions and discharges of pollutants: there are no emissions and discharges of pollutants into the environment; no waste is generated or disposed of.

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

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**More information
about the asset:**

<http://surl.li/iadqp>

