

CURTIS

GrantThornton

REPUliKA E KOSOVËS - REPUBLIKA KOSOVA - REPUBLIC OF KOSOVO	
AGJENCIJA KOSOVARE E PRIVATIZIMIT - KOSOVSKA AGENCIJA ZA PONATIZACIJU	
PRIVATISATION AGENCY OF KOSOVO	
Nr.	VI
Br.	07 /2023
No.	
Nr i Fa.	
Br. Str	
No. Pg.	
	Prishtinë / Pristina

**ANNUAL SOE LIQUIDATION REPORT  
FOR 1 JANUARY 2022 THROUGH AND INCLUDING 31  
DECEMBER 2022**

Liquidation Process for all SOEs/Assets Under  
the Administration of the Privatization Agency of Kosovo  
Contract No. 239-18-9399-2-1-1  
Internal No. 239-18-020-211

Submitted by Curtis, Mallet-Prevost, Colt & Mosle LLP, Grant Thornton Consulting Doo and  
Grant Thornton LLC

Dated: 31 January 2023, as revised on 15 February 2023

**2022 Annual SOE Liquidation Report, dated 31 January 2023, as revised on 15 February 2023**  
Liquidation of SOEs/Assets Under PAK Administration  
Contract No. 239-18-9399-2-1-1



## Table of Contents

I.	PROJECT IDENTIFICATION.....	3
II.	BACKGROUND .....	4
III.	PROCESS OF LIQUIDATION/ACTION/INFORMATION.....	5
A.	Disposal of assets .....	5
A.1	Assets abroad .....	5
A.2	Asset expropriations.....	5
A.3	Cadastral issues .....	5
B.	Information and documents from the SCSCK .....	6
C.	Decisions pending before the Basic Courts .....	6
D.	Delays in gathering information from the SCSCK.....	6
E.	Activities of the 2022 Liquidation Process .....	6
F.	Reports for the closure of Liquidation process.....	7
G.	Decision of the Special Chamber of the Supreme Court of the Republic of Kosovo for the closure of the liquidation process of the SOEs .....	7
IV.	LIST OF PROPERTIES SOLD .....	8
V.	LIST OF CASH RECEIPTS AND PAYMENTS.....	14

**2022 Annual SOE Liquidation Report, dated 31 January 2023, as revised on 15 February 2023**  
Liquidation of SOEs/Assets Under PAK Administration  
Contract No. 239-18-9399-2-1-1



## I. PROJECT IDENTIFICATION

<b>Project Name:</b>	Liquidation of SOEs/Assets Under PAK Administration, Contract No. 239-18-9399-2-1-1		
<b>Project Duration (Section 6.1 of SCC to Contract):</b>	60 months		
<b>Project Commencement Date (Section 6.1 of SCC to Contract):</b>	1 July 2019		
<b>Project Completion Date (Section 6.4 of SCC to Contract):</b>	30 June 2024		
<b>Name:</b>	<b>Privatization Agency of Kosovo</b>	<b>Curtis, Mallet-Prevost, Colt &amp; Mosle LLP and its Consortium Partners, Grant Thornton Consulting Doo and Grant Thornton LLC</b>	
<b>Role:</b>	<u>Beneficiary</u>	<u>Professional Service Provider</u>	
<b>Address:</b>	Str. Dritan Hoxha No. 55, Lakrishte 10000 Prishtina Republic of Kosovo	Str. Dritan Hoxha No. 55, Lakrishte 10000 Prishtina Republic of Kosovo	
<b>Telephone:</b>			
<b>Reporting period:</b>	1 January 2022 - 31 December 2022		
<b>Date of Report:</b>	31 January 2023, as revised on 15 February 2023		
<b>Author:</b>	<b>Emanuella Agostinelli</b> Authorized Representative of the Professional Service Provider	<b>Signature:</b>	

**2022 Annual SOE Liquidation Report, dated 31 January 2023, as revised on 15 February 2023**  
Liquidation of SOEs/Assets Under PAK Administration  
Contract No. 239-18-9399-2-1-1



## **II. BACKGROUND**

The current Annual SOE Liquidation Report refers to the period of 1 January 2022 through and including 31 December 2022 as required pursuant to Section 17.1 of the SCC to Contract No. 239-18-9399-2-1-1, as entered into between the Privatization Agency of Kosovo ("PAK") and the consortium of Curtis, Mallet-Prevost, Colt & Mosle LLP, Grant Thornton Consulting Doo and Grant Thornton LLC (the "**Consortium**") in connection with the liquidation process for SOEs/Assets under PAK administration.

