

HOTELI PLAT d.d.

Dubrovnik, Dubrovnik - Neretva County
Restructuring and Sale Center



COMPANY PROFILE

Joint stock company "Hoteli Plat" can be described as self-sufficient hotel complex located near the town Dubrovnik (only 12 km from the old town Dubrovnik and 6 km from the airport). The Company is located very close to the seafront and is surrounded with forest. The Company consists of two hotels, six villas,

two pavilions and additional facilities (shopping center, restaurants, coffee bars, swimming pool, tennis courts, etc). All of the hotel facilities were built in the period between 1960 and 1972 and some of them were refurbished after the year 2000. All of the rooms in hotels have a sea view.

REAL ESTATE

HOTEL ORPHEE

The hotel was renovated in 2000. All rooms have balconies with a sea view. Close to the main building there is a hotel annex "Mala Villa" with three suites,

main restaurant with a terrace, aperitif bar, swimming pool and a coffee bar.

VILLAS ANITA, BARBARA, CELIA AND DIANA

These villas were renovated in 2001 in the traditional Croatian - Mediterranean style surrounded by the

Mediterranean trees and vegetation with terraces, exterior porches and loggias.

VILLAS EVA AND FELICIA

These villas were built between 1963 and 1970. During the Croatian Homeland War they were devastated. The Villa Eva was renovated in 2006 and villa Felicia in

2007. They are both surrounded by the Mediterranean vegetation. Villas have exterior porches and loggias.

HOTEL AMBASADOR

Hotel Ambassador was built 1972 and used as the main hotel building with the full capacity of 302 rooms and 528 beds. The Hotel was devastated during the

Homeland war in Croatia and it is currently out of use. The reconstruction of the hotel would require a significant financial investment.

Pavilions P7 and P8

These pavilions were built between 1963 and 1970. The pavilions were devastated during the Homeland

war in Croatia and they are still out of use.

DATA OVERVIEW ON SEPTEMBER 30, 2013

Overall info

Equity	59,176,500 HRK	7,890,200 €
Issued shares (number)	197,255	
Face value per share	300 HRK	40 €
Number of shares in state portfolio	182,440	
Available for sale (share number)	182,440	
Available for sale (percentage)	92.49%	
Employee number	75	

(Exchange rate 1 EUR = 7.5 HRK)

Financial indicators in 000

	HRK	EUR
Assets	203,704	27,160
Fixed assets	176,107	23,481
Current assets	27,511	3,668
Total liabilities	202,681	27,024
Total revenue	23,973	3,196
Total expenditure	17,672	2,356
Profit/Loss	6,301	840

(Exchange rate 1 EUR = 7.5 HRK)

REAL ESTATE INFO

HOTEL	Rooms	Suites	Beds
Hotel Orphee***	82		164
Mala Villa***		3	9
Villa Anita***		32	84
Villa Barbara***		24	62
Villa Celia***		24	62
Villa Diana***		24	61
Villa Eva***	23		45
Villa Felicia***	24		48
TOTAL	129	107	535
OUT OF USE (devastated)			
Hotel Ambassador	302		
Pavilion P8	94		
Pavilion P7	30		

SALES PROCESS

In accordance with the Act on Managing and Disposal of Asset owned by the Republic of Croatia (Official Gazette 94/13), the Government of the Republic of Croatia adopted Regulation on the sale of shares and business interests (hereinafter: Regulation) advertised in Official Gazette 129/13. It regulates sales models of shares and business interests through Public Tenders. According to the Regulation, Public tenders are conducted in two rounds. The first round will

determine the interest of investors in purchasing shares/business interests, while in the second round investors are invited to submit a binding bid for purchase shares/business interests. Only the investors who, in the first round, have expressed their interest in purchasing shares/business interests of the Company and submitted a Letter of Intent to the Restructuring and Sale Center are invited in the second round.

DUBROVNIK-NERETVA COUNTY

Population 122,870

GDP per capita (EUR) 7,309

Unemployment rate 15.3%

Average gross salary (EUR) 919

Average net salary (EUR) 639

Average gross salary manufacturing (EUR) 703



Dubrovnik County is located in the southern part of the Republic of Croatia covering an area of 9,272.37 km².

Dubrovnik-Neretva County has 5 towns and 16 municipalities. The largest and the most well known

town of the County is Dubrovnik. The County has many smaller islands covered with forests, small settlements and agricultural land (olive groves and vineyards). Moving inland from the coast the terrain becomes rather mountainous. The Dubrovnik-Neretva County has a Mediterranean climate.

Many social, cultural, economic and health care organizations and institutions operate in Dubrovnik: kindergartens, elementary and secondary schools, museums, libraries, health clinics, tourist agencies, banks, drug stores, hotels, shipyards, trade and hospitality facilities and more.

ACCESSIBILITY

Highway	145 km
Railway	120 km
Airport	6 km
Seaport	12 km (Dubrovnik)

CONTACT PERSON

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Hotel Ambassador



Villa Celia