

SLOVENIA PROJECTS

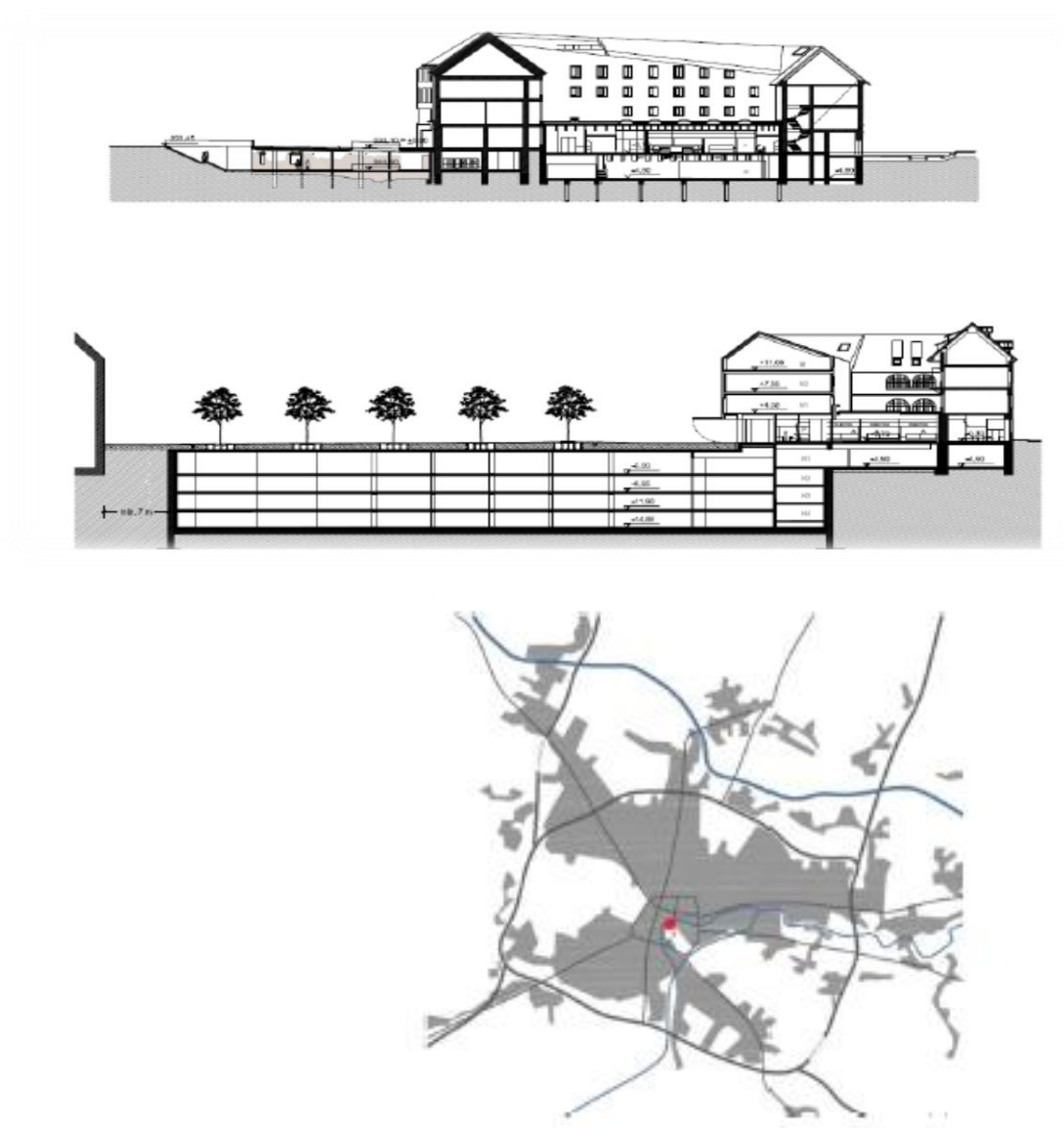


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The Project Involves :

- ❖ The construction of an underground parking garage at the Ljubljana Central Market (*a public – private partnership program*)
- ❖ The renovation, revitalization and completion of the Mahr House Market (*private partnership program*)
 - ✓ Demolition old storage facility (*private partnership program*)
 - ✓ Construction of a new indoor market (*private partnership program*)
- ❖ The refurbishment of Vodnik Square and its surrounding area (*a public – private partnership program*)



Facilities to be constructed :

❖ Parking Spaces – Total (on four floors)	525 ps, <u>18.526 m2</u>
- Parking spaces - market	38 ps
- Parking spaces – public use	487 ps
❖ The Mahr House – Ground Floor- Market	1.830 m2
-Ground floor – Net Areas	1.350 m2
-Basement – net areas	480 m2
❖ The Mahr House – Extension – Hotel	2.203 m2
❖ The Mahr House – Existing - Floors	3.180 m2
❖ Total construction area approx 26.000 sqm, of which 3.200 sqm undefined	

