

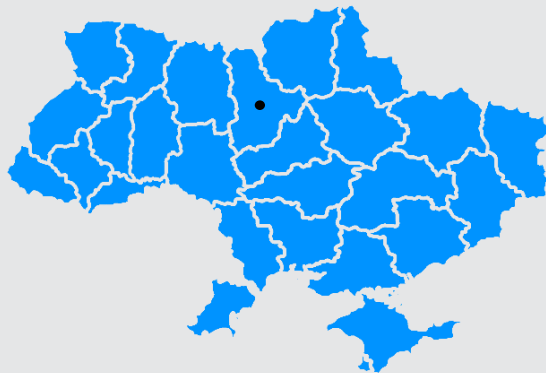
# Property complex of SOE "Agricultural Enterprise "Zemelnyi fond"

**USREOU code (ЄДРПОУ):** 37202164

01001, Kyiv city, 1 Borysa Hrinchenka St.



## General characteristics



**Total land area**  
**0.5730 ha**

**Total area of buildings  
and structures:**  
**7,285.1 sq. m**

**Number of employees:**  
(as of 30.09.2023)  
**7**

**The main type of economic activity according to the Charter:** business and other management consultancy activities.

**Sales volume of products (works, services) for the period 2020 – 9 months of 2023:** UAH 5,915.2 thousand, including export – UAH 0 thousand.

**Main range of products (works, services):** activities of hotels and similar temporary accommodation facilities.

**Information about the object (real estate):** the object includes **15 registered real estate units** with a total area of **7,285.1 sq. m.**, namely:

- **building of the Kolos hotel** with a total area of **1,856.7 sq. m** located at the address: Kyiv city, 3A Priorska St.;
- **14 units of buildings and structures** (building, service station, checkpoint, boiler house, vehicle security room, warehouses, water storage building, electrical shop, battery room, fuel and lubricants room, forge, washing building, restroom, garage, etc.) with a total area **5,428.4 sq. m** located at the address: Zhytomyr city, 56 Korostishivska St.

All real estate of the state owned enterprise "Agricultural Enterprise "Zemelnyi fond" has been seized.

Property complex of SOE "Agricultural Enterprise "Zemelnyi fond" also includes **movable property** (fire extinguishers, water heaters, electric convectors, switches, controllers, computer equipment, household appliances etc.) with a total number of **48 units**.

**Information about land plots: 2 registered land plots** with a total area of **0.5730 hectares** located at the addresses:

- Kyiv city, 3A Priorska St. (**0.1882 ha**);
- Zhytomyr city, 56 Korostishivska St. (**0.3848 ha**).

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 a real estate object (information certificate No. 359300180 dated December 20, 2023) the land plot with an area of 0.3848 hectares, including the land plot under buildings and structures with an area of 0.0948 hectares, the land plot under driveways, passages and platforms with an area of 0.2900 hectares, is leased to an individual on the basis of a lease agreement dated 10.08.2021, expiration date is 10.08.2026.



## Main financial indicators:

#	Indicators (thousand UAH)	2020	2021	2022	9 mos 2023
<b>1.</b>	<b>Assets</b>	<b>4850.5</b>	<b>4548.0</b>	<b>3272.9</b>	<b>8521.7</b>
1.1	Non-Current assets	4562.2	4203.7	3054.6	7968.0
1.2	Current assets	288.3	344.3	194.9	530.3
<b>2.</b>	<b>Liabilities</b>	<b>4850.5</b>	<b>4548.0</b>	<b>3272.9</b>	<b>8521.7</b>
<b>3.</b>	<b>Total income, including:</b>	<b>1410.0</b>	<b>1936.1</b>	<b>1295.9</b>	<b>1273.2</b>
3.1	Net income from sales of products (goods, works, services)	1407.7	1934.6	1295.4	1272.9
<b>4.</b>	<b>Total costs, including:</b>	<b>1511.3</b>	<b>2867.4</b>	<b>3524.3</b>	<b>1819.6</b>
4.1	Cost of goods sold (goods, works, services)	22.5	-	2.5	0.6
4.2	Administrative costs	390.1	422.5	444.7	451.7
4.4	Other operating costs	1488.8	2867.4	3521.8	1819.0
4.6	Income tax expenses	-	-	-	-
<b>5.</b>	<b>Net profit (loss)</b>	<b>-101.3</b>	<b>-934.7</b>	<b>-2228.4</b>	<b>-546.4</b>

### As of 30.09.2023:

**There are no overdue accounts payable.**

**Current accounts payable – UAH 8,001.1 thousand, including:**

- for goods, works, services – **UAH 3,347.5 thousand;**
- wage arrears – **UAH 21.7 thousand;**
- settlements before the budget – **UAH 3.1 thousand;**
- for insurance - **UAH 3.5 thousand;**
- according to internal calculations - **UAH 0 thousand;**
- other current liabilities - **UAH 4,625.3 thousand.**

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

Period	Total income, thousand UAH	Income by main activity, thousand UAH
2020	1410.0	1410.0
2021	1936.1	1936.1
2022	1295.9	1295.9
9 mos of 2023	1273.2	1273.2

### Information on lease agreements concluded for the property:

there are no lease agreements.

**There are no objects on the balance sheet of the enterprise that are not subject to privatization.**

**The enterprise does not emit or discharge pollutants into the environment.**

### Information about the presence/absence of mobilization tasks:

there are no mobilization tasks (orders) at the enterprise.

### Privatization conditions:

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



## Contacts

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Asset information: <http://surl.li/opfh1>

