

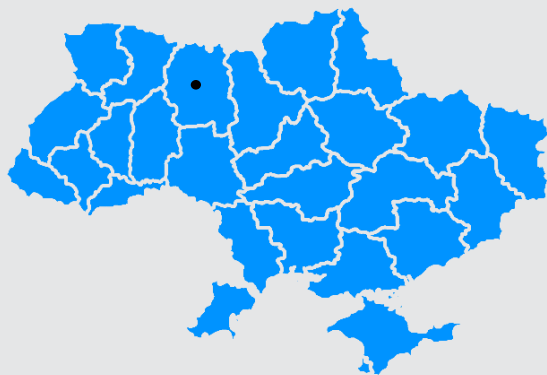
Property complex of SOE "Zhytomyrtorf"

USREOU code (ЄДРПОУ): 02968154

Legal address: Zhytomyr Oblast,
Zhytomyr city, 25, Velika Berdychivska St.



General characteristics



Total land area
6.4583 ha

Total area of buildings and structures:
20,345.6 sq. m

Number of employees:
(as of 30.09.2023)
31



Main activity according to the Statute: extraction of peat (according to the NACE code 08.92).

The volume of sales of products (works, services) for the period 2020 – 9 months of 2023: UAH 28,070.800 thousand, incl. export - UAH 0.0 thousand.

Main product range: sale of peat.

Description: the property complex includes the "Olevsktorf" subsidiary, USREOU code 24698867 (Zhytomyr Oblast, Korosten Rayon, Olevsk town, 66, Promyslova St.), which is in a state of termination and a Ozeryansky peat plant branch separate structural subdivision of SE "Zhytomyrtorf" USREOU code: VP:24698873 (Zhytomyr Oblast, Korosten Rayon, Myrolyubiv urban-type settlement, 5, Zavodska St.).

Information about the object (real estate): the object includes **70 registered units of real estate and infrastructure** (production, storage, administrative buildings and structures) with a total area of **20,345.6 sq. m** located at the following addresses:

- Zhytomyr Oblast, Zhytomyr, 25, Velika Berdychivska St.;
- Zhytomyr Oblast, Korosten Rayon, Olevsk town, 66, Promyslova St.;
- Zhytomyr Oblast, Korosten Rayon, Olevsk town, 41, Robitnycha St.;
- Zhytomyr Oblast, Korosten Rayon, Myrolyubiv urban-type settlement, 10, 15, 21 Centralna St.;
- Zhytomyr Oblast, Korosten Rayon, Myrolyubiv urban-type settlement, 5, Zavodska St.;
- Zhytomyr Oblast, Korosten Rayon, Olevsk territorial community, complex of buildings and structures No. 2.

Information about vehicles: 134 units of motor vehicles and special equipment (10 of which were transferred).

Information about movable property: machinery and equipment in the amount of **314 units**, other fixed assets - **30 units**, tools, appliances, inventory - **159 units**.

The property complex of SOE "Zhytomyrtorf" also includes the "Gat" reservoir, the "Hvozdz" reservoir, a fire ditch.

On the balance sheet of the enterprise there are objects that are not subject to privatization in the amount of 69 units (residential houses, sheds to houses, hostels, anti-radiation shelter, etc.).

Information about land plots: 4 land plots (including 2 registered land plots) with a total area of **6.4583 ha**.

According to the information of the enterprise, the land plot with an area of about 6 hectares under the complex of buildings and structures No. 2 (outside the settlement on the territory of the Olevsk territorial community) has not been separately allocated, there is no cadastral number of the stead.

Main financial indicators:

#	Indicators (thousand UAH)	*2020	2021	2022	9M 2023
1.	Assets	18359.0	9819.7	8383.3	8485.6
1.1	Non-Current assets	9562.0	6697.0	6169.4	6129.1
1.2	Current assets	8797.0	3121.9	2213.9	2356.5
2.	Liabilities	18359.0	98119.7	8383.3	8485.6
3.	Total income, including:	11870.0	10331.1	2763.2	3106.5
3.1	Net income from sales of products (goods, works, services)	10591.0	7783.6	2490.2	2787.7
4.	Total costs, including:	13123.0	17466.3	8912.8	4822.0
4.1	Cost of goods sold (goods, works, services)	7582.0	8147.5	4367.3	2506.7
4.2	Administrative costs	-	-	-	-
4.4	Other operating costs	5541.0	9318.8	4545.5	2210.4
4.6	Income tax expenses	-	-	-	-
5.	Net profit (loss)	(1253.0)	(7135.2)	(6149.6)	(1715.5)

*Financial statements for 2020 consist of separate balance sheets of the SOE "Olevsktorf" and the SOE "Zhytomyrtorf". Since 2021, the financial statements of the SOE "Zhytomyrtorf" have been consolidated.

As of September 30, 2023, accounts payable – UAH 35,896.8 thousand, namely:

- **wage arrears – UAH 2,222.7 thousand;**
- **debt to the budget - UAH 32,489.6 thousand, namely:**
 - for long-term liabilities – **UAH 499.6 thousand;**
 - value added tax – **UAH 6,967.3 thousand;**
 - income tax – **UAH 686.1 thousand;**
 - insurance settlements – **UAH 15,430.5 thousand;**
 - personal income tax – **UAH 5,067.4 thousand;**
 - military tax – **UAH 265.8 thousand;**
 - land tax – **UAH 853.3 thousand;**
 - environmental tax – **UAH 2.3 thousand;**
 - real estate tax – **UAH 97.3 thousand;**
 - excise tax – **UAH 17.1 thousand;**
 - tax on vehicle owners – **UAH 2.4 thousand;**
 - fee for water use – **UAH 5.1 thousand;**
 - Luhyna rent – **UAH 12.0 thousand;**
 - fines and penalties and court decisions – **UAH 2,583.4 thousand;**
- **other accounts payable – UAH 1,184.5 thousand, namely:**
 - for goods, works, services – **UAH 496.2 thousand;**
 - deferred income – **UAH 688.3 thousand.**

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

Period	Total income, thousand UAH	Income by main activity, thousand UAH
2020	11 870.0	-
2021	10 331.1	-
2022	2 763.2	-
9M 2023	3 106.5	-

As of October 31, 2023, part of the real estate of the enterprise with a total area of 670.9 sq. m is leased in accordance with 9 contracts. The deadline for the validity of existing lease agreements is until 21.06.2026.

Emissions and discharges of pollutants into the environment are not carried out.

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:
+380-800-50-56-46

privatization@spfu.gov.ua

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