Partnership Requirement :

- ❖ Financial support
- ❖ The Project will allow adapting to the potential investors' demands

Estimation Of Costs (Euros) :

▪ Parking Garage	16.851.710
▪ Archeological Research	1.300.000
▪ Archeological Center	1.350.000
▪ Municipal Communal Infrastructure	100.000
▪ Mahr House	1.061.450
▪ Monitoring	612.200
▪ Project Documentation	556.400

Total Cost = 21.831.760

Project Attribution :

- ❖ Located in the Bayarski Dvor area in Ljubljana
- ❖ Every single floor of the property (20 floors) has been carefully planned to
 - ✓ Ensure efficiency
 - ✓ Unmatched prestige
 - ✓ Complete comfort
 - ✓ Total convenience
- ❖ 15 Office floors ranging in size 680 to 740 sqm
- ❖ 4 Apartment floors ranging in size from 65 to 740 sqm

Investment Budget in Euros :

Finished work & activities including land & financial cost	9.258.023,63
Construction of the building	20.000.000,00
Parallel costs/ ingeniring	1.200.000,00
Financing cost	1.100.000,00
TOTAL	31.558.023,63



❖ Contents Of The Project

- 1. Ready to build
- 2. Property size 1.550 sqm
- 3. Office architects, Coloni & Coloni Artchitecs
- 4. 4 Basement levels : 6.200 sqm
- 5. Totally 21 Flours : 17.300 sqm, approximitly 80 m high
- 6. Parking spaces; Inside -120, Outside - 220
- 7. Ground flour restaurant - 220 sqm
- 8. Offices/ 1 floor to 15 floor – 9.600 sqm
- 9. Residential 16 floor – 20 floor – 3.400 sqm

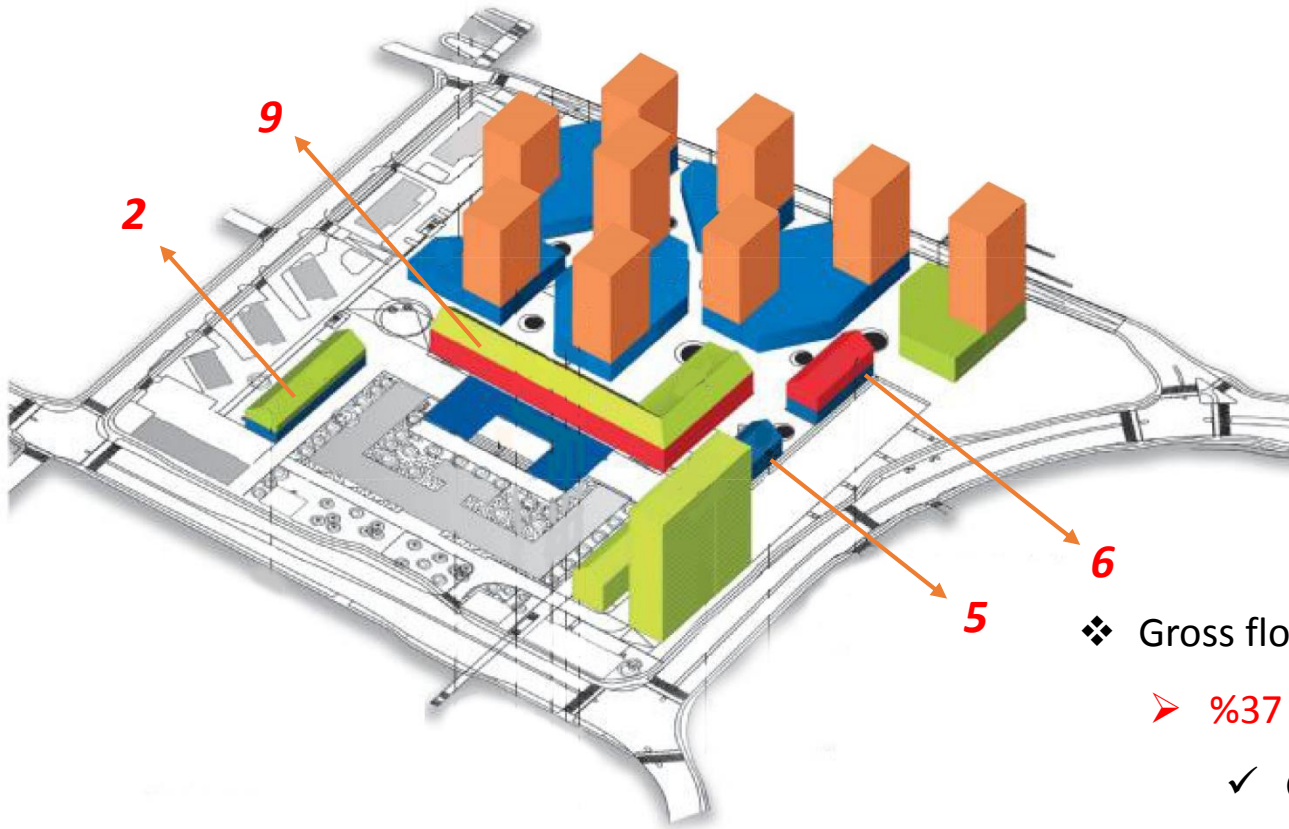
	↓	↓	↓
	Gross area	1.NETO without skeleton & facade	Selling/Renting
Floors (m2)	17.273,7	15.314,8	13.284.3
Basements (m2)	6.140.,0	5.148,9	
Total (m2)	23.413,7	20.463,6	13.284.3

