**INFORMATION**

**of the Regional Office of State Property Fund of Ukraine in Dnipropetrovska, Zaporizhzhia and Kirovohradska oblasts regarding a sale of small privatization object – state stake of private joint-stock company “Ista-Centre” (YeDRPOU code: 23073489, address: 30 Kursantska St., Dnipro city 49051) in an amount of 552,478 (five hundred fifty-two thousand four hundred seventy-eight) units, which is 21.5524% of the company’s authorized capital**

**1. Information on a privatization object:**

**Full company’s name:** Private Joint Stock Company “Ista-Centre”.

**Location:** 30 Kursantska St., Dnipro city 49051.

**YeDRPOU code:** 23073489.

**Authorized capital of the Company:** UAH 128,171,000.00.

**Proposition for sale:** block of shares in an amount of 552,478 units, which is 21.5524% of the company’s authorized capital.

**Average number of employees:** 131.

Main activity according to the Company Charter is a production of batteries and accumulators (activity according to KVED: 27.20).

Annual sales volume (works and services) 2017 – 9 months 2020 is thou UAH 847 951.00.

Main products: rechargeable batteries.

**Volume and main nomenclature of the production (works and services):**

|  |  |  |
| --- | --- | --- |
| **Period** | **Total income,**  thou UAH | **Income from the main activity,**  thou UAH |
| 2017 | 257 584 | 237 731 |
| 2018 | 268 827 | 44 312 |
| 2019 | 266 709 | 249 315 |
| 9 months 2020 | 126 310 | 116 593 |

**Indicators of economic activity for the last three years and last reporting period:**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Number** | **Indicators** | | **Units** | **2017** | **2018** | **2019** | **9 months 2020** |
| **1.** | **Assets**  **(Form 1, balance sheet line code 1300)** | | **thou UAH** | **382 976** | **331 804** | **325 052** | **324 666** |
| **1.1** | **Non-current assets** | | **thou UAH** | **244 506** | **235 541** | **226 632** | **219 817** |
| 1.1.1 | Book value of intangible assets | | thou UAH | 183 | 176 | 191 | 197 |
| 1.1.2 | Book value of in-progress capital investments | | thou UAH | 1 346 | 1 385 | 1 476 | 1 507 |
| 1.1.3 | Book value of fixed assets | | thou UAH | 242 977 | 233 980 | 224 965 | 218 113 |
| 1.1.4 | Long-term financial investments | | thou UAH |  |  |  |  |
| **1.2** | **Current assets** | | thou UAH | **138 470** | **96 263** | **98 420** | **104 849** |
| 1.2.1 | Inventory | | thou UAH | 30 458 | 33 039 | 35 274 | 33 346 |
| 1.2.2 | Sum debts receivable  **(Form 1, balance sheet line codes 1125+1130+1135+1140+1145+1155)** | | thou UAH | 106 627 | 61 777 | 59 313 | 65 125 |
| 1.2.3 | Funds  (Form 1, balance sheet line code 1165) | | thou UAH | 1 234 | 1 425 | 3 749 | 6 344 |
| **2.** | | **Liabilities** | thou UAH | **382 976** | **331 804** | **325 052** | **324 666** |
| **2.1** | | Equity  (Form 1, balance sheet line code 1495) | thou UAH | 106 768 | **106 766** | **106 956** | **107 211** |
| 2.2 | | Long-term liabilities  (Form 1, balance sheet line code 1595) | **thou UAH** | **3 300** | **3 622** | **4 198** | **4 275** |
| 2.3 | | Current liabilities, including: | thou UAH | 272 908 | 221 416 | 213 898 | 213 180 |
| **2.3.1** | | Sum current account payable **(Form 1, balance sheet line codes 1695 - 1660 - 1665 - 1670)** | thou UAH | 272 908 | 221 416 | 213 898 | 213 180 |
| **3.** | | **Total income, including:** | **thou UAH** | **257 584** | **268 827** | **266 709** | **126 310** |
| 3.1 | | Net operating income (goods, works, services) | thou UAH | 237 731 | 244 312 | 249 315 | 116 593 |
| 3.2 | | Other operational income | thou UAH | 19 832 | 24 478 | 17 392 | 8 961 |
| 3.3 | | Other financial income | thou UAH | 6 | 34 |  |  |
| 3.4 | | Other income | thou UAH | 15 | 3 | 2 | 756 |
| **4.** | | **Total expenses, including:** | **thou UAH** | **283 018** | **268 829** | **266 519** | **126 055** |
| 4.1 | | Cost of goods sold (goods, works, services) | thou UAH | 221 063 | 228 376 | 244 387 | 111 362 |
| 4.2 | | Administrative expenses | thou UAH | 5 624 | 6 236 | 7 421 | 5 580 |
| 4.3 | | Marketing expenses | thou UAH | 5 977 | 3 890 | 3 946 | 1 960 |
| 4.4 | | Other operating expenses | thou UAH | 18 306 | 23 752 | 10 765 | 4 771 |
| 4.5 | | Financial expenses | thou UAH | 29 173 | 6 474 |  |  |
| 4.5 | | Other expenses | thou UAH | 2 875 | 101 |  | 2 382 |
| 4.6 | | Profit tax expense | thou UAH |  |  |  |  |
| **5.** | | **Net profit (loss) +,-** | **thou UAH** | **- 25 434** | **- 2** | **190** | **255** |
| **6.** | | Average number of employees | person | **152** | **147** | **143** | **131** |

