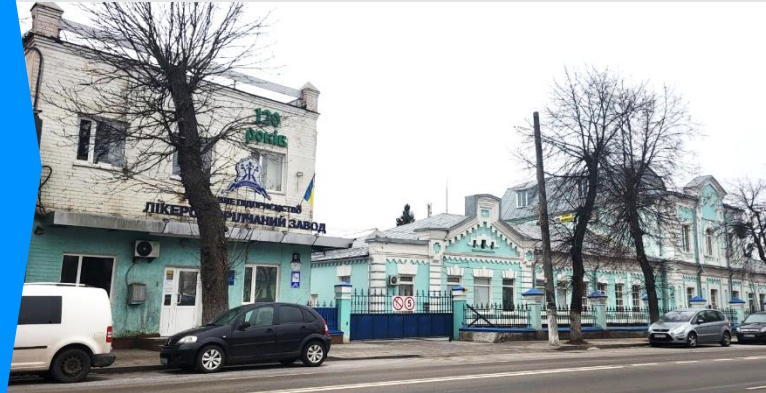


Property complex of SOE "Zhytomyr Distillery Plant"

USREOU code (ЄДРПОУ): 00375504

38, Svyatoslava Richtera St., Zhytomyr city,
10008, Zhytomyr Oblast



General characteristics

The main type of economic activity according to the Charter: distilling, rectifying and blending of spirit (NACE class 11.01).

The company has the following licenses:

- License for the production of alcoholic beverages, registration number 990108202100031 dated 08.04.2021, valid until 10.04.2026;
- License for the right to wholesale alcoholic beverages, except cider and perry (without added alcohol), registration number 990208202100093 dated 16.12.2021, valid until 27.12.2026.

The property complex includes a separate subdivision Chudniv Branch of the SOE "Zhytomyr Distillery Plant" (USREOU code 33177999, address: 7, Sadova St., Chudniv town, Zhytomyr Rayon, Zhytomyr Oblast, 13200).

Volume of sales of products (works, services) for the period of 2022 - 2024: UAH 347,124.0 thousand, including export sales of UAH 523.0 thousand.

The main range of products (works, services): alcoholic beverages, alcohol, alcoholic juices, including export: alcoholic beverages.

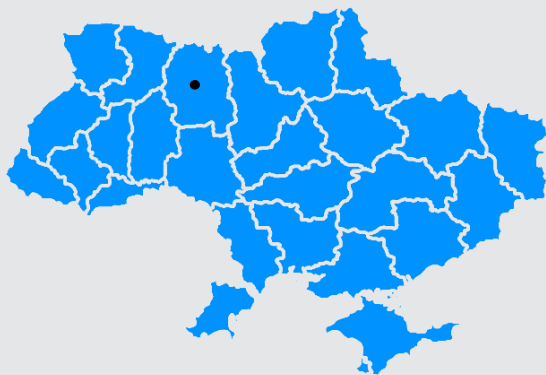
Real estate information: the privatization object includes **147 units of real estate** (buildings, structures) with a total area of **24,320.5 sq. m**, engineering networks located at 38, Svyatoslava Richtera St., Zhytomyr city and in the Zhytomyr Oblast.

Information about the land plots: 13 land plots with a total area of **17.9337 ha**.

Vehicle information: 47 units of registered motor vehicles and special equipment manufactured in 1969 – 2018.

The list of assets (movable property) that are accounted for on the balance sheet of the enterprise and included in the privatization object as of 31.12.2024: 1457 units (production equipment, furniture, inventory, etc.) (for more details, see the annex to the information notification).

As of 01.03.2025, the company's property is not leased. The company's balance sheet includes 3 objects that are not subject to privatization (2 anti-radiation shelters (civil protection facilities), a gas pipeline to 24- and 8-apartment houses).



Total land area
17.9337 ha

Total area of buildings and structures:
24,320.5 sq. m

Number of employees (as of 31.12.2024):
205



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)	2022	2023	2024
1.	Assets	98712	86620	101090
1.1	Fixed assets	12686	10915	9203
1.2	Current assets	84492	74205	90240
2.	Equity	-4638	-22254	-60106
3.	Total income, including:	182537	78522	88660
3.1	Net income from sales of products (goods, works, services)	181462	77824	87838
4.	Total costs, including:	190231	92704	106469
4.1	Cost of goods sold (goods, works, services)	138314	51746	55507
4.2	Administrative costs	20989	17422	17487
4.4	Other operating costs	11509	12149	23648
4.6	Income tax expenses	-	-	-
5.	Net profit (loss)	-7694	-17583	-22809

As of 31.12.2024, accounts payable totalled UAH 161,196,289.00, including:

- **current debt – UAH 61,093,323.00**, including:
 - wage arrears – **UAH 1,321,542.00**;
 - debt to the budget – **UAH 20,615,078.00**;
 - other payables – **UAH 39,156,703.00**;
- **overdue accounts payable - UAH 100,102,966.00**, including:
 - wage arrears – **UAH 9,811,400.00**;
 - debt to the budget – **UAH 5,734,000.00**;
 - other payables – **UAH 84,557,566.00**.

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

Period	Total income, thousand UAH	Income by main activity, thousand UAH
2022	182 537	181 462
2023	78 522	77 824
2024	88 660	87 838

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

1. For 2024 (according to Form No. 2 – TP (air) annual), in total for the enterprise – 0.662 tonnes.
2. Waste generation for 2024 (according to Form No. 1 – Waste (annual)), in total for the enterprise – 10,704.767 tonnes.
3. Environmental payments for 2024 (according to Form No. 1 – environmental costs (annual)), actually paid in total – UAH 171.6 thousand.
4. There were no discharges of pollutants into the environment.

The company did not receive any government orders or mobilization tasks.

Privatization conditions:

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

Responsible person:

- of the enterprise: Viktor O. Hreniuk, General Director of the SOE "Zhytomyr Distillery Plant", tel. +38073 703-33-70, e-mail: zlgz@lqz.com.ua.
- of the auction organizer: Nataliia A. Hrinchuk, tel. +380983072147, e-mail: grinfdmu@gmail.com.



Contacts

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Asset information: <https://is.gd/mPB8qm>