❖ Market Analyses, Target Customers

- 1. There isn't any suitable new building in the center of Ljubljana
- 2. Existing building’s infrastructure and technical equipment's are not enough for todays business world
- 3. Parking spaces is another advantage for S1 Tower
- 4. Contemporary materials and technology are used for S1 Tower project
- 5. The demand of leasing appropriate commercial premises is on the rise
- 6. Broad portfolio of buyers
- 7. Average Sale prices for offices per sqm is 2.800 Euro
- 8. Average Sale prices for residential per sqm is 4.500 Euro

❖ Break even & Profits

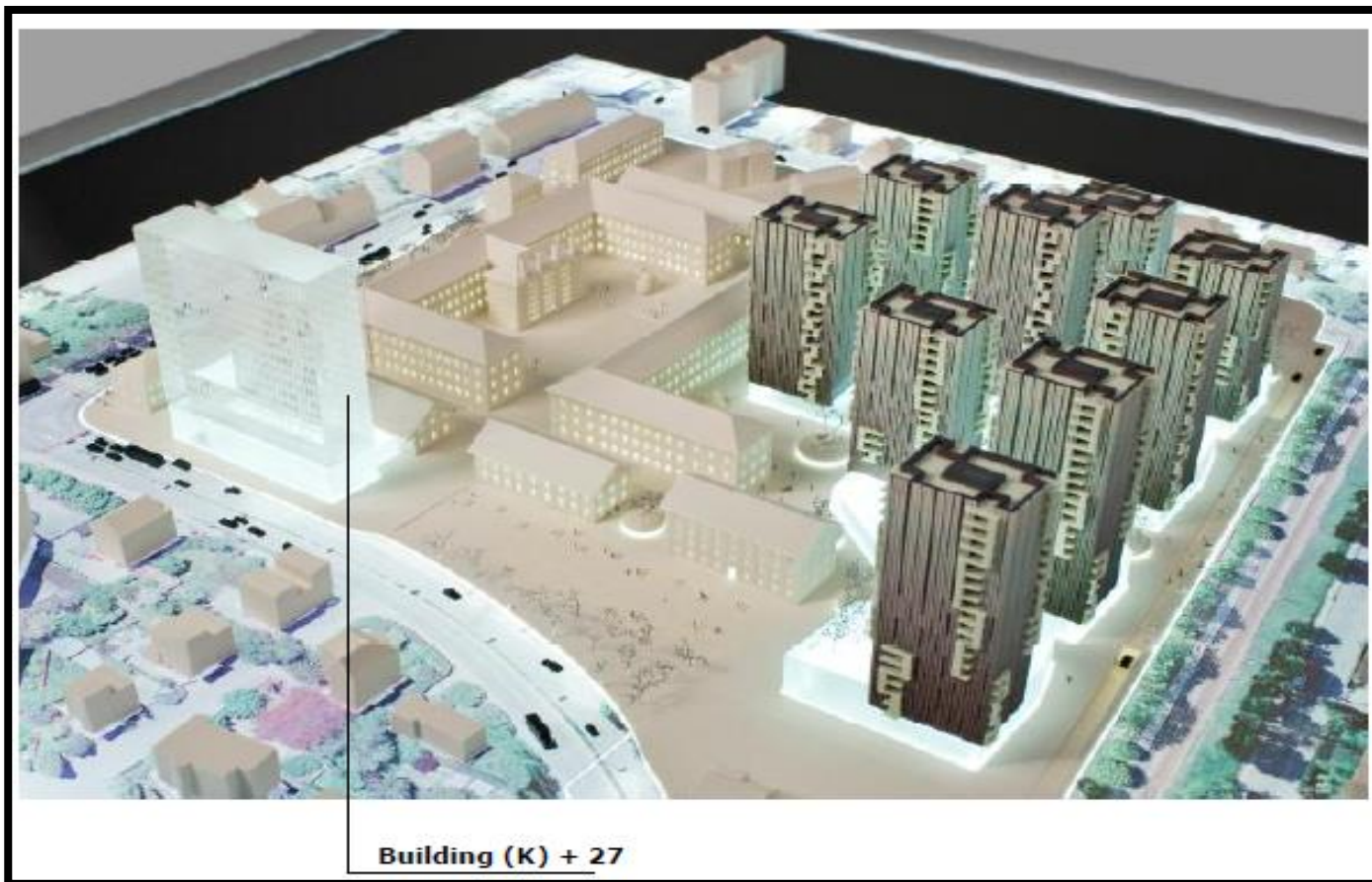
NETO surfaces for selling/renting		Investment	
m2		eur/M2	SUM
Offices	9.551,06	2.800,00	26.742.968,00
Apartments	3.158,61	4.500,00	14.213.745,00
Terraces	429,87	1.000,00	429.870,00
Parking/lot	123,00	30.000,00	3.690.000,00
Storehouse	210,28	1.000,00	210.280,00
Restaurant	176,39	2.000,00	352.780,00
SELLING TOTAL			45.639.643,00
Profit			14.081.619,37
in % on invested money			6
			44,62