In accordance with Article 17 of the Annex of the PAK Law, this Annual SOE Liquidation Report provides the following information: (i) issues and challenges facing completing the liquidation process; (ii) list of properties sold, including list of movable properties and list of properties sold through direct negotiation; and (iii) list of cash receipts and payments. All information have been provided for the aforesaid period of 1 January 2022 through and including 31 December 2022.

Please note that all the financial information contained herein has been collected in coordination with the Department of Finance and Budget of PAK.



### **III. PROCESS OF LIQUIDATION/ACTION/INFORMATION**

The purpose of this section is to highlight certain issues that the Liquidation Authorities (the “LAs”) believe might potentially constitute challenges to efficiently complete the liquidation process. The LAs note the following with the aim of bringing such issues to PAK’s attention so that they may be considered, discussed and addressed in the best interest of the successful completion of the project.

#### **A. Disposal of assets**

##### **A.1 Assets abroad**

One of the factors that will likely prevent the LAs from successfully accomplishing the liquidation process of the SOEs is the handling of assets abroad.

The impossibility to sell or dispose of certain assets located abroad due to different reasons, such as, for instance, decisions of the public authorities of the place where the assets are located, issues concerning the occupation of such assets, difficulty in accessing the assets’ premises located abroad, may constitute a major obstacle to an efficient conclusion of the liquidation process.

##### **A.2 Asset expropriations**

It is the understanding of the LAs that asset expropriations within Kosovo are not handled by PAK, but by other administrative bodies. Thus, the LAs have no control over how these issues are addressed. For the sake of an efficient and timely liquidation process, it is important that expropriation procedures and any potential issues and claims thereof be timely dealt with by the respective administrative entities.

It is also crucial that all possible claims be timely raised in connection with the expropriation procedures. At this time, the LAs are not in the position to make any reasonable forecast regarding the number or complexity of expropriation procedures or the time that the Expropriating Authorities will need to finalize them. This is another factor that can potentially delay the liquidation process.

##### **A.3 Cadastral issues**

Another obstacle to the efficient sale of SOE assets is certain cadastral issues, mainly arising from the gaps in the cadastral data and the ability to retrieve such data from neighboring countries. Among the possible consequences of these issues is the difficulty in determining the actual owner of a parcel of land and/or such property’s actual boundaries. These obstacles may have a negative impact on the liquidation process, since, without such issues being resolved, it is difficult for the LAs to approve any disposal of the interested assets.

**2022 Annual SOE Liquidation Report, dated 31 January 2023, as revised on 15 February 2023**  
Liquidation of SOEs/Assets Under PAK Administration  
Contract No. 239-18-9399-2-1-1



**B. Information and documents from the SCSCK**

Prior to the closure of an SOE liquidation, confirmation that there are no pending cases with respect to such SOE is required from the SCSCK. The lack of information regarding the status of pending cases may cause potential delays on the closure of SOEs.

In addition, the flow of decisions the LAs receive from the SCSCK is not consistent from day to day. The LAs are prepared to deal efficiently with the incoming decisions as necessary, notwithstanding the fluctuations in their receipt.

The goal of accomplishing a successful liquidation will also depend largely on the timing of final decisions on claims by the SCSCK. Possible delays in resolving the claims will inevitably cause delays in closing liquidations, another obstacle that is outside the control of the LAs.

Notwithstanding the above considerations, the PSP will endeavor to perform services in the most efficient way as possible, and look to discuss any of these issues as needed with PAK.

**C. Decisions pending before the Basic Courts**

The PSP has been informed that several cases concerning unpaid rent and other accounts receivable in favor of the LAs are currently pending before Basic Courts of the Republic of Kosovo. The likelihood of such cases taking several years to be decided upon can constitute an obstacle to the closure of the related liquidations, particularly in those liquidations where allowed creditors' claims cannot be satisfied in full. However, whenever liquidation funds are sufficient to fully satisfy allowed creditors' claims, excess proceeds would be distributed to the Government.

**D. Delays in gathering information from the SCSCK**

During August 2022 and September 2022, the PSP has experienced some significant delays in receiving information from the SCSCK. This circumstance is an external factor that has slowed down the activities of gathering and processing documents and information necessary for the assessment of claims and distribution analysis, which, if this will be the case, may have an impact on the PSP's work effectiveness.

