

# Property complex of SOE "Zirnenskyi distillery plant"

**USREOU code (ЄДРПОУ): 00375036**

34609, Rivne Oblast, Rivne Rayon,  
Zirne village, 7, Zirnenska St.



## General characteristics

**The main type of economic activity according to the Charter:** distilling, rectifying and blending of spirits.

**Volume of sales of products (works, services) for the period 2021 – Q1 of 2024:** UAH 350,174 thousand, including export: none.

**The main product range:** undenatured ethyl alcohol "Lux", ester-fusel concentrate, grain stillage, fusel oil.

**Information about the object (real estate):** the object includes **52 registered units of real estate and infrastructure** (industrial, warehouse, office buildings and structures, etc.) with a total area of **14,757.3 sq. m** (according to state registration – 15,108.5 sq. m), which are located at the following addresses:

- Rivne Oblast, Rivne Rayon, Zirne village, 7, Zirnenska St.;
  - Rivne Oblast, Rivne Rayon, Yarynivka village, 1, Lisova St.
- An encumbrance was imposed on 8 real estate objects of the enterprise, namely: a ban on real estate on the basis of the Agreement on the assignment of rights under mortgage agreements No. 3155 and No. 3156 dated December 28, 2021, the mortgagee is BusinessFactorService LLC (USREOU code 38765554).

According to the property description act, series and number: 598 issued on November 28, 2022 by the State Tax Service of Ukraine in the Rivne Oblast, an encumbrance was imposed, namely: a tax lien on all real estate and property to which the taxpayer will acquire ownership in the future, until the tax debt is paid in full.

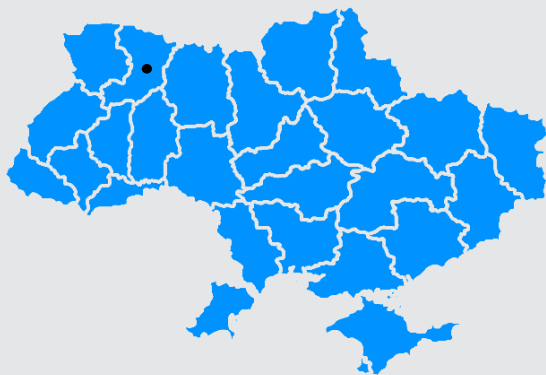
**Information about land plots: 4 registered land plots** with a total area of **15.6727 hectares**, located at the following addresses:

- Rivne Oblast, Rivne Rayon, Zirne village, Zirnenska St.;
- Rivne Oblast, Rivne Rayon, outside settlements on the territory of the Yarynivska village council.

**Vehicle information:** 31 units of vehicles and special equipment, including 1 seized for the needs of the Armed Forces of Ukraine.

**List of assets (movable property) that are recorded on the balance sheet of the enterprise and are part of the privatization object:** 503 units (equipment, furniture, inventory, etc.) (for more details see the appendix to the information notification).

**Information about the presence of mobilization tasks:** the enterprise has been assigned a mobilization task.



**Total land area**  
**15.6727 ha**

**Total area of buildings and structures:**  
**14,757.3 sq. m (actual)**  
**15,108.5 sq. m**  
**(according to state registration)**

**Number of employees:**  
**(as of 31.03.2024)**  
**133**



## Main financial indicators:

#	Indicators (thousand UAH)	2021	2022	2023	Q1 2024
<b>1.</b>	<b>Assets</b>	<b>24867</b>	<b>19592</b>	<b>23382</b>	<b>18887</b>
1.1	Fixed assets	9302	8461	7671	7376
1.2	Current assets	<b>8646</b>	<b>4378</b>	<b>9446</b>	<b>6453</b>
<b>2.</b>	<b>Equity</b>	(26031)	(39200)	(87515)	(80858)
<b>3.</b>	<b>Total income, including:</b>	<b>117254</b>	<b>87458</b>	<b>151619</b>	<b>843</b>
3.1	Net income from sales of products (goods, works, services)	115708	85310	148637	519
<b>4.</b>	<b>Total costs, including:</b>	<b>129246</b>	<b>100627</b>	<b>199934</b>	<b>8180</b>
4.1	Cost of goods sold (goods, works, services)	120390	86708	135034	497
4.2	Administrative costs	5328	5483	6488	1154
4.4	Other operating costs	648	1076	47398	5726
4.6	Income tax expenses	-	-	53	341
<b>5.</b>	<b>Net profit (loss)</b>	<b>(11992)</b>	<b>(13169)</b>	<b>(48315)</b>	<b>(7337)</b>

### As of March 31, 2024:

**Overdue accounts payable – UAH 86,479.7 thousand, including:**

- wage arrears – **UAH 0 thousand;**
- settlements to the budget – **UAH 50,527.0 thousand;**
- other accounts payable – **UAH 35,952.7 thousand.**

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

Period	Total income, thousand UAH	Income by main activity, thousand UAH
2021	117254	115708
2022	87458	85310
2023	151619	148637
Q1 2024	843	519

**The enterprise has 4 objects on its balance sheet that are not subject to privatization** (2 anti-radiation shelters, a residential building, guest's apartment No. 5).

**Information about lease agreements:** as of May 01, 2024, part of the enterprise's real estate with a total area of **1,096.1 sq. m** was leased in accordance with 1 agreement.

The maximum validity period of the existing lease agreement is until December 07, 2023 (the agreement is considered extended for the period of martial law and for 4 months from the date of its termination or cancellation).

### Volumes of emissions and discharges of pollutants into the environment, generation and disposal of waste, information on payment of environmental fees and charges:

1. The total volume of emissions of pollutants into the atmospheric air for 2023 (according to Form No. 2-TP (air) annual) for the enterprise is 10,541.735 tons.
2. Waste generation for 2023 (according to form No. 1 - waste (annual) total for the enterprise is 58,166.509 tons.
3. Environmental payments for 2023 (according to form No. 1 - environmental costs (annual) UAH 121.40 thousand were actually paid in total.

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

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