- Particularly Residential Program
- Particularly Social Program
- Particularly Business Program
- Particularly Service Program

Features Of The Project:

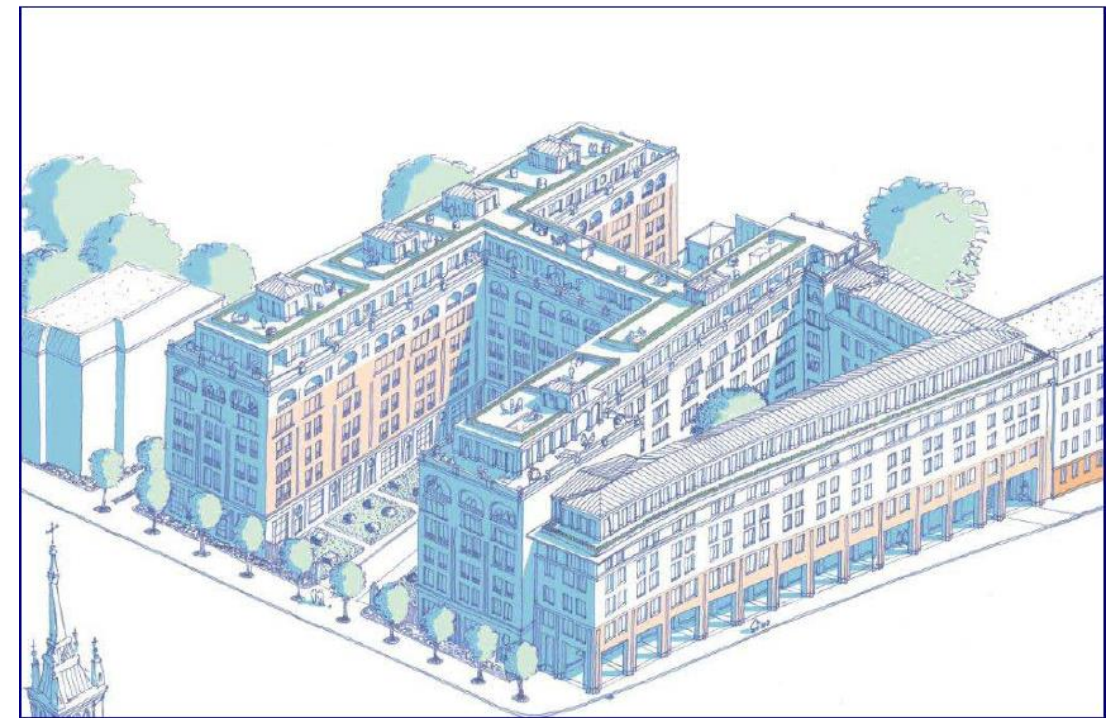
- ❖ The size of the development area: 54.327 sqm
- ❖ It encompasses the area predicted for a new development (approximately 50.000 sqm) and
- ❖ Old existing buildings under cultural heritage No: 2, 5, 6 and 9 with gross floor area 22.850 sqm
- ❖ Gross floor area of new buildings (above ground): 129.000 sqm
 - %37 Share of Business Premises
 - ✓ Gfa : 48.000 sqm
 - ✓ Sales Area: Approximately 37.000 sqm
 - %63 Share of Residential area
 - ✓ Gfa: 81.000 sqm
 - ✓ Sales Area : Approximately: 60.000 sqm
- ❖ Gross floor area of underground part: 134.516 (3.392 parking lots)
- ❖ Selling price of the Project: 69.800.000 Euro +Tax



