

Property complex of SOE "Shabalynivskiy Distillery"

USREOU code (ЄДРПОУ): 00375332

Chernihiv Oblast, Nizhyn Rayon,
Ivanivka village, 1 Zavodska St.



General characteristics



Total land area
56.46 ha

Total area of buildings and structures:
12,311.7 sq. m

Number of employees:
(as of 01.01.2024)
7

The main type of economic activity according to the Charter: manufacture of other organic basic chemicals.

Volume of sales of products (works, services) for the period 2021-2023: the enterprise did not carry out production activities.

Volume and main range of products (works, services): the enterprise has not carried out production activities for the last 10 years, the volume and range of products are missing.

Information about the object (real estate): the object includes **51 registered units** of real estate and infrastructure (industrial, administrative, warehouse buildings and structures) with a total area of **12,311.7 sq. m**, located at the following addresses:

- Chernihiv Oblast, Nizhyn Rayon, Ivanivka village, 1 Zavodska St.;
- Chernihiv Oblast, Nizhyn Rayon, Ivanivka village, 16-a Zavodska St.;
- Chernihiv Oblast, Nizhyn Rayon, Velyka Doch village, 7-a Pryvokzalna St.

According to information from the State Register of Property 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. 367662118 dated February 28, 2024), an encumbrance was registered regarding the real estate of the SOE "Shabalynivskiy Distillery", namely: seizure of real estate.

Information about land plots: 2 registered land plots with a total area of **56.46 hectares**.

Information about vehicles: 3 motor vehicles produced between 1979 and 2001. There are no documents for vehicles.

List of assets (movable property) that are recorded on the balance sheet of the enterprise and are part of the privatization object as of January 01, 2024: 250 units (equipment, furniture, inventory, etc.) (more details see in the appendix to the information notification).

Information on lease agreements: as of January 01, 2024, part of the enterprise's real estate with a total area of **1,352.2 sq. m** was leased in accordance with 1 contract. The maximum validity period of the existing lease agreement is September 25, 2023 (extended for the duration of martial law).

There were no emissions or discharges of pollutants into the environment, no waste was generated or disposed of due to the fact that the enterprise has not been operating for more than 10 years.



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) | 2021 | 2022 | 2023 |
|-----------|--|---------------|---------------|---------------|
| 1. | Assets | 910 | 910 | 1013 |
| 1.1 | Fixed assets | 775 | 775 | 775 |
| 1.2 | Current assets | 135 | 135 | 238 |
| 2. | Equity | -27371 | -27394 | -27865 |
| 3. | Total income, including: | - | - | - |
| 3.1 | Net income from sales of products (goods, works, services) | - | - | - |
| 4. | Total costs, including: | 57 | 67 | 552 |
| 4.1 | Cost of goods sold (goods, works, services) | - | - | - |
| 4.2 | Administrative costs | 57 | 67 | 552 |
| 4.4 | Other operating costs | - | - | - |
| 4.6 | Income tax expenses | - | - | - |
| 5. | Net profit (loss) | -57 | -67 | -552 |

As of January 1, 2024, overdue accounts payable - UAH 28,878.0 thousand, including:

- wage arrears – **UAH 552.00 thousand**;
- insurance debt – **UAH 252.00 thousand**;
- debt to the budget – **UAH 21,168.00 thousand**;
- debt for goods, works, services – **UAH 5,455.00 thousand**;
- other accounts payable (bank loan) – **UAH 1,451.00 thousand**.

According to information from the Main Directorate of the State Tax Service of Ukraine in the Chernihiv Oblast (letter No. 6555/5/25-01-13-06-09 dated December 8, 2023), the SOE Shabalynivskyi Distillery" takes into account a tax debt in the amount of UAH 23,345,607.73 (including UAH 2,190,815.33 penalty).

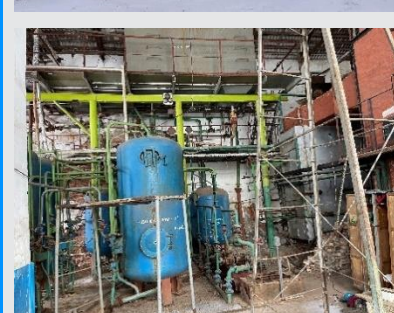
According to information from the Borzna department of the State executive service of Ukraine in the Nizhyn Rayon of the Chernihiv Oblast of the Eastern Interregional Directorate of the Ministry of Justice of Ukraine (letter No. 11554 dated March 11, 2024), the consolidated enforcement proceedings for the SOE Shabalynivskyi Distillery" are under compulsory execution. Total debt is UAH 18,181,437.69, enforcement fee is UAH 1,818,143.76 and expenses for carrying out enforcement actions are UAH 3,900.00.

On the balance sheet of the enterprise there are 33 objects that are not subject to privatization, namely:

- residential real estate with outbuildings located at the address: Ivanivka village, Zavodska St. (residential house - 5 units; cellar - 12 units; well - 2 units; barn - 11 units; transformer - 1 unit);
- 2 anti-radiation shelters located at the address: Ivanivka village (anti-radiation shelter No. 92302 in the basement of the residential building with an area of 32.1 sq. m; anti-radiation shelter No. 92326 in the basement of the main building with an area of 81.0 sq. m).

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/svjka>