As of 30.09.2020:

Current accounts payable, including:

goods, works, services - UAH 33,534.00 thousand

Salaries payable - UAH 707.00 thousand;

Tax salaries payable - UAH 145.00 thousand;

Other accounts oayable - UAH 174,848.00 thousand.

**Information on real estate (buildings, constructions, non-residential premises):**

Real estate (buildings and constructions) located at the address: 30 Kursantska St., Dnipro city 49051.Their form of ownership is private, owner – PrJSC “Ista - Centre”, basis for ownership – the Certificate of real estate ownership, series and number: without number, dated of 31.01.2011, issued by the Public Utility Company “Dnipropetrovsk Mizhmiske BiuroTechnichnoi Inventaryzatsii” (“Dnipropetrovsk Intercity Bureau of Technical Inventory”) of Dnipropetrovsk Regional Council. Its ownership is confirmed by an Extract from the State Register of Real-Estate Property Rights and Their Encumbrances issued 12.03.2020, real estate registration number: 2052277712101.

Real estate consists:

A building АПК with a total area of 4,374.2 sq. m.; production building with a total area of 14,013.8 sq. m.; building for workshops of OГМ with a total area of 365.1 sq. m.; carpentry building with a total area of 174.2 sq. m.; guillotine shear section of 66.0 sq. m.; material warehouse building number 3 of 311.6 sq. m.; neutralization station building of 986.2 sq. m.; car box building of 75.8 sq. m.; acid storage building of 67.4 sq. m.; material warehouse building number 1 of 726.1 sq. m.; hangar warehouse number 4 of 440.4 sq. m.; hangar warehouse number 5 of 220.5 sq. m.; finished goods warehouse building of 648.4 sq. m.; canopy storage; sheds; box for refrigeration equipment; oxygen cylinder storage canopy; restroom; industrial waste storage shed; utility building of 67.3 sq. m.; building of fuel warehouse; oxygen storage building; watchtowers (temporarily); containers (temporarily); unit rooms (temporarily); driver's rest building; pumping station building of 18.8 sq. m.; entrance building of 25.8 sq. m.; warehouse buildings of 527.4 sq. m. and 203.5 sq. m.; CМГ building of 484.4 sq. m.; fence; gates; wickets; decorative fence; reservoirs; artesian wells; tanks for fuels and lubricants; retaining walls; tanks for acids; overpass; railways; acid loading area; discharge pipe; acid drain trestle; sump; paving.