- ❖ Land size of the Project is 7.166 sqm
- ❖ Building permit attained
- ❖ Building K attached to building 27
- ❖ **Building K**
 - ✓ 4 underground floors
 - ✓ 1 Ground Floor
 - ✓ 1 Mezzanine
 - ✓ 15 Floors
- ❖ **Building 27** (Under cultural protection)
 - ✓ 4 underground floors
 - ✓ 1 Ground Floor
 - ✓ 1 Floor
- ❖ Gross area of the Project
 - ✓ above ground : 18.508 m²,
 - ✓ under ground : 22.687 m²

	Height (m)	Num Of Floors	Total GF Area (m ²)	Num Of Rooms
Building K	65.04	17	15.657	316
Link Up To Building 27	8.64	1	649,5	
Total			16.306,5	316

- ❖ The site owned by Tivoli Project d.o.o
- ❖ Total Land size is 9.933 sqm
- ❖ Outstanding Transport connections
- ❖ Project location is a rare freely available site in the city center
- ❖ Project comprises;
 - ✓ *Villa Opera Residential Building*
 - ✓ *Schellenburg Palaca and Commercial Building*
 - ✓ *Also underground space of approximately 45.000 sqm*
- ❖ Tivoli d.o.o company demand 8 M Euro for %50 partnership
- ❖ Each partner should pay 5.5 M Euro in order to actualize the construction of the phase 1, *Villa Opera Building*
- ❖ After obtaining the construction permit, sales and advance payments of the projects units will begin and assist the remaining construction cost
- ❖ Expectation revenue of the Project is 95.9 M Euros
- ❖ Total investment cost is 68 M Euro
- ❖ Approximately gross profit is 27 M Euro



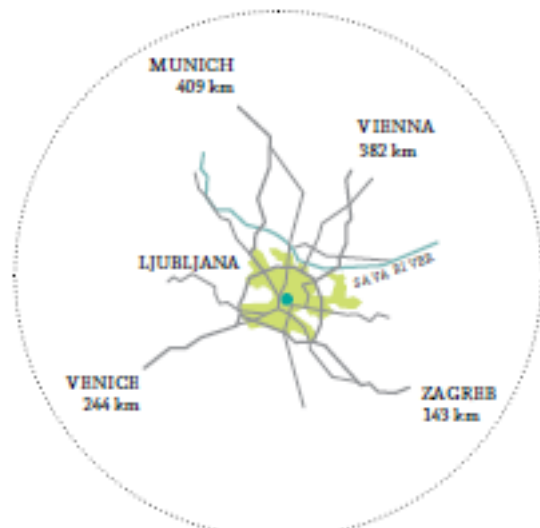
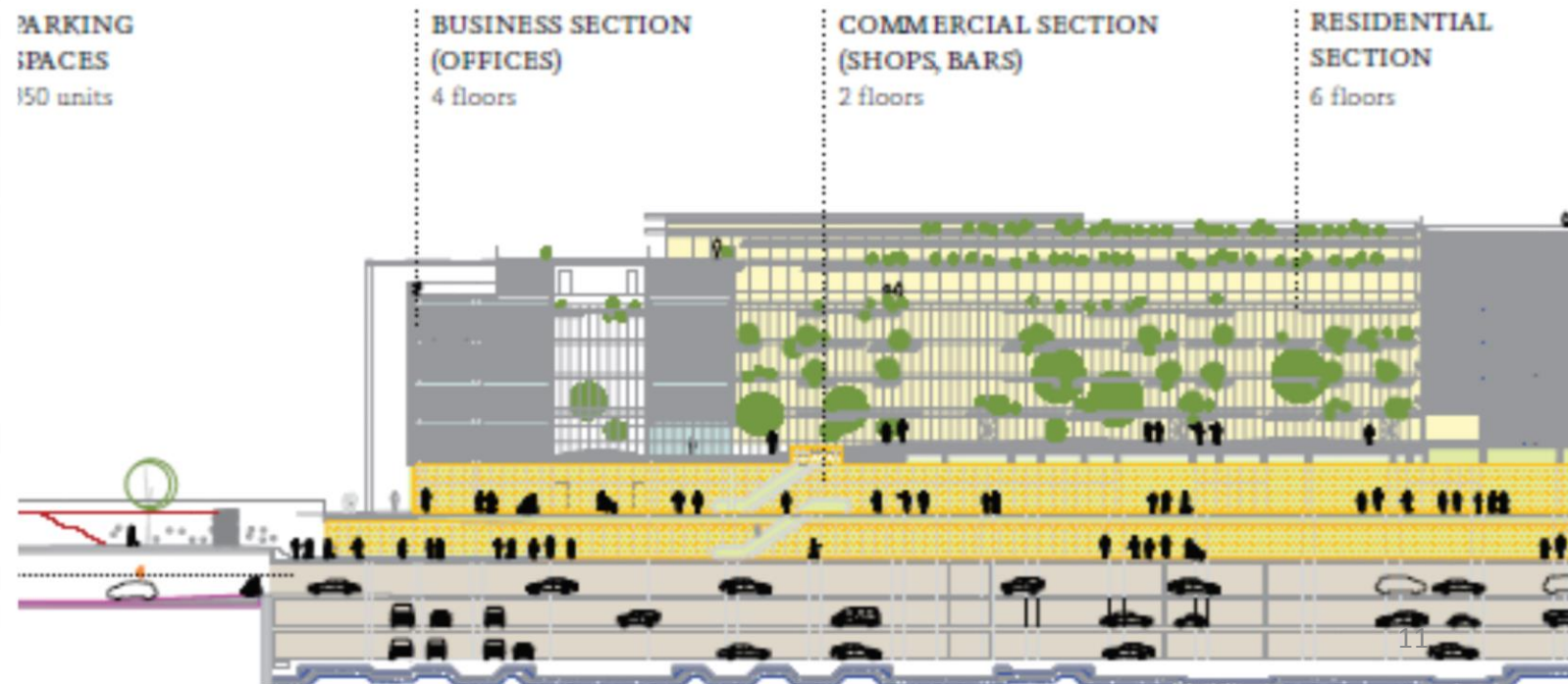
BUILDING	Purpose	Gross area (m ²)	Net area (m ²)
Villa Opera	Apartments	3,465	2,436
Schellenburg Palace	Apartments	17,887	13,354
Commercial building (ground floor + basement)	Commercial premises and shops	2,550	2,300
Commercial building floors 1-5	Offices	5,595	4,750
Basements 1-3	Basement, car parks (447 parking spaces), delivery and technical premises	20,614	(storage) 2,347
Total gross area		50,111	9