**E. Activities of the 2022 Liquidation Process**

During the period of 1 January 2022 through and including 31 December 2022, the PSP members appointed as Liquidation Authorities dealt with numerous requests submitted by the case officers of the various SOEs. The PSP evaluated such requests, providing the case officers with the related answers.

**2022 Annual SOE Liquidation Report, dated 31 January 2023, as revised on 15 February 2023**  
Liquidation of SOEs/Assets Under PAK Administration  
Contract No. 239-18-9399-2-1-1



In particular, the PSP assisted the Case Officers with: (i) 611 lease contracts; (ii) 440 memos for payment of service providers; (iii) 199 memos for payment of utilities; (iv) 909 contract extensions; (v) 74 memos for payment of services; (vi) 1 memo for the payment of rent of SOEs' premises; (vii) 530 letter/memos of miscellaneous content; (viii) 79 authorization forms for hearing attendance; (ix) providing of 138 legal advice to case officers; (x) 84 proposals for execution; (xi) 15 responses on objection on enforcement procedures; (xii) 17 participation on Court hearings; (xiii) 17 indictments; (xiv) 1 document for payment of Court taxes; (xv) 8 property tax documents; (xvi) 4 appeals in Basic Courts/other administrative bodies; and (xvii) 3 criminal charges.

**F. Reports for the closure of Liquidation process**

During the period from 1 January 2022 through and including 31 December 2022, the PSP submitted the reports for the closure of the liquidation process for informing the Board of Directors of the PAK, and then submitted the same reports to the Special Chamber of the Supreme Court of Kosovo (SCSCK) to review and decide for the closure of liquidation process for these SOEs:

- (i) PRN079 - "KLUZ";
- (ii) PRZ025 - "Termosistemi";
- (iii) PEJ048 - "KB Kuqishte; and
- (iv) PRZ076 - "OLT Osijek - Njësia Rahovec".

**G. Decision of the Special Chamber of the Supreme Court of the Republic of Kosovo for the closure of the liquidation process of the SOEs**

During the period of 1 January 2022 through and including 31 December 2022, the PSP received several decisions from the Special Chamber of the Supreme Court for the approval of the closure of the liquidation process, pursuant to the Annex of the Law no. 04/L-034 on PAK and to the Regulation no. 4/2020 for Policies and Procedures of Liquidation of SOEs, as follows:

- (i) on March 24, 2022, the PSP has received decision no. C-IV-21-0225 for the SOE MIT004 – "KB Bujku";
- (ii) on April 15, 2022, the PSP received the decision no. C-IV-21-0234 for the SOE PEJ145 – "Dardania"; and
- (iii) on July 1, 2022 the PSP received the decision no. C-IV-18-0076 for the SOE GJI074 – "Barnatorja Popullore".

**2022 Annual SOE Liquidation Report, dated 31 January 2023, as revised on 15 February 2023**  
 Liquidation of SOEs/Assets Under PAK Administration  
 Contract No. 239-18-9399-2-1-1



**IV. LIST OF PROPERTIES SOLD**

**TOTAL €4,770,523.00**

No.	SOE / Asset Code	SOE / Asset Name	Asset Category	Sales price
1	GJI004	KBI Agrokultura	Agricultural land	3,501.00
	<b>Total GJI004</b>			<b>3,501.00</b>
2	GJI033	Kooperativa Shterpce	Agricultural land	19,300.00
3	GJI033	Kooperativa Shterpce	Agricultural land	1,706.00
	<b>Total GJI033</b>			<b>21,006.00</b>
4	GJI105	N.T.SH Sharr	Shop	56,200.00
	<b>Total GJI105</b>			<b>56,200.00</b>
5	MIT039	Lux	Shop	30,100.00
6	MIT039	Lux	Shop	141,101.00
7	MIT039	Lux	Shop	101,999.00
8	MIT039	Lux	Shop	161,500.00
	<b>Total MIT039</b>			<b>434,700.00</b>
9	MIT144	Borovo	Shop	255,578.00
	<b>Total MIT144</b>			<b>255,578.00</b>
10	MIT147	Treska	Shop	658,611.00
	<b>Total MIT147</b>			<b>658,611.00</b>
11	MIT149	Peko	Shop	112,212.00
	<b>Total MIT149</b>			<b>112,212.00</b>
12	MIT152	Bagat	Shop	75,000.00