**Information on a land plots:**

* a land plot of 4.5726 ha at the address: 30 Kursantska St., Dnipro city (the State act on the right to permanent use of a land plot, Series dated І-ДП №003058 dated of 02.07.2001). Purpose of using the land plot is factual location of the starter battery plant and driveway

**Volumes of emissions of polluting substances in the environment, waste generation and disposal, information on payment of environmental fees and charges, etc.:** at the end of 2019, the amount of pollutant emissions into the atmosphere amounted to 292.923 tons. Accrued and paid the environmental tax in full UAH 2,651.39.

**2.** **Information on auction:**

**The method of auction holding:** auction with conditions.

**Date and time of the auction:** Deсember 21, 2020. The time of the auction is determined by the electronic trading system in accordance with the requirements of the Procedure for conducting electronic auctions for the sale of small privatization objects and the definition of additional terms of sale, approved by the Resolution of the Cabinet of Ministers of Ukraine dated on May 10, 2018, No. 432 (as amended).

**The deadline for submitting an application for participation in an auction with conditions, an auction with a reduction of starting price** is set by the electronic trading system for each electronic auction separately during the period from 19:30 to 20:30 of the day preceding the day of the electronic auction.

**The deadline for submission of an application for participation in an auction by a method of step-by-step price reduction and subsequent submission of price offers** is set by the electronic trading system for each electronic auction separately during the period from 16:15 to 16:45 of the day of electronic auction.

**3. Information on terms of privatization of the object:**

Privatization of state stake of private joint-stock company “Ista-Centre”(YeDRPOU code: 23073489, address: 30 Kursantska St., Dnipro city 49051) in an amount of 552,478 (five hundred fifty-two thousand four hundred seventy-eight) units, which is 21.5524% of the company’s authorized capital, will be held in accordance with the Low of Ukraine «On Privatization of State and Communal Property» and the Procedure for conducting electronic auctions for the sale of small privatization objects and the definition of additional terms of sale, approved by the Resolution of the Cabinet of Ministers of Ukraine dated on May 10, 2018, No. 432 (as amended) requirements. The Buyer of state stake of private joint-stock company “Ista-Centre”must meet the requirements of article 8 of the Law of Ukraine “On Privatization of State and Communal Property” and prove the absence of restrictions established by part 2 of article 8 of this law.             According to Art. 20 of the Law of Ukraine “On State Property Privatization” in cases envisaged by legislation on protection of economic competition, the buyer must obtain permission from the relevant authority Antimonopoly Committee of Ukraine on the directly or indirectly purchase, acquisition in the property through other means or getting in the management of stocks (shares) within the scope that ensures achieving or exceeding 25 or 50 percent of the votes in the supreme governing body of the respective entity. The procedure for submission and consideration of an application for permission to the concentration is established by the legislation on economic competition protection.

The buyer of state stake of private joint-stock company “Ista-Centre”, which are issued in an undocumented form, must enter into an agreement on opening a securities account with the depository institution of his choice.

**Initial price of an Object for each method of sale (excluding VAT):**

sale at an auction with conditions – UAH 37, 700, 000.00;

sale at an auction witha reduction of starting price – UAH 18, 850, 000.00 грн.;

sale at an auction by a method of step-by-step price reduction and subsequent submission of price offers – UAH18, 850, 000.00.

**Guarantee fee of an electronic auction is at a rate of 10% (ten percent) of the initial price for each of the following methods:**

sale at an auction with conditions – 3,770, 000.00;

sale at an auction witha reduction of starting price – UAH 1,885, 000.00;

sale at an auction by a method of step-by-step price reduction and subsequent submission of price offers – UAH 1, 885, 000.00.