Sales areas	Net area (m ²)	Market price (min.)	Total value (excluding VAT)
Villa Opera apartments:			
Ground floor (393 m ²) + terrace	393	€ 3,300	€ 1,296,900
1st and 2nd floors (866 m ²) + balcony/loggia	866	€ 3,500	€ 3,031,000
3rd floor (433 m ²) + balcony/loggia	433	€ 3,900	€ 1,688,700
4th floor (394 m ²) + balcony/loggia	394	€ 4,500	€ 1,773,000
5th floor/roof (350 m ²) + terrace	350	€ 5,500	€ 1,925,000
Total Villa Opera apartments	2,436		€ 9,714,600
Schellenburg Palace apartments:			
Ground floor	1,398	€ 3,000	€ 4,194,000
1st and 2nd floors	4,200	€ 3,500	€ 14,700,000
3rd floor	2,100	€ 3,900	€ 8,190,000
4th floor	2,100	€ 4,500	€ 9,450,000
5th floor	2,100	€ 5,000	€ 10,500,000
Rooftop apartments (1,456 m ²) + terraces	1,456	€ 7,000	€ 10,192,000
Total Schellenburg Palace apartments	13,354		€ 57,226,000
Commercial premises and shops (ground floor)	700	€ 2,800	€ 1,960,000
Food shops (basement)	1,600	€ 2,000	€ 3,200,000
Offices floors 1 – 4	4,120	€ 2,200	€ 9,064,000
Offices - Penthouse	630	€ 3,000	€ 1,890,000
Parking lots (number)	447	€ 25,000	€ 11,175,000
Storage	2,347	€ 700	€ 1,642,900
Total (excluding VAT)			€ 95,872,500
Difference (excluding financing costs)			€ 27,404,308

SUMI CENTER

- ❖ Project site is next to a busy thoroughfare that contributes to the liveliness of the city
- ❖ Sumi Project is in the center of the capital
- ❖ Important institutions are a short walk from the Project
- ❖ Offices full of daylight
- ❖ Combination of restaurants, bars and shops
- ❖ Basement parking spaces

Project: <ul style="list-style-type: none"> Commercial and Residential 	Floors: <ul style="list-style-type: none"> 4 BF + CP + 6F 	Office net usable space: <ul style="list-style-type: none"> 5.993 m²
Building Project Sections: <ul style="list-style-type: none"> Mix use center, commercial, residential, car park 	Height: <ul style="list-style-type: none"> 28,47 m 	Commercial net usable space: <ul style="list-style-type: none"> 6.200 m²
Investor: <ul style="list-style-type: none"> Sumijev d.o.o 	Over ground surface: <ul style="list-style-type: none"> 25.486 m² 	Residential units: <ul style="list-style-type: none"> 89
Architecture: <ul style="list-style-type: none"> Prof.Brosi Poderecca, Groleger Architekti d.o.o 	Underground surface: <ul style="list-style-type: none"> 20.279 m² 	Parking Units: <ul style="list-style-type: none"> 350
	Investment value: 63 M Euro	





Location Of The Centre Stozice:

