

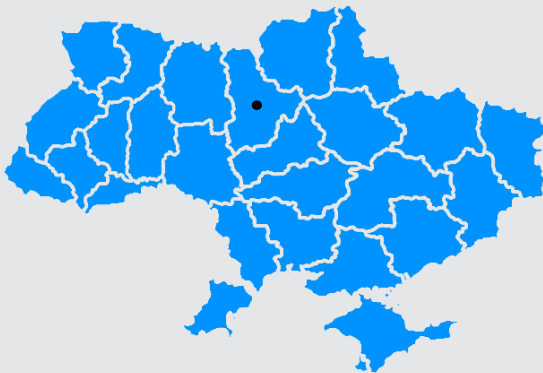
Property complex of SOE "Agricultural Enterprise "Zemelnyi fond"

USREOU code (ЄДРПОУ): 37202164

01001, Kyiv city, 1, Borysa Hrinchenka St.



General characteristics



Total land area
7.1791 ha

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

Number of employees:
(as of 30.09.2024)
8

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 2021 – 2023 and Q1 2024: UAH 11,069.5 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.;
- **property complex consisting of 14 units of buildings and structures** (office 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.

Information about land plots: **2 registered land plots** with a total area of **7.1791 hectares** located at the addresses:

- Kyiv city, 3A Priorska St. (**0.1882 ha**);
- Zhytomyr Oblast, Zhytomyr Raion, Veresivska village council* (**6.9909 ha**).

*Property complex with a total area of 5428.4 sq. m, located at the address: Zhytomyr city, 56, Korostishivska St. and is under the economic jurisdiction of the SOE "Agricultural Enterprise "Zemelnyi fond", USREOU code 37202164, registered in the State Register of Property Rights to Real Estate (hereinafter referred to as SRPRRE), record number of another property right: 48005834 (special section). At this address, the SRPRRE records a record for a land plot with cadastral number 1810136600:01:001:0001. According to the information of the Enterprise, the actual property complex with a total area of 5428.4 sq. m at the address: Zhytomyr city, 56, Korostishivska St., located on a land plot with cadastral number 1822081200:04:000:0007. The right to the land plot under the specified property complex has not been registered under the SOE "Agricultural Enterprise "Zemelnyi fond".

List of assets (movable property) that are recorded on the balance sheet of the enterprise and are part of the privatization object: 5 units (for more details see the appendix to the information notification).

There is no leased property as of March 31, 2024.

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



Main financial indicators:

#	Indicators (thousand UAH)	2021	2022	2023	Q3 2024
1.	Assets	4548.0	3272.9	7799.7	7944.9
1.1	Fixed assets	4202.4	3054.6	7297.6	7167.2
1.2	Current assets	344.3	194.9	487.1	762.7
2.	Equity	-1827.6	-4058.2	-3413.3	-2391.5
3.	Total income, including:	1936.1	1295.9	6839.7	3152.4
3.1	Net income from sales of products (goods, works, services)	1934.6	1295.4	2350.7	3151.2
4.	Total costs, including:	2870.8	3524.3	6200.8	2156.6
4.1	Cost of goods sold (goods, works, services)	0	2.5	1831.8	1704.2
4.2	Administrative costs	422.1	444.7	519.6	TBD
4.4	Other operating costs	169.0	0	33.4	452.4
4.6	Income tax expenses	0	0	0	0
5.	Net profit (loss)	-934.7	-2228.4	638.9	995.8

Debts (as of 30.09.2024):

Overdue accounts payable – UAH 4,413.8 thousand, including:

- wage arrears – **UAH 0.0 thousand.**
- debt to the budget – **UAH 0.0 thousand;**
- other accounts payable – **UAH 4,413.8 thousand.**

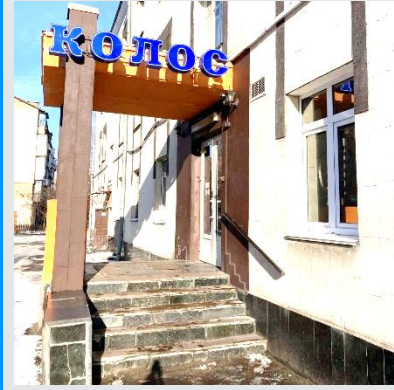
Volume and main nomenclature of products (works, services):

Period	Total income, thousand UAH	Income by main activity, thousand UAH
2021	1936.1	0
2022	1295.9	0
2023	6839.7	0
Q1 2024	997.8	0

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

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

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

