

Property Complex of SOE "Lviv Research and Design Institute "LvivbudmNDIproekt"

USREOU code (ЄДРПОУ): 05516406

Legal address:

- Lviv city, 10, Ternopilska St.

Property location:

- Lviv city, 10, Ternopilska St.;
- Lviv city, 24 A, Ternopilska St.



General characteristics

The main type of economic activity according to the Charter: technical testing and analysis.

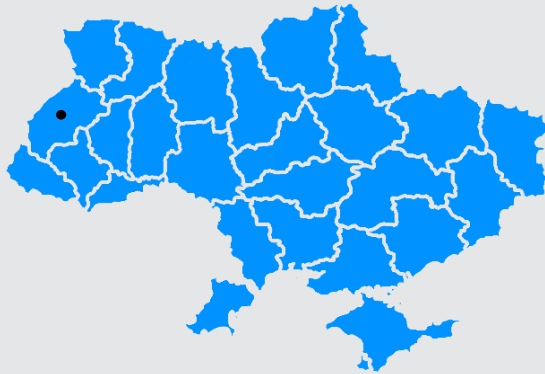
Volume of sales of products (work, services) for the period 2021 – Q1 of 2024: UAH 3,649.0 thousand, including export – UAH 0.0 thousand.

The main range of products (works, services): services for the provision of real estate for rent.

Information about the object (real estate): the object includes **3 registered units of real estate** (office and laboratory building, non-residential premises, water tower building) with a total area of **3,542.4 sq. m**, located at the following addresses:

- Lviv city, 10, Ternopilska St.;
- Lviv city, 24 A, Ternopilska St.

Information about the land plot located at the address: Lviv city, 10, Ternopilska St.:



Total land area
0.1833 ha

Total area of buildings and structures:
3,542.4 sq. m

Number of employees (as of 31.03.2024):
3

| Land area (ha) | Cadastral number | Purpose of the land plot | Form of ownership, grounds for the right to use the land plot, information on encumbrances |
|----------------|----------------------------|---------------------------------------|--|
| 0.1833 | 4610136800: 01:004:0019 | Maintenance of the institute building | State, State act on the right to permanent use of a land plot, series YAYA No. 189234 dated February 21, 2007 |

At the address of the real estate location, namely: Lviv city, 24a, Ternopilska St., the land plot is not allocated separately.

List of assets (movable property) recorded on the balance sheet of the enterprise and included in the privatization object, as of March 31, 2024: 4 units (enterprise seal, personal computer, printer, cooler) (for more details see the appendix to the information notification).

Information on lease agreements: as of March 31, 2024, part of the enterprise's real estate with a total area of **221.6 sq. m was leased** in accordance with one contract. The maximum validity period of the existing lease agreement is **until June 06, 2026**.

In its activities, the enterprise does not produce emissions or discharges of pollutants into the environment, does not generate or dispose of waste. The enterprise did not receive government orders or mobilization tasks.



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 | Q1 2024 |
|-----------|--|----------------|----------------|----------------|----------------|
| 1. | Assets | 31288.0 | 31639.0 | 23633.0 | 23674.0 |
| 1.1 | Fixed assets | 28511.0 | 28197.0 | 21373.0 | 21295.0 |
| 1.2 | Current assets | 2777.0 | 3 442.0 | 2260.0 | 2 379.0 |
| 2. | Equity | 22187.0 | 22200.0 | 22298.0 | 22305.0 |
| 3. | Total income, including: | 1140.0 | 865.0 | 1 457.0 | 187.0 |
| 3.1 | Net income from sales of products (goods, works, services) | - | - | - | - |
| 4. | Total costs, including: | 892.0 | 794.0 | 463.0 | 149.0 |
| 4.1 | Cost of goods sold (goods, works, services) | - | - | - | - |
| 4.2 | Administrative costs | - | - | - | - |
| 4.4 | Other operating costs | 892.0 | 794.0 | 463.0 | 149.0 |
| 4.6 | Income tax expenses | 45.0 | 13.0 | 179.0 | 7.0 |
| 5. | Net profit (loss) | 203.0 | 58.0 | 815.0 | 31.0 |

As of March 31, 2024, there are no overdue accounts payable.

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

| Period | Total income, thousand UAH | Income by main activity, thousand UAH |
|---------|-------------------------------|--|
| 2021 | 1140 | - |
| 2022 | 865 | - |
| 2023 | 1457 | - |
| Q1 2024 | 187 | - |

SOE "Lviv Research and Design Institute "LvivbudmNDIproekt" concluded the following Agreements:

- Agreement on the installation of an easement - part of the water tower at the address: Lviv city, 24 A, Ternopil'ska St., dated May 18, 2018 No. 341063. An agreement was concluded with PJSC KYIVSTAR. It is valid until May 18, 2024.
- Agreement on the installation of an easement - part of the water tower at the address: Lviv city, 24 A, Ternopil'ska St., dated October 07, 2016 No. LV0219 (as amended). An agreement was concluded with Lifecell LLC. It is valid until October 09, 2024.

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/ufazy>