- ❖ The Project is located just 3 km from the center of Ljubljana
- ❖ It is situated directly on one of the busiest parts of the highway ring
- ❖ It is connected to local city bus lines from east and west side
- ❖ It will have a park&ride system inside its parking facilities
- ❖ There are many residential areas bordering the Project
- ❖ It has 5 main vehicle entrances and multiple pedestrian access points

Construction Program :

- ❖ The client is Municipality of Ljubljana
- ❖ Multifunctional sport shall (over 12.000 seats)
- ❖ Stadium (over 16.000 seats)
- ❖ Total plot area is 200.000 sqm
- ❖ Two floors Shopping Center
 - ✓ More than 60.000 GLA, over 120 stores
 - ✓ 3.500 underground parking spaces
 - ✓ 60 bus parking spaces
 - ✓ 100.000 sqm of green and recreational areas
 - ✓ Many sport activities (basketball, football, handball, climbing Wall, skating etc.)

Shopping Center Catchment Area :

- ❖ Owner of the shopping center is Grep Ltd
- ❖ 20.000 inhabitants live within 5 minute walk from the center
- ❖ 100.000 inhabitants within a 10 minute car drive from the center
- ❖ More than 500.000 people within a 30 minute car drive from the location



Location Of The Center Bellevue Project:

- ❖ Center Bellevue is the working and commercial name for the location and buildings situated across the road from Tivoli Park and intended for apartments and business activities.
- ❖ The planning area is in the quadrangle between the Frankopanska, Gubceva, Zibertova and Celovska cesta Roads in Ljubljana

Business Concept :

- ❖ The investors are Pivovarna Union and the two other owners of the land and buildings along Celovska cesta Road
- ❖ The financial structure of the investment comprises 35% equity capital and 65% loan capital
- ❖ The Pivovarna Union share is approx 87% and the two other owners hold approx 13%.
- ❖ The long – term loan will be paid of entirely with the Money from the property sale

Exterior Rendering Of The Project :



Details Of Sales:

Sales Valuation	Units	m2	Rate m2		Unit Price	Gross Sales	Adjustment	Net Sales
Flat Sky Scrapers	60	6.649,00	€	3.250	€ 360.154	€ 21.609.256,00	144.232	€ 21.753.489
Terraced Houses	10	1.604,70	€	3.150	€ 505.481	€ 5.054.805,00	29.927	€ 5.084.732
Commercials	1	4.008,00	€	2.055	€ 8.236.440	€ 8.236.440,00	44.623	€ 8.281.063
Parking Others	72	900,00	€	1.120	€ 14.000	€ 1.008.000,00	5.461	€ 1.013.461
<u>Totals</u>	143	13.161,70				€ 35.908.501,00	224.243	€ 36.132.745

Appraisal Summary :

Revenue	€ 36.132.745
Cost	
Acquisition Cost	€ 10.346.174
Construction Cost	€ 17.605.941
Professional Fees	€ 2.030.632
Marketing	€ 175.596
Disposal Fees	€ 175.596
Interest And Fees	€ 1.012.071
<u>Total Cost</u>	€ 31.346.010
<u>Profit</u>	€ 4.786.735

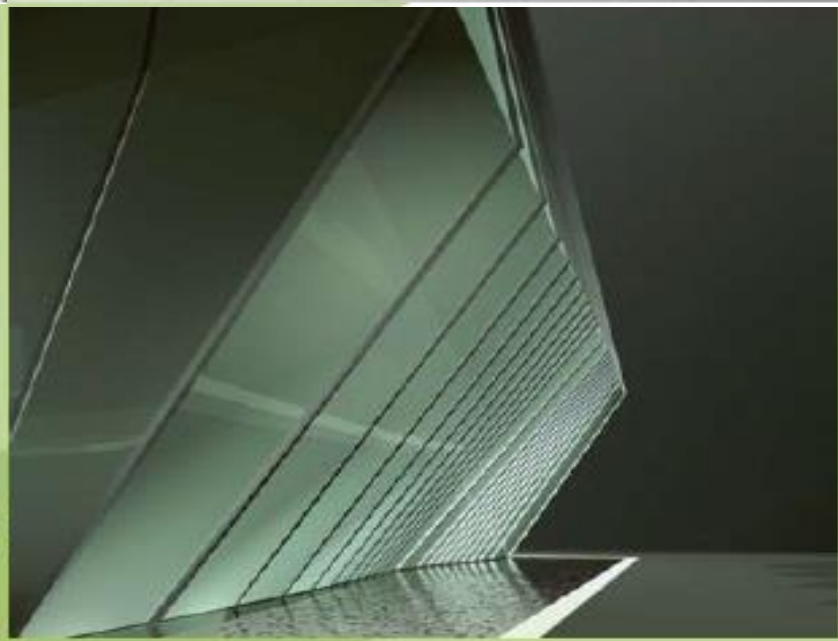
Project Location and Master Plan :