**Fee for registration:** UAH 944.60.

**Terms of sale:**

The Buyer of state stake holders of the private joint-stock company “Ista-Center” is obliged to provide: - reimbursement to the Regional Office of the State Property Fund of Ukraine for Dnipropetrovsk, Zaporizhzhia and Kirovohrad oblasts the cost of independent appraiser's service in the amount of UAH 48,625.00 within a month from the date of concluding the contract of sale.

**4. Additional information:**

**The name of the institution (bank, treasury), its location and numbers of national currency accounts, open for submission by operators of electronic depositories of guarantee payments, registration fees of potential buyers and the winner of payment auctions for purchased objects:**

The account for registration fees of potential buyers by operators of electronic platforms and making payments for purchased objects by auction winners:

Recipient: Regional Office of the State Property Fund of Ukraine in the Dnipropetrovsk, Zaporizhzhia and Kirovohrad oblasts.

YeDRPOU (USREOU) code: 42767945.

Account : UA958201720355549003000055549.

Recipient’s *bank:* State Treasury Service of Ukraine, Kyiv city, Main Department of the State Treasury Service in the Dnepropetrovsk region, MFO 820172.

*Payment purpose:* (it is obligatory to indicate for what and for what object the funds are received).

The account for guarantee fees of potential buyers by operators of electronic platforms:

Recipient: Regional Office of the State Property Fund of Ukraine in the Dnipropetrovsk, Zaporizhzhia and Kirovohrad oblasts.

YeDRPOU (USREOU) code: 42767945.

Account: UA748201720355219003000055549.

Recipient’s *bank*: State Treasury Service of Ukraine, Kyiv city, Main Department of the State Treasury Service in the Dnepropetrovsk region, MFO 820172.

*Payment purpose*: (it is obligatory to indicate for what and for what object the funds are received).

**The requisites of the accounts of the operators of electronic platforms opened for payment by the buyers of guarantee and registration fees** are available on the site:

<https://prozorro.sale/info/elektronni-majdanchiki-ets-prozorroprodazhi-cbd2>.

**Time and place of the object inspection:** on working days from 9:00 to 16:00 according to the preliminary arrangement at the location of the object.

**Auction organizer:** Regional Office of the State Property Fund of Ukraine in the Dnipropetrovsk, Zaporizhzhia and Kirovohrad oblasts, address: 6 Tsentralna str., Dnipro city, 49000, website: [www.spfu.gov.ua](http://www.spfu.gov.ua), telephone: (044) 744-11-41, work hours of the auction service – working days from 9:00 to 18:00 (Friday and days before holidays - from 9:00 to 16:45). The contact person of the auction organizer, who is responsible for ensuring the possibility of inspection of the object, is Natalia Heorhiivna Oliinyk, tel. (044) 744-11-41, e-mail: [reform\_12@spfu.gov.ua](mailto:reform_12@spfu.gov.ua).

**5. Technical details of the information**

**Date and number of the decision on approval of the terms of sale of the object:** the Order of the Regional Office of the State Property Fund of Ukraine in the Dnipropetrovsk, Zaporizhzhia and Kirovohrad oblasts dated 16.11.2020 No.12/01-291-РП.

**Unique code in the electronic trading system:**UA-AR-P-2019-08-19-0000007-1.

**The period between the auction with conditions and the auction with a reduction of starting price, between the auction by the method of step-by-step price reduction and subsequent submission of price offers:** 25 calendar days from the date of publication of the information message by the electronic trading system on the privatization of a small privatization object.

**auction step at 1 per cent of the starting price for each sale method:**

sale at an auction with conditions – UAH 377,000.00;

sale at an auction witha reduction of starting price – UAH 188,500.00;

sale at an auction by a method of step-by-step price reduction of starting price and subsequent submission of price offers – UAH 188,500.00.

**The only link to the web-page of the administrator, which links to the web site of the operators of the electronic platform, which has the right to use the electronic platform and with which the administrator has entered into the relevant agreement:** <https://prozorro.sale/>