

Property complex of SOE "TVK"

USREOU code (ЄДРПОУ): 24971375

Legal address: 67806, Odesa Oblast, Odesa Rayon, Avangard urban-type settlement, 21 Bazova St.

Location: 67806, Odesa Oblast, Odesa Rayon, Avangard urban-type settlement, 21; 21A Bazova St.



General characteristics

The main type of activity according to the Charter: other personal service activities n.e.c. (NACE code 96.09).

Volume of products (works, services) for the period 2020 – 9 months of 2023: UAH 131,576.80 thousand, including export – UAH 0.0 thousand.

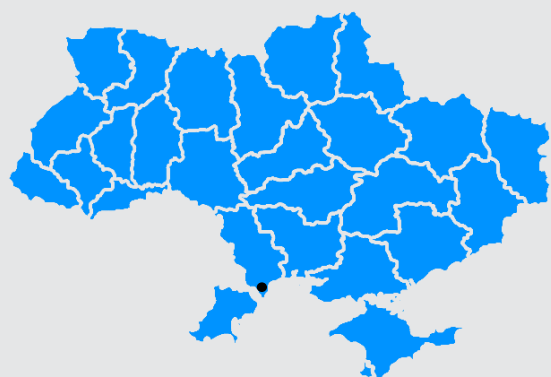
Main product range: warehouse and trading services.

Information about the object (real estate): the object includes **39 registered units of real estate** (administrative building, 17 warehouse and trade buildings, a garage with non-residential premises, a toilet, a pumping station) **and infrastructure** (lighting network, telephone line, external power supply networks, container- office, canopy, fire water supply, guard cabin, boiler house, 4 sets of GAME G3250 barriers, paving, fences, well, transformer substation, etc.) with a total area of **35,368.5 sq.m.**, located at the following addresses: 67806, Odesa Oblast, Odesa Rayon, Avangard urban-type settlement, 21; 21A Bazova St.

Information on encumbrances: according to information from the State Register of 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 relation to the subject (information certificate dated October 26, 2023 No. 351882553) there are registered encumbrances on the property of the "TVK" state enterprise, namely: a seizure of real estate (encumbrance registration number 11431471 dated 26.07.2011; encumbrance record number 27425591 (special section) dated 09.08.2018).

Information about the land plot located at the address: Odesa Oblast, Odesa Rayon, Avangard urban-type settlement, 21 Bazova St.:

Name	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
Land plot	6.5024	5123755200: 01:002:0005	For the construction and maintenance of trade buildings	State, State Act on the right to permanent use of land I-OD No. 004805 dated 21.07.2003



Total land area
6.5024 ha

Total area of buildings and structures:
35,368.5 sq. m

Number of employees:
(as of 30.09.2023)
20



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.

Main financial indicators:

#	Indicators (thousand UAH)	2020	2021	2022	9M 2023
1.	Assets	17047.5	18422.7	19963.2	208177.9
1.1	Non-Current assets	12711.6	10724.8	8544.6	194728.7
1.2	Current assets	4335.9	7697.9	11418.6	13449.2
2.	Liabilities	17047.5	18422.7	19963.2	208177.9
3.	Total income, including:	29354.8	34019.8	39484.1	29566.8
3.1	Net income from sales of products (goods, works, services)	29335.7	33946.6	39229.0	29065.5
4.	Total costs, including:	25032.4	31129.7	33165.2	23052.9
4.1	Cost of goods sold (goods, works, services)	16614.8	19233.4	20604.0	14022.5
4.2	Administrative costs	7911.0	11817.6	12081.9	8256.6
4.4	Other operating costs	506.6	78.7	467.1	326
4.6	Income tax expenses	778	520.2	130.3	373.1
5.	Net profit (loss)	3544.4	2369.9	6188.6	6513.9

As of 30.09.2023:

Overdue payables for wages – UAH 0.00.

Overdue accounts payable to the budget - UAH 0.00.

Current accounts payable – UAH 12,170,208.54, incl.:

- wage arrears – **UAH 6,037.00;**
- debt payment (tax) on land – **UAH 86,798.00;**
- real estate tax debt – **UAH 16,509.00;**
- deductions of part of the net profit of state-owned enterprises – **UAH 1,432,386.00;**
- debt for goods, works, services – **UAH 1,510,683.00;**
- other accounts payable – **UAH 9,117,795.54.**

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

Period	Total income, thousand UAH without VAT	Income by main activity, thousand UAH without VAT
2020	29354.8	29335.7
2021	34019.8	33946.6
2022	39484.1	39229.0
9M 2023	29566.8	29065.5

As of September 30, 2023, no lease agreements were concluded for the privatization object or part thereof.

Emissions and discharges of pollutants into the environment (into the atmospheric air) in the course of the activities of the "TVK" State Enterprise are not carried out, the generation of waste of hazard classes 1-4 does not occur, and therefore environmental payments for emissions of pollutants into the atmospheric air by stationary sources of pollution and waste disposal are not paid for.

Privatization conditions:

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



Contacts

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Asset information: <http://surl.li/mwtnl>