- ❖ The site covers an area of 227,83 hectare in the north-eastern part of Ljubljana
- ❖ Its boundaries follow the railway line and Smartinska, Savska, Zalska and Bratislavska streets
- ❖ The Project master plan involves
 - Cultural Hub in the Kolinska/MNP/Velana area
 - Offices in the central area around the park
 - Shopping and leisure areas to the east
 - Well-structured traffic scheme
 - Important large green surfaces complement to built structure
 - Sustainable use of energy, lighting, orientation

Features Of The Project:

- ❖ Total area: 2.278.300 sqm
- ❖ Total area under regeneration: 1.470.000 sqm
- ❖ Partners GFA sum: 1.255.454 sqm
- ❖ Non-Partners GFA sum: 635.142 sqm
- ❖ Total planned GFA: 1.890.596 sqm
- ❖ Open space (without central park): 188.030 sqm
- ❖ Central park: 73.200 sqm





1. In the center of the capital city Ljubljana IMOS Group developed Project Tobacna City, central programs: Business, public, hotel and residential programs on 130.000 sqm buildings and 3.000 parking lots.

3. Project Litostroj, the biggest technological and business zone in Ljubljana and Slovenia with 60.000 sqm buildings

4. Project Vila Savudrija Hotel & Resort in the northern part of Adriatic Sea on Croation border in front of Portoroz in Slovenia. IMOS Group can build 50.400 sqm gross floor area of newly built facilities: hotels, villas, swimming pools and any accompanying activities/facilities with over 1.000 beds. The ultimate advantage of the Project and the location is its accessibility and beauty of the Croation coast.

5. Other Projects are residential Project Crnuski Bajer in Ljubljana, Technological park in Novo mesto, Tourist projects on the Adriatic coast



Project Name	Type Of Project	Plot Area (m2)	GFA (m2)	Underground Area (m2)	Investment (Euro)	Purchase (Euro)	Project Value (Euro)
Tobacna City	Residential, Business	65.000	129.000	134.500	130 Million	<u>Phase 1.1</u> 36 Million <u>Phase 1.2</u> 9 Million <u>Phase 2</u> 20 Million Total 65 Million	323 Million
Litostroj	Revitalization of degraded heavy industry area	66.000	60.000		150 Million	33 Million	
Vila Savudrija Hotel & Resort	Hotel and Resort (4* and 5*)	86.656			90 Million		
KRK Strigar, Croatia Island	Hotel and Resort (4* and 5*)	150.000	90.000 -120.000				
Crmuski Bajer Ljubljana	Residential	34.000	27.600			<u>Phase 1</u> 9.8 Million <u>Phase 2</u> 6.6 Million	
Podbreznik Novo mesto	Housing complex and technology park, Brownfield redevelopment of former	236.000					180.000 Million
Blazev Gric Ljubljana	Residential, Business	5.700	9.500		28 Million	6.2 Million	

Location :

- ❖ In the heart of Europe, between Venice and Ljubljana, Munich and Milan, Vienna and Trieste, Alps and Adriatic Sea, at the borderline between Italy and Slovenia and at the crossing of Romance, Germanic and Slavic cultures, there lies the Nova Gorica Industrial Zone
- ❖ The industrial zone was constructed along the Barcelona- Kiev transport corridor and Vienna- Ljubljana- Venice-Milan highway connection, near all the largest Adriatic seaports, such as Trieste and Koper and is located only **20 minutes** from the Trieste airport called Ronchi dei Legionari and one hour away from the capital Ljubljana Joze Pucknik Airport
- ❖ The Nova Gorica Industrial Zone is located at the entrance of Nova Gorica coming from Ljubljana. Nova Gorica is the administrative economic and cultural centre of the North Primorska Region and is known to the World as the regional gambling centre



Large Areas and Spaciousness of the Business Premises :

- ❖ The total surface area of the Iverka Business Hall comprises **13.608 sqm** and the volume **179.970 m3**
- ❖ The business hall is renovated

Building Plots for the construction of new business facilities :

- ❖ Total surface area of all the plots amounts to an astonishing **35.000 sqm**
- ❖ The land is divided into more than **30** land Registry plots
- ❖ Enabling various purchase combinations according to your wishes and needs
- ❖ The land is hard surfaced and asphalted, enabling simple and fast construction of buildings
- ❖ Simple procedures for connection to the sewage infrastructure
- ❖ Inclusion to the road traffic network
- ❖ Possibility of construction at higher levels

Important Information :

- ❖ Fully arranged land registry
- ❖ Simple procedures for establishing and registering a company
- ❖ Simple business legislation
- ❖ Incentive company taxation policy
- ❖ Tax on profit in Slovenia : **21%**
- ❖ The location offers you to opportunity to locate your logistic centre in Nova Gorica for the purpose of covering various markets

