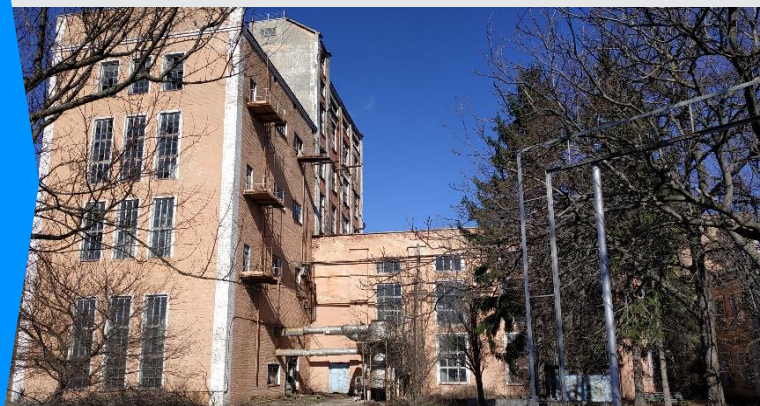


08.02.2024

## Property complex of SOE "Lokhvytskyi distillery plant"

**USREOU code** (ЄДРПОУ): 00374806

Poltava Oblast, Myrhorod Rayon,  
Zavodske town, 10, Ozerna St.



### General characteristics

**The main activity in accordance with the Charter:**

distillation, rectification and mixing of alcoholic beverages.

**Main range of products (works, services):** the enterprise has not carried out production activities since 2009, there is no product range.

**Information about the object (real estate):** the object includes **107 registered units of real estate and infrastructure** (industrial, warehouse, administrative buildings and structures) **and 32 units of engineering facilities** with a total area of **28,614.4 sq. m**, located at the following addresses:

- Poltava Oblast, Myrhorod Rayon, Zavodske town, 8; 8-D; 10; 10-L; 10-M; 16-E; 20-D Ozerna St.;
- Poltava Oblast, Myrhorod Rayon, Mlyny village, 37 Hadiacka St.;
- Poltava Oblast, Myrhorod Rayon, Zavodske town, 21b Pivdennyi lane;
- Poltava Oblast, Myrhorod Rayon, Zavodske town, 59-V Kyivska St.

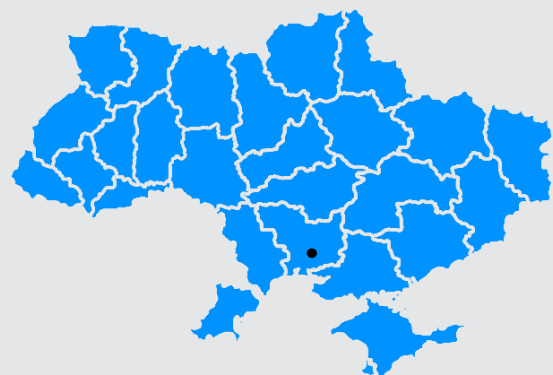
**Information about land plots: 5 registered land plots** with a total area of **19.7179 hectares**.

According to the information of the enterprise, until December 31, 2020, a land plot with an area of 106.7981 hectares was leased by the SOE "Lokhvytskyi distillery plant", on which treatment facilities and sedimentation tanks are located. The lease agreement has not been renewed.

**As of September 30, 2023, part of the enterprise's real estate with a total area of 442.6 sq. m is leased** in accordance with **4 contracts**. The maximum validity period of lease agreements is **until April 07, 2026**.

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 No. 352227927 dated 10.28.2023) encumbrances have been registered in relation to the property of the SOE "Lokhvytskyi distillery plant", namely: arrest of real estate and tax lien.

According to information from the Lokhvytsia Department of the State Executive Service of Ukraine in the Myrhorod Rayon of the Poltava Oblast of the Eastern Interregional Directorate of the Ministry of Justice of Ukraine dated November 13, 2023 No. 27829/17-15-1/5, consolidated enforcement proceedings No. 6155653 are under execution, which includes 149 enforcement proceedings for the collection of debt from the SOE "Lokhvytskyi distillery plant" (USREOU code 00374806) for a total amount of UAH 15,062,615.58.



**Total land area**  
**19.7179 ha**

**Total area of buildings  
and structures:**  
**28,614.4 sq. m**

**Number of employees:**  
(as of 30.09.2023)  
**3**



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	9 mos 2023
<b>1.</b>	<b>Assets</b>	<b>12 663</b>	<b>11 905</b>	<b>11 673</b>	<b>11 495</b>
1.1	Non-Current assets	11 403	10 960	10 725	10 547
1.2	Current assets	1 260	945	948	948
<b>2.</b>	<b>Liabilities</b>	<b>12 663</b>	<b>11 905</b>	<b>11 673</b>	<b>11 495</b>
<b>3.</b>	<b>Total income, including:</b>	<b>1 258</b>	<b>829</b>	<b>22</b>	<b>10</b>
3.1	Net income from sales of products (goods, works, services)	-	-	-	-
<b>4.</b>	<b>Total costs, including:</b>	<b>4 977</b>	<b>2 687</b>	<b>1 740</b>	<b>1 279</b>
4.1	Cost of goods sold (goods, works, services)	-	-	-	-
4.2	Administrative costs	4 134	1 610	1 442	1 079
4.4	Other operating costs	843	1 077	298	200
4.6	Income tax expenses	-	-	-	-
<b>5.</b>	<b>Net profit (loss)</b>	<b>-3 719</b>	<b>-1 858</b>	<b>-1 718</b>	<b>-1 269</b>

### As of 30.09.2023:

#### Overdue accounts payable – UAH 54,345 thousand:

- according to calculations for wages – **UAH 663 thousand**;
- according to budget calculations – **UAH 28,892 thousand**;
- according to insurance calculations – **UAH 3,366 thousand**;
- for settlements for goods, works, services – **UAH 21,163 thousand**;
- short-term bank loans – **UAH 200 thousand**;
- other obligations – **UAH 61 thousand**.

**Information about vehicles: 21 units** of vehicles and special equipment.

**Information on movable property as of July 31, 2022: 1,117 units** (equipment, furniture, inventory, computer and office equipment, etc.) (more details in the appendix to the information notification).

**On the balance sheet of the enterprise there are 9 objects that are not subject to privatization** (a hostel building, a 12-apartment building (1<sup>st</sup> floor), a water heating pipeline, a sidewalk, a road, a fire department building, a protective structure, a sidewalk, a ZIL-130 firefighting vehicle).

**SOE "Lokhvitskyi distillery plant" did not receive government orders or mobilization tasks.**

**SOE "Lokhvitskyi distillery plant" does not emit or discharge pollutants into the environment.**

#### Privatization conditions:

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



## Contacts

**SPFU Contact center:**  
**+380-800-50-56-46**

[privatization@spfu.gov.ua](mailto:privatization@spfu.gov.ua)

**Asset information:** <http://surl.li/qhtzq>

