

COMPANY DESCRIPTION

The company Imperial d.d. Rab was incorporated in 1965 with the core business of hotel operation, hospitality and tourism. Company has 241 employees (236 full time employees), disposes with the total of 7,547 accommodation units, as follows:

- 1,305 beds in hotels (Imperial, Carolina, Eva, Padova),

- 1,242 beds in tourist villages (San Marino and Suha Punta),
- 5,000 accommodation units in camping sites (San Marino and Padova III)

REAL ESTATE ASSETS OF THE COMPANY

HOTEL IMPERIAL

Located in the town park called Komrčar is surrounded by hundred year old palm trees and luxurious Mediterranean vegetation. Positioned as a four star

hotel for relaxation, renovated, with total capacity of 275 beds.

HOTEL CAROLINA

Hotel is located directly by the sea, surrounded by the rich pine woods and exotic vegetation of the peninsula Kalifront, 5 km from the town Rab. Positioned as a three star hotel for summer vacation with longer pre- and post season periods and the capacity of 280 beds.

Villas Carolina are located directly on the beach. The village consists of ten villas in different sizes, categorized as three star hotels, most with a sea view. Villas have a capacity of 38 beds.

HOTEL EVA and Hotel village SUHA PUNTA

Located in the pine woods not far from the beach on peninsula called Kalifront, 5 km from the center of the old town Rab. Positioned as a two star hotel for summer vacation with 400 beds.

Bungalows Suha Punta categorized as three star facilities consist of 40 rooms with a capacity of 80 beds. There are also 48 suites with 148 beds.

HOTEL PADOVA

Located by the sea in the bay Padova I, with a view of the old town Rab. Town center can easily be reached on foot in 15 minutes. Positioned as a three star relaxation hotel with possible utilization of wellness

services. It is open the whole year and can therefore host business meetings and conferences. The hotel has a capacity of 350 beds.

Tourist village SAN MARINO

Tourist village San Marino consists of five hotels (Plaža, Veli mel, Lopar, Rab and Sahara) located by the sandy beach 1,5 km long known as "Rajska plaža", 15 km from the town center. Positioned as three star hotel with typical summer offer - recreation, entertainment and relaxation especially for

families with children. Accommodation capacity is 495 rooms with a capacity of 976 beds. The meals are served in the central restaurant which has an aperitif bar, dancing floor on the terrace and other entertainment. Within the village there are various shops, hairdressers and sport facilities.

Camping site SAN MARINO

The camping site San Marino is located by the 1.5 km long sandy beach known as "Rajska plaža". Categorized as a three star facility (with progress to

four star category), it is ideal for spending family vacation, as well as for other lovers of sandy beaches. Within the camping site there are 77 movable houses

with 308 beds. Within the camping site there are also 19 suits with 38 beds as a four star residence named "Residence AD San Marino". Total capacity of the camping site is 3500 persons. Inside the camping site

Camping site PADOVA III

The camping site Padova III is located in the bay of the same name with a beautiful pebble beach and the view of the old town of Rab. One needs to walk for 30 minutes to reach the town center. It is positioned by

there is an a la carte restaurant, shop, market, and several leased bars. What needs to be mentioned is a fun park located directly by this camping site, brand new wellness and facilities for animation.

the sea as a typical and quiet summer vacation zone. It is categorized as a three star facility. The site has 45 movable houses with a capacity of 176 beds. The total capacity is 1500 persons.

FINANCIAL OVERVIEW ON DECEMBER 31, 2012

Overall info

Equity	254.342.000 kn	33.912.267 €
Issued shares (number)	635.855	
Face value per share	400 kn	53 €
Number of shares in state portfolio	332.884	
Available for sale (share number)	318.423	
Available for sale (percentage)	50,08%	
Employee number	241	

(Exchange rate 1 EUR = 7.5 kn)

Financial indicators

Assets	498.125.149 kn	66.416.687 €
Fixed assets	484.904.006 kn	64.653.867 €
Current assets	13.039.444 kn	1.738.593 €
Total liabilities	187.014.891 kn	24.935.319 €
Total revenue	122.560.762 kn	16.341.435 €
Total expenditure	107.778.220 kn	14.370.429 €
Profit/Loss (Gross)	14.782.542 kn	1.971.006 €

(Exchange rate 1 EUR = 7.5 kn)

SALES PROCESS

According to 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 that 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.

PRIMORSKO - GORANSKA COUNTY

Population: 296.195

County's share in the revenue of the RC: 5.9%

Export (mil. USD) 217

Import (mil. USD) 637

Revenue structure per industries:

Trade 43%; Processing industry 23.4%; Transport, warehousing and connections 9.1%; Construction industry 8.4%; Real estate operation, leasing and business services 7.4%; Hotels and restaurants 4.5%

Primorsko-goranska County. To the north of the County there is a state boarder with the Republic of Slovenia. There is Istarska County in the west, Karlovačka and Ličko-senjska County in the east, and in the south-east there is a Zadarska County. One significant part of the country's sea zone is located within this County

and the state sea boarder to Italy is 22 km to the south-west of the island of Susak. The area of Primorsko-goranska County can be divided into three parts - mountains, coast line and islands – at the surface of 3,582 km² or 6.3% of the Croatian territory.

ACCESSIBILITY

Highway	60 km
Railway	110 km
Airport	90 km
Seaport	0 km

CONTACT PERSON

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