**2022 Annual SOE Liquidation Report, dated 31 January 2023, as revised on 15 February 2023**  
 Liquidation of SOEs/Assets Under PAK Administration  
 Contract No. 239-18-9399-2-1-1



No.	SOE / Asset Code	SOE / Asset Name	Asset Category	Sales price
	<b>Total MIT152</b>			<b>75,000.00</b>
13	PEJ003	KB Beci	Slaughterhouse	217,363.90
14	PEJ003	KB Beci	Storehouse	21,000.00
15	PEJ003	KB Beci	Administrative Building	117,000.00
	<b>Total PEJ003</b>			<b>355,363.90</b>
16	PEJ029	Ereniku Prodhimtaria Primare	Slaughterhouse	94,636.10
17	PEJ029	Ereniku Prodhimtaria Primare	Land	10,100.00
	<b>Total PEJ029</b>			<b>104,736.10</b>
18	PEJ134	Agimi	Shop	130,000.00
	<b>Total PEJ134</b>			<b>130,000.00</b>
19	PEJ137	Korenik	Shop	165,807.00
	<b>Total PEJ137</b>			<b>165,807.00</b>
20	PEJ140	Agrodukagjini	Storehouse	56,777.00
21	PEJ140	Agrodukagjini	Storehouse	68,777.00
22	PEJ140	Agrodukagjini	Storehouse	47,210.00
	<b>Total PEJ140</b>			<b>172,764.00</b>
23	PEJ173	Kombinati I lëkurë këpucëve	Shop	174,000.00
	<b>Total PEJ173</b>			<b>174,000.00</b>
24	PRN011	K.B.Drenica	Shop	151,300.00
	<b>Total PRN011</b>			<b>151,300.00</b>
25	PRN071	E.T.M.M.K	Shop	85,333.00

**2022 Annual SOE Liquidation Report, dated 31 January 2023, as revised on 15 February 2023**  
 Liquidation of SOEs/Assets Under PAK Administration  
 Contract No. 239-18-9399-2-1-1



No.	SOE / Asset Code	SOE / Asset Name	Asset Category	Sales price
	<b>Total PRN071</b>			<b>85,333.00</b>
26	PRN091	Duhani	Shop	102,000.00
	<b>Total PRN091</b>			<b>102,000.00</b>
27	PRN096	Marketing Export	Shop	253,500.00
	<b>Total PRN096</b>			<b>253,500.00</b>
28	PRN098	Mekanizmi	Shop	62,020.00
	<b>Total PRN098</b>			<b>62,020.00</b>
29	PRN100	Rilindja Tregtare Librare	Land	25,060.00
	<b>Total PRN100</b>			<b>25,060.00</b>
30	PRN125	Bankkos	Object	166,666.00
31	PRN125	Bankkos	Object	77,700.00
32	PRN125	Bankkos	Object	211,111.00
	<b>Total PRN125</b>			<b>455,477.00</b>
33	PRZ007	Sharrprodhimi	Shop	32,580.00
34	PRZ007	Sharrprodhimi	Shop	25,999.00
35	PRZ007	Sharrprodhimi	Shop	31,999.00
36	PRZ007	Sharrprodhimi	Shop	38,381.00
37	PRZ007	Sharrprodhimi	Shop	10,261.00
38	PRZ007	Sharrprodhimi	Shop	32,062.00
	<b>Total PRZ007</b>			<b>171,282.00</b>
39	PRZ037	Koritnik	Shop	25,100.00

**2022 Annual SOE Liquidation Report, dated 31 January 2023, as revised on 15 February 2023**  
Liquidation of SOEs/Assets Under PAK Administration  
Contract No. 239-18-9399-2-1-1

**CURTIS**

 **GrantThornton**

No.	SOE / Asset Code	SOE / Asset Name	Asset Category	Sales price
	<b>Total PRZ037</b>			<b>25,100.00</b>
40	PRZ043	TP - "Zhupa"-Reçan	Land	6,250.00
41	PRZ043	TP - "Zhupa"-Reçan	Land	333,333.00
42	PRZ043	TP - "Zhupa"-Reçan	Land	55,555.00
	<b>Total PRZ043</b>			<b>395,138.00</b>

**2022 Annual SOE Liquidation Report, dated 31 January 2023, as revised on 15 February 2023**  
Liquidation of SOEs/Assets Under PAK Administration  
Contract No. 239-18-9399-2-1-1



**LIST OF MOVABLE PROPERTIES SOLD**

No.	SOE/Asset Code	SOE/Asset Name	Asset Category	Sales price
43	GJI028	Agroprodukti	Metal waste	205,000.00
44	PRZ007	Sharrprodhimi	Sheeps	3,500.00
<b>TOTAL</b>				<b>208,500.00</b>

**2022 Annual SOE Liquidation Report, dated 31 January 2023, as revised on 15 February 2023**  
Liquidation of SOEs/Assets Under PAK Administration  
Contract No. 239-18-9399-2-1-1



**LIST OF PROPERTIES SOLD THROUGH DIRECT NEGOTIATION**

No.	SOE/Asset Code	SOE/Asset Name	Asset Category	Sales Value
45	PRN115	KBI Kosova	PK. 10294-4	105,154.00
46	PRN115	KBI Kosova	PK. 257-8	11,180.00
<b>TOTAL</b>				<b>116,334.00</b>







































**CURTIS**

**Grant Thornton**

No.	SOE Prop.	SOE ref. no.	SOE Acronym name	Liquidation date	Interest earned	Rent Revenue	Other Revenue	Total Cash Income	Transfer to Employees for 20%	Professional Service Providers (Liquidation Authority)	Funds to the Kasava Budget	Transfer to Agency for Agency Admin. Tariff	Goods and Services	Total Cash Outgoing	Payment to Creditors	Balance at Bank	Balance from bank
Treasury at 75% from principal sales and transfer of Sub Money in trust:																	
566	PAK's unit	PRZD90	KB Hrvatske Opština	0	0	0	0	0	0	0	0	0	0	0	0	0	0
567	PAK's unit	PRZD91	KB Optomilna	0	0	0	0	0	0	0	0	0	0	0	0	0	0
568	PSP	PRZD92	KB Kruška Č. Madžar	0	0	0	0	0	0	0	0	0	0	0	0	0	0
569	PAK's unit	PRZD93	KB Matančić	0	0	0	0	0	0	0	0	0	0	0	0	0	0
570	PSP	PRZD94	KB Strojogradnja	0	0	0	0	0	0	0	0	0	0	0	0	0	0
571	PSP	PRZD97	Štafeta proizvodnji	174,782	0	20,403	0	195,185	0	(4,535)	0	(8,476)	(7,169)	(20,165)	0	175,020	
572	PSP	MIT056	Vijek Gradačac	0	0	0	0	0	0	0	0	0	0	0	0	0	0
573	PSP	MIT119	Admernacija per menadžmentne i hrvatske	0	0	0	0	0	0	0	0	0	0	0	0	0	0
574	PSP	MIT165	Istra	0	0	0	0	0	0	0	0	0	0	0	0	0	0
575	PSP	PEJ205	Agromehanizacija	0	0	0	0	0	0	0	0	0	0	0	0	0	0
576	PSP	PRN107	KB ŠIBoga	0	0	0	0	0	0	0	0	0	0	0	0	0	0
577	PSP	PRN194	Solid	0	0	0	0	0	0	0	0	0	0	0	0	0	0
578	PSP	PRN195	Vojvodinška Banka a.d.	0	0	53,093	0	53,093	0	(4,535)	0	(4,541)	0	(9,161)	0	43,932	
579	PSP	PRN196	OTIFB Trnvišped	0	0	0	0	0	0	0	0	0	0	0	0	0	0
580	PSP	PRN203	ČIK Kumanova	0	0	0	0	0	0	0	0	0	0	0	0	0	0
581	PSP	PRZD94	Gazela	0	0	0	0	0	0	0	0	0	0	0	0	0	0
582	PSP	PRN211	Širokina Banat	0	0	0	0	0	0	0	0	0	0	0	0	0	0
583	PSP	MIT166	JugPSped	0	0	0	0	0	0	0	0	0	0	0	0	0	0
584	PSP	GUH714	Industria e Komunikacijas KIS	0	0	0	0	0	0	0	0	0	0	0	0	0	0
585	PAK	PEJ070	Ilin Workshop	0	5	0	0	5	0	0	0	0	(12)	(12)	0	(7)	0